

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : A. PHILLIP RANDOLPH CAMPUS - M
Address : 433 WEST 135TH STREET WEST 135 ST AND CONVENT AVENUE
Borough : MANHATTAN **Agency's Number** : M540
Program / Asset # : BOE0141.000 / 4411 **Yr Built/Renovated** : 1926 / 2010
Area Sq Ft : 160,000 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,6,Ph
Block : 1957 **Lot** : 78 **BIN** : 1059409

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$516,300	\$229,500
Interior Architecture	\$1,784,800	\$769,700
Electrical	\$1,291,100	\$1,393,900
Mechanical	\$1,315,500	\$1,022,000
Site Enclosure	\$37,700	
Total	\$4,945,300	\$3,415,200
Importance Code A	\$516,300	\$274,400
Importance Code B	\$3,921,900	\$3,016,800
Importance Code C	\$507,100	\$124,000
Total	\$4,945,300	\$3,415,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,900	\$4,400		\$7,800
Interior Architecture	\$33,600	\$12,400		\$19,600
Electrical	\$5,400	\$5,000	\$6,600	\$48,900
Mechanical	\$24,700	\$24,600	\$36,400	\$34,200
Site Enclosure	\$1,000			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$125,400	\$58,200	\$54,800	\$122,300
Importance Code A	\$64,700	\$20,300	\$15,800	\$24,000
Importance Code B	\$60,600	\$38,000	\$39,000	\$98,300
Importance Code C				
Total	\$125,400	\$58,200	\$54,800	\$122,300



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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$83,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**	5	\$12,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	40%			LIFE	**	5	\$49,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	86%	Now	\$516,300	2045	**	5	\$28,900	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Aluminum	12%			2054	**	5	\$8,100	
Metal Louvers	2%	0-2	\$17,100	2032	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$15,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%			LIFE	**	5	\$6,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	40%			LIFE	**	5	\$9,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2049	**	5	\$7,600	
Metal: Cage/Fence	5%			2042	**	5-10	\$7,600	

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A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	96%			2037	**	10	\$96,800		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Skylight, Metal/Glass	4%	Now	\$31,800	2059	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$13,500	LIFE	**	5	\$53,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$12,600	2038	**	5	\$6,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Toilets And Kitchen Throughout</i>									
Marble Panels	5%	0-2	\$47,100	LIFE	**	5	\$9,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Entry</i>									
Quarry Tile	1%	0-2	\$7,500	2034	**	5	\$1,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Traffic Topping	5%	Now	\$96,700	2034	**	5	\$7,600		
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Stairs</i>									
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Stairs</i>									
Vinyl Tile	19%	0-2	\$84,000	2029	\$419,900	3	\$17,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	20%	Now	\$114,500	2024	\$572,600	3	\$18,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Wood	35%	Now	\$150,000	2044	**	5	\$79,900		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Gymnasium And Classrooms At Windows</i>									

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DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	7%	Now	\$75,900	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$47,300	2038		**	\$8,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
Masonry: Brick	12%	Now	\$80,200	LIFE		**		
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Masonry: Brick	3%			LIFE		**		
Masonry: Limestone	4%			LIFE		**		
Marble Panels	2%			LIFE		**		
Plaster	62%	Now	\$170,600	LIFE		**	\$59,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$95,400	LIFE		**	\$64,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%			2034		**	\$15,500	
AcousTileSusp.Lay-In	10%			2042		**	\$24,700	
Exposed Concrete	25%	Now	\$42,500	LIFE		**	\$9,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Plaster	60%	Now	\$207,800	LIFE		**	\$92,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rooms 608, 610, 619, 501, 502, 511</i>								

Site Enclosure

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Asset # : 4411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$37,700	2049		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$1,000	2064		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout West Side Of Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Cast in Place Concrete	100%			2042		**		
Parking/Driveway								
Asphalt	25%			2032		**		
Cast in Place Concrete	75%			2042		**		
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$40,400	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2029	\$4,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$234,800	5	\$700	
Raceway								
Conduit	100%			2029	\$264,200	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$400	
Molded Case Bkrs	90%			2028	\$215,400	5	\$3,800	
Wiring								
Thermoplastic	100%			2029	\$370,900	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$2,400

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A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$140,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$115,200	10	\$19,300	
Exit, Service	50%			2024	\$23,000	1		
Exterior Lighting								
HID	100%			2024	\$645,100	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$17,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$530,800	1-3	\$30,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Tanks 7,000 Gallons Each.</i>								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$158,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$270,800	2039	**	4	\$7,900	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	0-2	\$450,000	2039	**	1	\$17,800	
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	80%			2027	\$685,300	1	\$41,300	

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DEPARTMENT OF EDUCATION - 040
A. PHILLIP RANDOLPH CAMPUS - M
Asset # : 4411

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	5%			2034	**			
Window/Wall Unit	20%			2024	\$66,700	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$73,700	LIFE	**	2-5	\$89,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	30%	0-2	\$170,800	2039	**	2	\$1,200	
<i>On Extended Life, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Roof	70%			2024	\$186,000	2	\$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$140,400	1		
Water Heater								
Gas Fired	100%			2024	\$97,600	2	\$2,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$24,400	4	\$5,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2039	**	1-5	\$33,500	
Sprinkler								
No Component	90%							
Generic	10%			2029	\$156,700	1-2	\$4,500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ABRAHAM LINCOLN HIGH SCHOOL - BK
Address : 2800 OCEAN PARKWAY @WEST AVE.
Borough : BROOKLYN **Agency's Number** : K410
Program / Asset # : BOE0623.000 / 1221 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 249,100 **Project Type** : EDUCATION
Date of Survey : 07-Sep-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7254 **Lot** : 1 **BIN** : 3196293

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,593,100	\$925,300
Interior Architecture	\$986,800	\$579,100
Electrical	\$1,085,000	\$1,980,300
Mechanical	\$498,400	\$2,300,100
Site Pavements	\$40,800	
Total	\$4,204,100	\$5,784,800
Importance Code A	\$1,593,100	\$970,200
Importance Code B	\$1,992,800	\$4,742,900
Importance Code C	\$618,200	\$71,800
Total	\$4,204,100	\$5,784,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,300			
Interior Architecture	\$13,300	\$19,500		\$26,800
Electrical	\$26,400	\$25,600	\$24,000	\$54,200
Mechanical	\$4,400	\$43,100	\$32,800	\$12,800
Site Enclosure	\$14,600			
Site Pavements	\$53,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$132,100	\$92,100	\$60,700	\$97,800
Importance Code A	\$16,300			\$300
Importance Code B	\$68,600	\$92,100	\$60,700	\$97,600
Importance Code C	\$47,300			
Total	\$132,100	\$92,100	\$60,700	\$97,800



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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Cast Stone/Terra Cotta	15%			LIFE	**	5	\$315,100
	Masonry: Brick	77%			LIFE	**	5	\$207,000
	<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	Masonry: Granite	2%			LIFE	**	5	\$4,000
	Masonry: Limestone	5%			LIFE	**	5	\$10,100
	Metal Coiling Doors	1%	Now	\$16,300	2049	**	5	\$4,200
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
Windows								
	Aluminum	80%			2054	**	5	\$126,100
	<i>Recent Installation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	Metal Louvers	2%			2038	**	10	\$19,700
	Wood	18%	Now	\$170,000	2045	**	5	\$141,800
	<i>Air Infiltration, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Throughout</i>							
	<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
	Masonry: Brick	95%			LIFE	**	5	\$41,900
	Masonry: Limestone	5%			LIFE	**	5	\$2,800

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ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$1,360,100	2039	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2057	**	10	\$29,300	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Stair</i>								
Modified Bitumen	50%			2037	**	10	\$117,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2055	**	10	\$39,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool</i>								
Soffits								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sidewalk Shed Blocking View</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$170,700	
Ceramic Tile	5%			2032	**	5	\$19,500	
Quarry Tile	2%	Now	\$47,900	2042	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Terrazzo	8%	4+	\$77,500	LIFE	**	5	\$24,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2034	**	3	\$29,300	
Vinyl Tile 9" X 9"	5%	Now	\$137,700	2034	**	3	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	40%			2044	**	5	\$292,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$47,000	2038	**	5	\$8,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Glass: Single Pane	2%			LIFE	**	5	\$4,800	
Masonry: Brick	5%	2-4	\$13,300	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	5%	0-2	\$67,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$409,800	LIFE	**	5	\$71,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys Toilets Floors 1 Through 3 Exits And Exit 1, 2, 13, And 14</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	8%	Now	\$52,700	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Low Retaining Wall/ Railing At Pool Spectator Seating Area</i>								
Ceilings								
AcousTileConcealSpLn	10%			2034	**	5	\$48,800	
Exposed Concrete	10%			LIFE	**	5	\$6,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			LIFE	**	5	\$9,800	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	78%			LIFE	**	5	\$190,200	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Iron Picket	25%	Now	\$14,600	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$33,800	2042				**
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Asphalt								
	25%	Now	\$5,500	2038				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Cast in Place Concrete	50%			2042				**
Masonry: Granite	25%	Now	\$40,800	LIFE				**
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs</i>								
<hr/>								
Parking/Driveway								
Asphalt								
	100%	Now	\$13,900	2038				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	50%			2055		**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Electrical Room No.2</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								

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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Transformers								
	Dry Type	100%			2046	**	5	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolt-ampere - 208 Volts Lv, 480/277 Volts Hv, One 45 Kilovolt-ampere - 208 Volts Primary, 480/277 Volts Secondary</i>								
Switchgear / Switchboard								
	Fused Disc Sw	90%			2029	\$469,600	5	\$1,000
	Fused Disc Sw	10%			2055	**	5	\$100
Raceway								
	Conduit	90%			2029	\$555,400	1	
	Conduit	10%			2055	**	1	
Panelboards								
	Fused Disc Sw	5%			2028	\$25,500	5	\$300
	Fused Disc Sw	5%			2051	**	5	\$300
	Molded Case Bkrs	15%			2028	\$76,600	5	\$1,000
	Molded Case Bkrs	75%			2051	**	5	\$4,900
Wiring								
	Braided Cloth	40%	0-2	\$333,000	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	60%			2029	\$499,500	1	
Motor Controllers								
	Locally Mounted	80%			2027	\$196,600	5	\$1,300
	Locally Mounted	20%			2042	**	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2049	**	1	\$76,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Three Automatic Transfer Switches</i>								
Generators								
	Natural Gas	100%			2044	**	1	\$96,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 250 Kilowatt Generator Set</i>								
Batteries								
	Under Construction	100%						
Lighting								

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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2034	**	10	\$182,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	17%			2024	\$99,700	10	\$38,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway Only</i>								
<i>Explanation : T-8 Lamps</i>								
LED	3%			2029	\$76,300			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasiums And Pool Spot Lighting</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$179,400	10	\$30,100	
Exit, Service	50%			2029	\$35,900	1		
Exterior Lighting								
HID	9%			2024	\$90,400	10	\$100	
LED	1%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Athletic Field</i>								
<i>Explanation : LED Pole Mounted Lighting Fixtures</i>								
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$160,900	1	\$18,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	**	1-3	\$46,100	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Natural Gas And No.2 Oil</i>								
Conversion Equipment Under Construction	100%							
Distribution Steam Piping/Pump	100%			2039	**			

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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	Now	\$35,000	2029	\$700,500	1	\$27,700	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	60%	2-4	\$160,000	2034	**	1	\$43,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	20%			2029	\$746,100	1	\$16,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%			2037	**			
Window/Wall Unit	8%			2024	\$41,500	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$138,900	
Exhaust Fans								
Interior	80%	Now	\$35,400	2029	\$709,000	2	\$4,900	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Pool And Gymnasium</i>								
Roof	20%			2029	\$82,700	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2039	**	1		
Galvanized Steel	40%			2034	**	1		
Water Heater								
Gas Fired	100%			2024	\$151,900	2	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units - 900 Gallons Each</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$36,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Driveway Sewage</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$38,000	2039	**	4	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler, And Pool Fan Room</i>								
<i>Explanation : Need A Sump Pump</i>								
Pool Filter/Treatment								
Sand	100%			2034	**	4	\$92,500	

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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK
Asset # : 1221

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2034	**	1	\$15,300
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2049	**	1-2	\$7,000
	Chemical System							
	Wet	2%			2024	\$600	1-3	\$100
	No Component	98%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE
Address : 2800 OCEAN PARKWAY @WEST AVE.
Borough : BROOKLYN **Agency's Number** : K411
Program / Asset # : BOE0623.010 / 13432 **Yr Built/Renovated** : 1930 / 2000
Area Sq Ft : 7,000 **Project Type** : EDUCATION
Date of Survey : 07-Sep-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 7254 **Lot** : 1 **BIN** : 3196293

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$105,400	\$385,000
Interior Architecture	\$92,900	
Total	\$198,300	\$385,000
Importance Code A	\$105,400	\$385,000
Importance Code B	\$55,800	
Importance Code C	\$37,100	
Total	\$198,300	\$385,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$300		
Interior Architecture	\$25,300			
Electrical				\$28,200
Mechanical	\$4,100	\$700	\$700	\$1,800
Site Pavements	\$500			
Total	\$29,900	\$1,000	\$800	\$30,000
Importance Code A	\$700	\$1,000	\$700	\$700
Importance Code B	\$28,800		\$100	\$29,300
Importance Code C	\$500			
Total	\$29,900	\$1,000	\$800	\$30,000



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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$11,000	
	<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$400	
Windows								
Metal Louvers	2%			2032	**	10	\$300	
Wood	98%	Now	\$66,900	2054	**	5	\$11,200	1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$3,700	
Masonry: Limestone	50%			LIFE	**	5	\$4,700	
Roof								
Built-Up (BUR)	100%	Now	\$38,500	2029	\$385,000			
	<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	50%	2-4	\$7,500	LIFE	**	5	\$14,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	50%	Now	\$55,800	2038	**	5	\$3,400	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

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DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE

Asset # : 13432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	75%	Now	\$37,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ceilings								
Plaster	100%	Now	\$17,800	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
<hr/>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
<hr/>								
Site Pavements								
On-Site Walkways								
Asphalt	75%	0-2	\$500	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	25%			2042	**			
<hr/>								
Activity Yard								
Rubber Matting	100%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 25 Kilovolt-ampere, Single Phase, 480 Hv- 120Lv</i>								
<hr/>								
Raceway								
Conduit	100%			2029	\$14,800	1		
<hr/>								
Panelboards								
Molded Case Bkrs	20%			2028	\$4,800	5		
Molded Case Bkrs	80%			2045	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2029	\$19,800	1		

Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13432

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting Fluorescent	99%			2029	\$16,300	10	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2029	\$100	10		
Exterior Lighting HID	100%			2024	\$28,200	10		
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2039	**	5	\$2,200	
Conversion Equipment Steam Boiler	100%			2042	**	1	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Steam Piping/Pump	100%			2049	**			
Terminal Devices Unit Heater - Steam	100%			2029	\$25,000	4	\$1,000	
Ventilation								
Exhaust Fans Roof	100%			2029	\$11,600	2	\$200	
Plumbing								
H/C Water Piping Galvanized Steel	100%	0-2	\$3,100	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main And Piping, Throughout</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Address : 510 WAVERLY AVENUE BTWN: FULTON ST. - ATLANTIC AVE.
Borough : BROOKLYN **Agency's Number** : K784
Program / Asset # : BOE1104.000 / 14560 **Yr Built/Renovated** :
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 18-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6,7
Block : 2011 **Lot** : 39 **BIN** : 3057561

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$481,000	\$592,100
Interior Architecture	\$441,900	\$122,700
Electrical		\$69,700
Mechanical		\$48,800
Total	\$922,900	\$833,300
Importance Code A	\$481,000	\$592,100
Importance Code B	\$114,800	\$118,500
Importance Code C	\$327,100	\$122,700
Total	\$922,900	\$833,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$86,100		\$36,400	
Interior Architecture	\$30,100		\$31,600	\$9,600
Electrical	\$18,600	\$7,500	\$9,400	\$7,500
Mechanical	\$78,300	\$17,400	\$62,400	\$15,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$219,100	\$30,800	\$145,700	\$38,400
Importance Code A	\$90,000	\$4,000	\$40,300	\$4,000
Importance Code B	\$123,600	\$26,800	\$105,400	\$27,700
Importance Code C	\$5,500			\$6,800
Total	\$219,100	\$30,800	\$145,700	\$38,400



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

DEPARTMENT OF EDUCATION - 040
ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Asset # : 14560

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	45%			LIFE	**	5	\$674,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : East Elevation</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$18,700	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$56,200	
Metal Panel	10%			2050	**	5-10	\$103,100	
Pre-Cast Concrete	15%			LIFE	**	5	\$146,200	
Stucco Cement	10%			2043	**	5	\$37,500	
Windows								
Aluminum	100%			2046	**	5	\$17,300	
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$141,000	
Concrete Masonry Unit	15%			LIFE	**	5-10	\$11,200	
Metal Panel	5%			2050	**	5	\$2,600	
Metal Rail	5%			2043	**	5-10	\$12,300	
Metal: Cage/Fence	15%			2043	**	5-10	\$15,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$8,600	
Stucco Cement	5%			2043	**	5	\$1,800	
Roof								
IRMA/Protected Membrane	35%			2035	**	10	\$14,000	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Mechanical Penthouses</i>								
IRMA/Protected Membrane	55%			2035	**	10	\$22,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Section Over Second And Sixth Floors</i>								
<i>Explanation : Covered With Artificial Grass</i>								
Single Ply Membrane	5%			2035	**	10	\$2,000	
Sloped Glazing	5%			LIFE	**	5	\$53,500	
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								
Floors								
Carpet	25%			2029	\$384,100	3	\$42,300	
Cast in Place Concrete	10%			LIFE	**	5	\$49,300	
Ceramic Tile	5%			2039	**	5	\$5,600	
Traffic Topping	10%			2035	**	5	\$14,100	
Vinyl Tile	50%			2035	**	3	\$21,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Asset # : 14560

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

Interior

Interior Walls

Cast in Place Concrete	15%			LIFE	**	10	\$102,200
Ceramic Tile	5%			2039	**	5	\$13,600
Concrete Masonry Unit	5%			LIFE	**	5	\$10,900
Gypsum Board	75%			LIFE	**	5-10	\$347,600

Ceilings

AcousTileSusp.Lay-In	20%			2043	**	5	\$21,000
Exposed Concrete	60%			LIFE	**	5-10	\$78,700
Gypsum Board	20%			LIFE	**	5-10	\$72,100

Site Enclosure

Fence/Gates

Chain Link	100%			2050	**		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**		
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On-Site Walkways

Cast in Place Concrete	100%			2043	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$300
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Bolted Pressure Contact Switch Rated At 3,000 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$2,100
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Raceway

Conduit	100%			2050	**	1	
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$200
Molded Case Bkrs	90%			2046	**	5	\$1,900

Wiring

Thermoplastic	100%			2050	**	1	
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Motor Controllers

Locally Mounted	100%			2043	**	5	\$500
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Water Main

Stand-by Power

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

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DEPARTMENT OF EDUCATION - 040
ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Asset # : 14560

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$24,600
Generators								
	Diesel	100%			2039	**	1	\$31,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Diesel Generator Rated At 225 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2025	\$1,600	5	\$17,800
Fuel Storage								
	Main Tank	100%			2058	**	5	\$2,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Lighting								
Interior Lighting								
	Fluorescent	95%			2038	**	10	\$69,700
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Fluorescent	5%			2035	**	10	\$3,700
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Egress Lighting								
	Emergency, Service	50%			2035	**	1	
	Exit, LED	50%			2058	**	1	
Exterior Lighting								
	HID	20%			2035	**	10	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Operated Via Timer And Photocell</i>								
	No Component	80%						
Alarm								
Security System								
	No Component	80%						
	Generic	20%			2035	**	1	\$6,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Camera System</i>								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%			2035	**	1-3	\$14,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Smoke Detectors And Manual Pull Station</i>								

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DEPARTMENT OF EDUCATION - 040
ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Asset # : 14560

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$39,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$5,900	
Terminal Devices								
Air Handler	90%			2035	**	1	\$44,500	
Convactor/Radiator	10%			2043	**	1	\$2,600	
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Exterior Package Units</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$130,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	**	2	\$55,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,600	
Exhaust Fans								
Roof	100%			2035	**	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$48,800	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 125 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,700	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,200	

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

DEPARTMENT OF EDUCATION - 040
ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK
Asset # : 14560

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2035	**	1	\$4,900
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 7th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2050	**	1-5	\$40,300
	Sprinkler							
	Generic	100%			2050	**	1-2	\$22,400
	Fire Pump							
	Generic	100%			2039	**	1	\$14,900
	Chemical System							
	Wet	5%			2028	\$1,400	1-3	\$200
	No Component	95%						

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ADLAI E. STEVENSON H.S. - BX
Address : 1980 LAFAYETTE AVE. @ PUGSLEY AVE.
Borough : BRONX **Agency's Number** : X450
Program / Asset # : BOE0329.000 / 359 **Yr Built/Renovated** : 1970 / 2002
Area Sq Ft : 401,576 **Project Type** : EDUCATION
Date of Survey : 09-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 3604 **Lot** : 39 **BIN** : 2022205

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$193,300	\$752,400
Interior Architecture	\$4,119,600	\$503,300
Electrical	\$1,718,100	\$5,852,300
Mechanical	\$1,717,100	\$9,675,500
Total	\$7,748,100	\$16,783,500
Importance Code A	\$193,300	\$3,485,800
Importance Code B	\$7,331,600	\$13,232,000
Importance Code C	\$223,200	\$65,700
Total	\$7,748,100	\$16,783,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,500			\$21,200
Interior Architecture	\$37,600	\$24,000	\$10,900	\$65,700
Electrical	\$84,200	\$39,500	\$44,400	\$41,900
Mechanical	\$57,800	\$58,100	\$95,800	\$62,900
Site Pavements	\$15,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$210,800	\$129,600	\$159,100	\$199,700
Importance Code A	\$47,200	\$39,800	\$39,800	\$61,900
Importance Code B	\$163,500	\$89,800	\$108,400	\$137,800
Importance Code C			\$10,900	
Total	\$210,800	\$129,600	\$159,100	\$199,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$33,700	
Masonry: Brick	72%			LIFE	**	5	\$97,000	
Masonry: Limestone	20%			LIFE	**	5	\$20,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2049	**	5-10	\$27,800	
Windows								
Aluminum	98%			2045	**	5	\$156,800	
Metal Louvers	2%			2038	**	10	\$20,000	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$21,200	
Masonry: Limestone	10%			LIFE	**	5	\$5,900	
Metal Panel	15%			2049	**	5	\$27,300	
Metal Rail	30%			2042	**	5-10	\$255,100	
Roof								
Metal Panel	5%			2042	**	10	\$38,400	
Modified Bitumen	95%			2037	**	10	\$398,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								
Metal Panel	90%	Now	\$7,500	2039	**	5	\$18,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Various Entrance Areas</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$65,700	
Mosaic Tile	3%	4+	\$57,600	2034	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$23,500	
Vinyl Tile	32%			2034	**	3	\$72,100	
Vinyl Tile 9" X 9"	50%			2024	\$3,534,300	3	\$150,300	
Wood	5%			2044	**	5	\$56,300	

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

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$21,900	
Concrete Masonry Unit	7%			LIFE	**	5	\$12,300	
Folding Partition	3%	Now	\$223,200	2045	**	5	\$16,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Operable Wall Recently Replaced</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$65,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$180,300	
Exposed Concrete	10%			LIFE	**	5	\$9,400	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	20%	4+	\$214,300	LIFE	**	5	\$150,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Corridors</i>								
Plaster	35%			LIFE	**	5	\$131,500	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2064	**			
Chain Link	15%			2049	**			
Iron Picket	75%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tree Pit On Lafayette Avenue And Other Areas</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Seward Avenue</i>								
On-Site Walkways								
Asphalt	50%			2032	**			
Cast in Place Concrete	50%			2034	**			
Parking/Driveway								
Asphalt	95%			2032	**			
Cast in Place Concrete	5%			2034	**			
Activity Yard								
Asphalt	100%			2032	**			

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

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$134,600	5	\$1,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room Basement</i>							
	<i>Explanation : Two Main Service Switches Rated At 4,000 Amperes Each</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%	4+	\$15,700	2029	\$782,600	5	\$900	
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Enclosures Missing</i>							
<hr/>								
Raceway								
Conduit	95%			2029	\$879,400	1		
Conduit	5%			2039	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2028	\$39,100	5	\$500	
Molded Case Bkrs	90%			2028	\$703,800	5	\$9,500	
Molded Case Bkrs	5%			2028	\$39,100	5	\$500	
<hr/>								
Wiring								
Braided Cloth	30%	2-4	\$374,600	2054	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	65%			2029	\$811,600	1		
Thermoplastic	5%			2039	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%	Now	\$18,400	2027	\$368,700	5	\$1,400	
	<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Auditorium</i>							
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Connected With Main Water Pipe</i>							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$123,600	
<hr/>								
Generators								
Natural Gas	100%			2025	\$129,600	1	\$155,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Generator Rated At 106 Kilowatts</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$14,900	
<hr/>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	92%			2029	\$870,000	10	\$338,800	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	2%			2029	\$18,900	10	\$7,400	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Incandescent	1%			2024	\$47,600	2	\$100	
LED	5%			2034	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium And Gymnasium</i>							
	<i>Explanation : LED Present</i>							
Egress Lighting								
Emergency, Battery	40%			2029	\$231,300	10	\$38,800	
Exit, Service	60%			2029	\$69,400	1		
Exterior Lighting								
LED	10%			2024	\$185,700			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$389,100	1	\$45,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Intrusion Alarm System And Motion Sensors</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	25%			2024	\$1,110,100	1-3	\$63,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bell And Smoke Detectors</i>							
Generic, Digital	5%			2034	* *	1-3	\$12,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Main Panel Upgraded</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2029	\$782,400	5	\$124,400	

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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2027	\$2,598,900	1	\$397,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	Now	\$35,500	2029	\$1,775,700			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils At Air Handlers</i>								
<hr/>								
Terminal Devices Air Handler	20%	Now	\$112,900	2024	\$1,129,400	1	\$44,700	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dampers, Various Locations</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Fans</i>								
Convector/Radiator	80%			2027	\$1,719,900	1	\$103,800	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment Window/Wall Unit	25%			2024	\$209,200	1		
No Component	75%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$223,900	
<hr/>								
Exhaust Fans Interior	20%			2029	\$285,700	2	\$2,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Mechanical Rooms</i>								
Roof	80%	Now	\$106,700	2029	\$533,400	2	\$7,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
<hr/>								
Water Heater Gas Fired	100%			2027	\$244,900	2	\$5,800	
<i>Abandoned in Place, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen Electric Hot Water Heater</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								

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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX
Asset # : 359

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2024	\$61,200	4	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Sets Of Pumps</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2029	\$1,572,900	1-2	\$45,000	
<hr/>								
Chemical System								
No Component	98%							
Generic	2%			2024	\$600	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Hood</i>								
<hr/>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ADLAI E. STEVENSON H.S. - BX FIELDHOUSE
Address : 1980 LAFAYETTE AVE. @PUGSLEY AVE.
Borough : BRONX **Agency's Number** : X450
Program / Asset # : BOE0329.010 / 14650 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 625 **Project Type** : EDUCATION
Date of Survey : 09-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3604 **Lot** : 39 **BIN** : 2022205

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$52,200
Site Pavements	\$145,400	
Total	\$145,400	\$52,200
Importance Code B		\$52,200
Importance Code C	\$145,400	
Total	\$145,400	\$52,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,300			\$300
Interior Architecture	\$400			
Electrical	\$2,700			\$2,100
Mechanical	\$3,400	\$600	\$100	
Total	\$7,800	\$600	\$100	\$2,300
Importance Code A	\$4,000			\$300
Importance Code B	\$3,800	\$600	\$100	\$2,100
Total	\$7,800	\$600	\$100	\$2,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX FIELDHOUSE

Asset # : 14650

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$1,700	
Masonry: Brick	85%			LIFE	**	5	\$2,800	
<i>Painted Surfaces, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	5%			2034	**	5	\$500	
Parapets								
Metal Panel	100%	Now	\$1,300	2049	**	5	\$1,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Side Of Building</i>								
Roof								
Modified Bitumen	100%			2029	\$28,300	10	\$2,000	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$1,900	
Ceramic Tile	5%			2038	**	5		
Interior Walls								
Ceramic Tile	50%			2038	**	5		
Concrete Masonry Unit	50%			LIFE	**	5		
Ceilings								
Exposed Concrete	50%			LIFE	**	5	\$100	
Metal Panel	50%	Now	\$400	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Site Pavements								
On-Site Walkways								
Asphalt	100%	Now	\$145,400	2044	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Perimeter Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	4+	\$2,700	2059	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fieldhouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fieldhouse</i>								
<i>Explanation : 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$52,200	5		

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

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX FIELDHOUSE

Asset # : 14650

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$14,800	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$23,900	5		
Wiring								
Thermoplastic	100%			2029	\$19,800	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$1,500	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2029		1		
Terminal Devices								
Convactor/Radiator	70%	Now	\$2,300	2049	**	1	\$100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Radiator Controls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Wall Mounted</i>								
<i>Explanation : Electric Heating Coils</i>								
Convactor/Radiator	30%			2027	\$1,000	1	\$100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$300	
Exhaust Fans								
Roof	100%	Now	\$1,000	2039	**	2		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2022	\$600	4		

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

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

DEPARTMENT OF EDUCATION - 040
ADLAI E. STEVENSON H.S. - BX FIELDHOUSE

Asset # : 14650

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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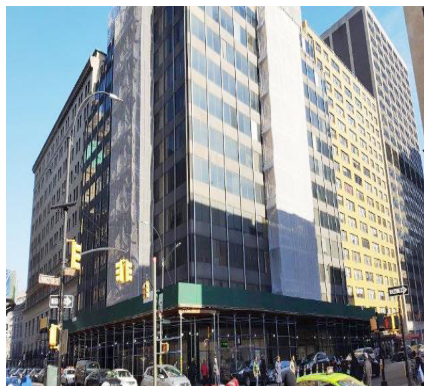
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ADMINISTRATION BUILDING - BK
Address : 65 COURT ST @LIVINGSTON ST.
Borough : BROOKLYN **Agency's Number** : K801
Program / Asset # : BOE0659.000 / 1217 **Yr Built/Renovated** : 1963 / 2004
Area Sq Ft : 285,000 **Project Type** : EDUCATION
Date of Survey : 22-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,7,9,13,15,19,20,21
Block : 266 **Lot** : 20 **BIN** : 3002557

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$8,243,400	\$476,200
Interior Architecture	\$2,052,500	\$3,570,200
Electrical	\$3,056,800	\$2,016,300
Mechanical	\$1,025,800	\$15,408,600
Total	\$14,378,500	\$21,471,300
Importance Code A	\$8,427,800	\$2,544,900
Importance Code B	\$5,705,100	\$18,746,600
Importance Code C	\$245,600	\$179,700
Total	\$14,378,500	\$21,471,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$600		\$22,800	
Interior Architecture	\$24,200	\$42,400	\$3,000	\$684,200
Electrical	\$32,900	\$29,000	\$63,900	\$31,900
Mechanical	\$75,300	\$103,000	\$183,400	\$104,700
Elevators/Escalators	\$131,300	\$131,300	\$131,300	\$131,300
Total	\$264,300	\$305,600	\$404,400	\$952,000
Importance Code A	\$600	\$28,200	\$52,500	\$28,200
Importance Code B	\$263,700	\$277,400	\$351,900	\$923,800
Importance Code C				
Total	\$264,300	\$305,600	\$404,400	\$952,000



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DEPARTMENT OF EDUCATION - 040
ADMINISTRATION BUILDING - BK
Asset # : 1217

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$177,200	
Metal/Glass Curt Wall	45%	Now	\$8,106,600	LIFE	**	5	\$299,000	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Granite Panels	5%			LIFE	**	5	\$13,300	
Windows								
Aluminum	23%	Now	\$38,400	2044	**	5	\$1,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Louvers	2%			2037	**	10	\$1,600	
No Component	75%							
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$400	
Metal Panel	20%			2038	**	5	\$400	
Metal Rail	10%			2041	**	5-10	\$1,000	
Roof								
IRMA/Protected Membrane	25%			2033	**	10	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 19, 20, 21 Floors</i>								
<i>Explanation : 19,20,21 Floors</i>								
Modified Bitumen	75%	Now	\$98,400	2033	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower Roof</i>								
Interior								
Floors								
Carpet	10%			2024	\$660,000	3	\$96,900	
Cast in Place Concrete	5%			LIFE	**	5	\$53,000	
Ceramic Tile	5%	Now	\$100,200	2031	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$18,900	
Vinyl Tile	70%			2028	\$3,077,200	3	\$127,100	
Vinyl Tile 9" X 9"	5%			2023	\$284,800	3	\$9,100	
Interior Walls								
Ceramic Tile	8%	Now	\$245,600	2031	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$10,400	
Gypsum Board	30%			LIFE	**	5	\$93,800	
Marble Panels	2%			LIFE	**			
Plaster	55%			LIFE	**	5	\$86,000	

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DEPARTMENT OF EDUCATION - 040
ADMINISTRATION BUILDING - BK
Asset # : 1217

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$585,500	2033	**	5	\$169,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : 109, 102, 18, C Level, Various Locations Throughout</i>								
Exposed Concrete	5%	Now	\$249,500	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : C Level File Room</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : C Level File Room</i>								
Glass: Susp Panels	5%	Now	\$155,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
Gypsum Board	15%			LIFE	**	5	\$90,800	
Metal Panel	5%	Now	\$431,700	LIFE	**	5	\$30,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bath Rooms</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Cast in Place Concrete	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2028	\$56,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch For Service A</i>								
Fused Disc Sw	25%			2028	\$56,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch For Service B</i>								
Fused Disc Sw	25%			2028	\$56,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch For Service C</i>								
Molded Case Bkrs	25%			2028	\$56,100	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch For Service C</i>								

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DEPARTMENT OF EDUCATION - 040
ADMINISTRATION BUILDING - BK
Asset # : 1217

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2028	\$172,200	5	\$400	
Fused Knife Sw	65%	2-4	\$373,100	2058	**	5	\$400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	5%			2028	\$28,700	5	\$400	
Raceway								
Conduit	100%			2028	\$673,100	1		
Panelboards								
Fused Disc Sw	10%			2027	\$51,100	5	\$700	
Fused Knife Sw	35%	Now	\$178,700	2053	**	5	\$1,100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Closets Throughout The Building</i>								
Molded Case Bkrs	55%			2027	\$280,900	5	\$4,100	
Wiring								
Braided Cloth	60%	2-4	\$624,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2028	\$416,100	1		
Motor Controllers								
Locally Mounted	100%			2026	\$31,500	5	\$1,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	
Lighting								
Interior Lighting								
Fluorescent	76%			2036	**	10	\$198,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2023	\$346,700	10	\$52,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2023		10	\$200	
Incandescent	2%			2023	\$77,000	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2023	\$205,200	10	\$34,400	
Exit, Service	50%			2023	\$50,700	1		
Exterior Lighting								
HID	100%			2023	\$1,149,100	10	\$900	
Alarm								
Security System								
Generic	100%			2033	**	1	\$106,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : 10 CCTV Surveillance Camera</i>								

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DEPARTMENT OF EDUCATION - 040
ADMINISTRATION BUILDING - BK
Asset # : 1217

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

Alarm

Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$180,900	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Fuel Oil No 4	100%			2038	**	5	\$88,300	
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Conversion Equipment Steam Boiler	100%	Now	\$184,400	2026	\$1,844,400	1	\$254,000	
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Not in Service, Extent : Severe, Area Affected : 50%

Location : #2 Boiler Has Been Out Of Service Since 2009

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

Location : Boiler Room

Explanation : 4 Units

Distribution Hot Wtr Piping/Pump	70%			2027	\$310,900	4	\$9,800	
Steam Piping/Pump	30%			2028	\$378,100			

Terminal Devices Air Handler	30%			2028	\$1,202,300	1	\$52,900	
Fan Coil Unit/Heat	70%	Now	\$149,400	2028	\$2,987,800	1	\$58,000	

Corroded, Extent : Severe, Area Affected : 70%

Location : Leaking Drip Pans, Throughout

Air Conditioning

Energy Source Electricity	100%			2036	**	1		
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Conversion Equipment Centrifugal, Elec Chiller	100%			2031	**	1	\$308,400	
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R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 3 Units In Sub-basement

Distribution CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$21,100	
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Terminal Devices Air Handler/Cool/Ht	30%			2028	\$958,900	1	\$52,900	
Fan Coil - 4 Pipe	70%	Now	\$233,500	2028	\$4,670,900	1	\$58,000	

Leak Evident, Extent : Severe, Area Affected : 40%

Location : Drip Pans, Various

Heat Rejection Water Cooling Tower	100%	Now	\$324,500	2026	\$1,081,600	2	\$229,500	
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Broken, Extent : Severe, Area Affected : 20%

Location : Cause Serious Leaking. Top Of 800 Ton Unit, 19th Floor Roof

Ventilation

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DEPARTMENT OF EDUCATION - 040
ADMINISTRATION BUILDING - BK
Asset # : 1217

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$52,500	LIFE	**	2-5	\$158,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : The Diffuser Of #1 Air Handler Unit</i>								
Exhaust Fans								
Interior	95%			2028	\$963,300	2	\$8,300	
Roof	5%			2028	\$23,700	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$22,700	2028	\$453,900	4	\$28,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hot Water Tank, Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Hot Water Tank, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$43,500	4	\$6,000	
Sewage Ejector(s)								
Electric	100%			2028	\$82,100	4	\$11,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Sub-basement To 18th Floor, 2 Units From 1st To 9th Floor, 2 Units From 10th To 18th Floor</i>								
<i>Explanation : 5 Passenger Units.</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Unit From Sub-basement To Loading Dock</i>								
<i>Explanation : 1 Freight Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$143,700	
Sprinkler								
No Component	90%							
Generic	10%			2028	\$279,100	1-2	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-Cellar And Cellar</i>								
<i>Explanation : 2 Floor Only</i>								

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DEPARTMENT OF EDUCATION - 040
ADMINISTRATION BUILDING - BK
Asset # : 1217

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2031	**	1	\$53,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 19th Floor</i> <i>Explanation : 1 Unit</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ADULT TRAINING CENTER - BK
Address : 475 NOSTRAND AVE BTWN: HALSEY ST., MACON ST.
Borough : BROOKLYN **Agency's Number** : K743
Program / Asset # : BOE0657.000 / 1215 **Yr Built/Renovated** : 1886 / 2003
Area Sq Ft : 72,000 **Project Type** : EDUCATION
Date of Survey : 30-May-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Att
Block : 1844 **Lot** : 1 **BIN** : 3053020

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,993,000	\$418,800
Interior Architecture	\$1,641,800	\$103,100
Electrical	\$188,000	\$469,100
Mechanical	\$102,600	\$1,713,700
Site Pavements	\$58,300	
Total	\$3,983,800	\$2,704,700
Importance Code A	\$1,993,000	\$968,000
Importance Code B	\$1,363,800	\$1,676,600
Importance Code C	\$627,000	\$60,200
Total	\$3,983,800	\$2,704,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,600			
Interior Architecture	\$80,000			\$7,900
Electrical	\$3,500	\$1,300	\$1,400	\$1,200
Mechanical	\$73,000	\$9,600	\$9,900	\$9,600
Site Enclosure	\$28,200			
Site Pavements	\$3,100			
Total	\$244,500	\$11,000	\$11,300	\$18,700
Importance Code A	\$63,700	\$7,100	\$7,100	\$7,100
Importance Code B	\$141,300	\$3,800	\$4,100	\$11,600
Importance Code C	\$39,500			
Total	\$244,500	\$11,000	\$11,300	\$18,700



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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$114,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding Covering Building</i>								
Copper/Terne	5%			2050	**	10	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding Covering Building</i>								
Masonry: Brick	70%	Now	\$513,500	LIFE	**	5	\$73,400	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding Covering Building</i>								
Masonry: Brownstone	13%			LIFE	**	5	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding Covering Building</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding Covering Building</i>								
Windows								
Wood	100%	Now	\$1,179,100	2055	**	5	\$181,100	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$49,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding Covering Building</i>								
Masonry: Brick	15%			LIFE	**	5-10	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding Covering Building</i>								
Masonry: Brownstone	15%			LIFE	**	5-10	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Main Entrance</i>								
<i>Explanation : Bell Tower</i>								
Wood Cornice	55%	Now	\$76,800	2040	**	5	\$37,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	10%	Now	\$14,000	2030			\$69,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Flat Roof Between Main Building And Addition At Macon Street</i>								
Copper/Terne	50%	Now	\$69,200	2045	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Macon Street Facade And Addition At Elevated Track</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Third Floor Corridor And Room 319</i>								
Skylight, Metal/Glass	5%			2040	**	10	\$7,400	
Slate	35%	Now	\$61,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bow Tie Ridge Spanning North - South At East Wing Of Building</i>								
Soffits								
Metal Panel	100%			2040	**	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	Now	\$25,800	2033	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	35%	Now	\$395,600	2040	**	3	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Addition And Throughout Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement And Addition</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Basement Addition</i>								
Vinyl Tile 9" X 9"	20%	Now	\$292,900	2040	**	3	\$8,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third And Fourth Floor Corridors</i>								
Wood	40%	Now	\$175,400	2045	**	5	\$43,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms At Radiators</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$96,300	2033	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Female Restroom On Third Floor, Staircase 3</i>								
Glass: Single Pane	10%			LIFE	**	5	\$22,600	
Masonry: Brick	20%	Now	\$272,100	LIFE	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Below Window Sills In Stairwells</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Ceramic Brick</i>								
Plaster	50%	Now	\$140,000	LIFE	**	5	\$22,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Decorative Wood Arch Over Entrance Fell Off Wall</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$120,300	
Ceilings								
Embossed Metal	50%			LIFE	**	5	\$51,600	
Exposed Struc: Wood	10%			LIFE	**	10	\$17,200	
Plaster	40%	Now	\$209,400	LIFE	**	5	\$28,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Corridor And Rooms 300 And 319</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	15%	Now	\$2,900	2040		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Halsey Street</i>								
Iron Picket	85%	Now	\$25,300	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Macon Street</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,100	2035		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Halsey Street</i>								
<i>Explanation : Sidewalk Vault Hatch Not Bolted Down</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035		**		
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$58,300	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Dumpster</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$42,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes. Emergency Lighting Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$170,100	5	\$300	
Raceway								
Conduit	80%			2030	\$114,900	1		
Conduit	20%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2046	**	5	\$200
	Fused Disc Sw	20%			2038	**	5	\$300
	Fused Toggle Switch	30%	0-2	\$46,800	2055	**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Molded Case Bkrs	40%			2046	**	5	\$800
Wiring								
	Braided Cloth	70%	2-4	\$141,200	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	30%			2050	**	1	
Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,100
Lighting								
Interior Lighting								
	Fluorescent	5%			2038	**	10	\$3,300
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
	Fluorescent	94%			2038	**	10	\$62,100
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	LED	1%	Now	\$800	2038	**		
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Modules Are Dark</i>								
Egress Lighting								
	Emergency, Battery	30%			2030		10	\$5,200
	Exit, Service	70%			2030		1	\$15,800
Exterior Lighting								
	Fluorescent	5%			2035	**	10	\$300
	HID	85%			2038	**	10	\$200
	LED	10%			2038	**		
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2065	**	5	\$2,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Terminals And Downloads On Spires</i>								

Alarm

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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

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

Alarm

Security System

No Component

70%

Generic

30%

2025

\$75,800

1

\$8,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2040

* *

1-3

\$4,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : System Replacement In Progress*

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2040

* *

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Oil No. 2, One Tank At 5,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2028

\$506,300

1

\$71,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Dual Fuel Steam Boilers*

Distribution

Steam Piping/Pump

10%

Now

\$700

2030

\$34,600

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Boiler Room, Faulty Steam Traps*

Steam Piping/Pump

90%

2030

\$311,300

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout, Steam And Condensate Piping Beyond Useful Life Cycle Rating*

Terminal Devices

Convactor/Radiator

95%

2028

\$397,900

1

\$22,100

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout, Steam Radiators Are Beyond Their Useful Life Cycle Rating*

Fan Coil Unit/Heat

5%

Now

\$5,900

2025

\$58,600

1

\$1,000

*Malfunctioning, Extent : Severe, Area Affected : 30%**Location : Stairwell, One Of Three Defective Unit Heater Controls**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Steam Unit Heaters Are Beyond Their Useful Life Cycle Rating*

Air Conditioning

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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	\$6,500	2025	\$130,400	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects.</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2040	**	1		
Galvanized Steel	80%	Now	\$54,900	2028	\$274,600	1		
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Domestic Hot And Cold Water Piping Beyond Useful Life Cycle Rating. Lead Contamination Concerns.</i>								
Water Heater								
Gas Fired	100%	0-2	\$4,800	2023	\$47,700	2	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Minor Rusting At Tank Bottom</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Faulty Fuse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 175 Gallons</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$28,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Clogged Floor Drains In 3 Of 7 Toilet Rooms</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Toilet Room, Leaky Toilet Drain Piping</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Sanitary Piping Beyond Useful Life Cycle Rating</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$3,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Side Of The Building, Clogged Leaders And Gutters Creating Water Damage On South Exterior Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Perimeter Of Pitched Roof</i>								
<i>Explanation : Leaders And Gutters Around Perimeter Of The Pitched Roof Connected To Cast Iron Piping</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$11,900	2040	**	4	\$1,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room.</i>								

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DEPARTMENT OF EDUCATION - 040
ADULT TRAINING CENTER - BK
Asset # : 1215

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2025	\$4,000	1	\$900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Back Flow Preventer Serves The Boiler And Hot Water Heater Only</i>						
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%	Now	\$1,900	2040	**	1-2	\$900
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Fire Sprinkler Alarm Does Not Activate When An Alarm Condition Exists</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ALFRED E. SMITH HIGH SCHOOL - BX
Address : 333 E. 151ST STREET BTWN: COURTLANDT AVE., MORRIS AV
Borough : BRONX **Agency's Number** : X600
Program / Asset # : BOE0333.000 / 2684 **Yr Built/Renovated** : 1932 / 2005
Area Sq Ft : 282,468 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2411 **Lot** : 22 **BIN** : 2001874

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,090,700	\$881,500
Interior Architecture	\$2,320,000	\$310,500
Electrical	\$984,300	\$3,628,800
Mechanical	\$142,800	\$7,967,700
Site Pavements	\$480,800	
Total	\$6,018,500	\$12,788,600
Importance Code A	\$2,090,700	\$2,771,800
Importance Code B	\$3,766,000	\$9,957,300
Importance Code C	\$161,800	\$59,500
Total	\$6,018,500	\$12,788,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,900		\$15,600	
Interior Architecture	\$42,700		\$39,200	\$30,800
Electrical	\$16,700	\$7,900	\$8,300	\$10,200
Mechanical	\$95,500	\$43,600	\$67,200	\$57,400
Site Enclosure	\$5,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$189,300	\$59,400	\$138,300	\$106,300
Importance Code A	\$48,400	\$27,600	\$43,200	\$27,600
Importance Code B	\$108,000	\$31,900	\$79,300	\$72,400
Importance Code C	\$32,900		\$15,800	\$6,300
Total	\$189,300	\$59,400	\$138,300	\$106,300



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DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$78,900	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$123,300	
Masonry: Brick	43%			LIFE	**	5	\$135,700	
Masonry: Brick Cavity	35%			LIFE	**	5	\$110,500	
Masonry: Limestone	5%			LIFE	**	5	\$11,800	
Metal Coiling Doors	5%			2043	**	5	\$24,700	
Granite Panels	2%			LIFE	**	5	\$4,700	
Windows								
Aluminum	100%	4+	\$1,794,000	2046	**	5	\$33,400	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$84,900	
Masonry: Limestone	5%			LIFE	**	5-10	\$8,900	
Metal: Cage/Fence	5%			2043	**	5-10	\$5,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,200	
Roof								
Built-Up (BUR)	50%			2035	**	10	\$85,800	
Copper/Terne	5%			2058	**	10	\$21,500	
IRMA/Protected Membrane	35%			2030		10	\$60,100	
Plaza Roof: Stone Panels	10%			2050	**			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$182,200	
Ceramic Tile	5%			2039	**	5	\$20,800	
Terrazzo	3%			LIFE	**	5	\$19,500	
Vinyl Tile	45%			2035	**	3	\$70,300	
Vinyl Tile 9" X 9"	27%	Now	\$1,322,300	2040	**	3	\$42,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors (1963 And 1964 Wing)</i>								
Wood	10%			2058	**	5	\$78,100	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$12,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$33,800	
Folding Partition	3%			2038	**	5	\$31,600	
Masonry: Brick	10%			LIFE	**	10	\$12,700	
Marble Panels	2%			LIFE	**	10	\$3,400	
Plaster	47%			LIFE	**	5-10	\$168,500	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$52,700	

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DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$436,500	2043	**	5	\$44,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Corridors In 1963 Wing</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors In 1963 Wing</i>								
<i>Vandalism, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors In 1963 Wing</i>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$17,600	
Exposed Concrete	35%			LIFE	**	5-10	\$153,900	
Plaster	35%			LIFE	**	5-10	\$211,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$5,700	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 151 Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$123,900	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East 151 Street, East 152nd Street, Morris Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2043	**			
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Asphalt	30%			2039	**			
Cast in Place Concrete	70%			2043	**			
Activity Yard								
Asphalt	50%	Now	\$178,700	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	50%	Now	\$178,100	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Play Yard</i>								

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$89,700	5	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each.</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$521,800	5	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Eleven Vertical Sections</i>								
<hr/>								
Raceway								
	Conduit	90%			2030	\$555,400	1	
	Conduit	10%			2050	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	5%			2046	**	5	\$300
	Fused Disc Sw	10%			2029	\$51,100	5	\$600
	Molded Case Bkrs	75%			2046	**	5	\$5,600
	Molded Case Bkrs	10%			2029	\$51,100	5	\$700
<hr/>								
Wiring								
	Braided Cloth	80%	2-4	\$666,000	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2050	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	5%			2043	**	5	\$100
	Locally Mounted	35%			2028	\$86,000	5	\$700
	Locally Mounted	60%	2-4	\$147,500	2050	**	5	\$600
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,300
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	98%			2030	\$642,100	10	\$250,100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	HID	2%			2030	\$9,500	10	\$200
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2038	**	10	\$33,600
	Exit, Service	50%			2038	**	1	

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DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	15%			2025	\$170,800	10	\$100	
HID	15%	Now	\$170,800	2040	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Not Functional</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$273,700	1	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Auditorium, Cafeteria, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$937,000	1-3	\$53,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Toilets</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$86,200	
Conversion Equipment								
Steam Boiler	100%			2028	\$1,800,600	1	\$275,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Steam Boilers</i>								
Distribution								
Steam Piping/Pump	10%	0-2	\$73,800	2050	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Thermostats, Traps, Throughout</i>								
Steam Piping/Pump	90%			2030	\$1,107,200			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%			2025	\$1,173,700	1	\$51,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement And Fourth Floor Fan Rooms</i>								
Convactor/Radiator	60%			2028	\$893,700	1	\$53,900	
Fan Coil Unit/Heat	1%	0-2	\$12,500	2025	\$41,700	1	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Defective Unit Ventilator Motors</i>								
Fan Coil Unit/Heat	9%			2025	\$375,000	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Split Unit	10%			2035	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vocational Shop And Offices</i>								
<i>Explanation : 20 Units, R-410a</i>								
Window/Wall Unit	70%			2028	\$405,800	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2035	* *	1	\$9,000	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	* *	2	\$19,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$245,600	
Exhaust Fans								
Interior	30%			2025	\$297,000	2	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Fourth Floor Fan Rooms</i>								
Roof	4%	0-2	\$3,700	2025	\$18,500	2	\$300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof, 4 Of 10 Defective Exhaust Fan Motors</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof	66%			2030	\$304,900	2	\$5,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								

Plumbing

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DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$610,400	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$27,500	
Sanitary Piping								
Cast Iron	10%	0-2	\$4,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Wing Of The Building</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Wing Of The Building</i>								
Cast Iron	50%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%	0-2	\$1,100	2035	**	4	\$3,000	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Motors</i>								
Non-Submersible	50%			2025	\$21,500	4	\$4,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room In The Newer Wing Of The Building</i>								
Sewage Ejector(s)								
Electric	100%			2025	\$81,400	4	\$16,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Sewer Ejector Room</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
<i>Explanation : Basement Through 3rd Floor</i>								
Hydraulic	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Basement Through 4th Floor</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
ALFRED E. SMITH HIGH SCHOOL - BX
Asset # : 2684

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	75%						
	Generic	25%			2030	\$681,100	1-2	\$19,500
Chemical System	No Component	99%						
	Generic	1%			2025	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ANDREW JACKSON HIGH SCHOOL - Q
Address : 207-01 116TH AVE.
Borough : QUEENS **Agency's Number** : Q490
Program / Asset # : BOE0887.000 / 1479 **Yr Built/Renovated** : 1937 / 2014
Area Sq Ft : 260,000 **Project Type** : EDUCATION
Date of Survey : 13-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 11049 **Lot** : 1 **BIN** : 4238003

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$744,600	\$894,200
Interior Architecture	\$851,800	\$2,508,300
Electrical	\$822,900	\$3,893,300
Mechanical	\$48,300	\$5,024,800
Site Pavements	\$234,300	
Total	\$2,702,100	\$12,320,600
Importance Code A	\$744,600	\$983,900
Importance Code B	\$1,573,600	\$11,282,200
Importance Code C	\$383,800	\$54,500
Total	\$2,702,100	\$12,320,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,900		\$8,600	
Interior Architecture	\$48,600		\$17,700	\$24,400
Electrical	\$12,600	\$7,300	\$8,200	\$11,800
Mechanical	\$89,200	\$41,200	\$90,100	\$41,500
Site Enclosure	\$8,700			
Site Pavements	\$8,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$206,200	\$52,400	\$128,600	\$81,600
Importance Code A	\$68,600	\$25,700	\$34,400	\$25,700
Importance Code B	\$112,400	\$26,700	\$86,300	\$55,900
Importance Code C	\$25,200		\$8,000	
Total	\$206,200	\$52,400	\$128,600	\$81,600



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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$420,100	
Copper/Terne	2%			2050	**	10	\$12,600	
Masonry: Brick	10%			LIFE	**	5	\$53,800	
Masonry: Brick	70%			LIFE	**	5	\$376,400	
Masonry: Granite	3%			LIFE	**	5	\$12,100	
Masonry: Limestone	5%			LIFE	**	5	\$20,200	
Windows								
Aluminum	95%			2046	**	5	\$149,700	
Glass Block	5%			LIFE	**	5	\$9,800	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$286,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Parapet Wall</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$27,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Parapet</i>								
Roof								
Built-Up (BUR)	3%			2030	\$102,000	10	\$7,000	
Metal Panel	2%			2043	**	10	\$8,600	
Modified Bitumen	90%			2038	**	10	\$211,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2050	**	10	\$39,100	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$119,500	
Ceramic Tile	5%			2033	**	5	\$19,500	
Mosaic Tile	3%			2035	**	5	\$29,300	
Terrazzo	7%	Now	\$135,600	LIFE	**	5	\$21,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Traffic Topping	3%			2035	**	5	\$14,600	
Vinyl Tile	25%			2030	\$885,700	3	\$48,800	
Vinyl Tile 9" X 9"	25%			2025	\$1,147,400	3	\$48,800	
Wood	25%			2045	**	5	\$182,900	

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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$107,700	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Columns In Filter Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Columns In Filter Room</i>								
<i>Explanation : Corroded Encased Steel Columns</i>								
Ceramic Tile	5%			2033		**	5	\$15,900
Masonry: Brick	5%			LIFE		**	10	\$4,800
Marble Panels	3%			LIFE		**	10	\$3,800
Plaster	55%			LIFE		**	5-10	\$149,100
Plaster	2%			LIFE		**	5-10	\$5,400
SGFT/Glazed Masonry	25%			LIFE		**	10	\$39,900
Ceilings								
Acous Tile, Adhered	10%			2035		**	5	\$39,000
Exposed Concrete	15%			LIFE		**	5-10	\$73,200
Exposed Struc: Steel	2%			LIFE		**	10	\$15,600
Plaster	65%			LIFE		**	5-10	\$436,000
Plaster	3%			LIFE		**	5-10	\$20,100
Plaster	5%	Now	\$54,700	LIFE		**	5	\$12,200
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pool Ceiling</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pool Ceiling</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2040		**		
Iron Picket	30%			2065		**		
Free Standing Walls								
Cast in Place Concrete	60%			2050		**		
Concrete Masonry Unit	40%	4+	\$8,400	2050		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cheek Walls At Steps Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$300	2065		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Track And Tennis Court</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$98,100	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Francis Lewis Boulevard And 116th Avenue</i>								

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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$45,300	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	Now	\$8,200	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Granit Steps</i>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$91,000	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Area</i>								
Activity Yard								
Asphalt	70%			2039		**		
Cast in Place Concrete	5%			2043		**		
Rubber Matting	25%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$89,700	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$521,800	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Seven Vertical Sections</i>								
Raceway								
Conduit	90%			2030	\$555,400	1		
Conduit	10%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$51,100	5	\$600	
Molded Case Bkrs	80%			2029	\$408,500	5	\$5,500	
Molded Case Bkrs	10%			2038	**	5	\$700	
Wiring								
Braided Cloth	90%	2-4	\$749,200	2055		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2040		**	1	

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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2028	\$122,900	5	\$900	
Locally Mounted	30%	2-4	\$73,700	2050	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	20%			2043	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,600	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	\$600,000	10	\$233,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2030	\$6,100	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
HID	1%			2030	\$4,400	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2030	\$187,200	10	\$31,400	
Exit, LED	50%			2065	**	1		
Exterior Lighting								
HID	30%			2038	**	10	\$200	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$251,900	1	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$862,500	1-3	\$49,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Auditorium, Gymnasium, Basement And Cafeteria</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Heating

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ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$33,700	2035	**	1	\$231,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tubes Of No.3 Boiler, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room Pit</i>								
<i>Explanation : Three Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2030			\$1,149,700	
Terminal Devices								
Air Handler	2%	0-2	\$1,500	2025	\$73,100	1	\$2,900	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fan Rooms - Deteriorated Flexible Connections</i>								
Air Handler	18%			2025	\$658,100	1	\$28,900	
Convactor/Radiator	50%	Now	\$13,900	2028	\$696,000	1	\$37,800	
Fan Coil Unit/Heat	30%			2025	\$1,168,200	1	\$25,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	\$4,100	2025	\$81,300	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Defective Air Conditioning Units</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$172,200	
No Component	25%							
Exhaust Fans								
Interior	7%	0-2	\$1,300	2025	\$64,800	2	\$400	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Deteriorated Flexible Connections</i>								
Interior	63%			2025	\$582,800	2	\$5,000	
Roof	5%			2030	\$21,600	2	\$400	
No Component	25%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$228,200	1		
Water Heater								
Gas Fired	100%			2025	\$158,600	2	\$3,800	

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DEPARTMENT OF EDUCATION - 040
ANDREW JACKSON HIGH SCHOOL - Q
Asset # : 1479

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	0-2	\$2,000	2030	\$39,600	4	\$5,500	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Boiler Room</i>						
Pool Filter/Treatment Sand	100%			2047	**	4	\$64,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component Generic	97%							
	3%			2030	\$76,400	1-2	\$2,200	
Fire Pump								
Generic	100%			2033	**	1	\$48,600	
Chemical System								
Generic	100%	0-2	\$5,600	2030	\$27,900	1-3	\$3,400	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Old Unit</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Address : 2005 MADISON AVE, BTWN: E.127 ST. - E.128 ST.
Borough : MANHATTAN **Agency's Number** : M501
Program / Asset # : BOE0135.000 / 1627 **Yr Built/Renovated** : 1966 / 2014
Area Sq Ft : 170,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1752 **Lot** : 22 **BIN** : 1054156

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$301,100	\$564,600
Interior Architecture	\$2,272,900	\$2,223,100
Electrical	\$296,700	\$1,711,300
Mechanical	\$450,100	\$8,094,500
Site Pavements	\$42,200	
Total	\$3,363,000	\$12,593,500
Importance Code A	\$400,100	\$1,588,400
Importance Code B	\$2,962,900	\$11,005,000
Total	\$3,363,000	\$12,593,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$27,500	
Interior Architecture	\$96,000		\$24,100	\$30,200
Electrical	\$37,600	\$43,500	\$31,500	\$29,600
Mechanical	\$90,600	\$92,800	\$70,300	\$97,800
Total	\$224,300	\$136,300	\$153,400	\$157,600
Importance Code A	\$100	\$15,200	\$42,600	\$15,200
Importance Code B	\$204,100	\$121,100	\$110,800	\$142,000
Importance Code C	\$20,100			\$500
Total	\$224,300	\$136,300	\$153,400	\$157,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$188,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Repair</i>						
Masonry: Brick	65%			LIFE	**	5	\$163,200	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Scaffolding In Place</i>						
Metal: Cage/Fence	10%			2043	**	5	\$54,900	
Window Wall	10%			2060	**	5	\$47,100	
Windows								
Aluminum	5%			2055	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Bulkhead Stairs</i>						
		<i>Explanation : Under Repair</i>						
Glass Block	10%			LIFE	**	5	\$100	
No Component	85%							
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$250,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Repairs In Progress</i>						
Roof								
IRMA/Protected Membrane	85%			2038	**	10	\$220,400	
		<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Throughout</i>						
		<i>Paver Block Ballast, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Single Ply Membrane	10%			2038	**	10	\$25,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Over Gymnasium</i>						
Skylight, Metal/Glass	5%			2050	**	10	\$43,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Ceramic Tile	5%			2039	**	5	\$14,900		
Panel/Paver: Cer/Brk	5%			2038	**	5	\$33,400		
Vinyl Tile	20%			2035	**	3	\$22,300		
Vinyl Tile 9" X 9"	60%	Now	\$104,800	2025	\$2,097,000	3	\$66,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Expansion Joints And Throughout</i>									
Wood	10%	Now	\$209,300	2045	**	5	\$27,900		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Gymnasium</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gymnasium</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Gymnasium</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Gymnasium</i>									
Interior Walls									
Ceramic Tile	3%			2039	**	5	\$900		
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200		
Glass: Single Pane	5%			LIFE	**	5	\$2,300		
Masonry: Brick	5%			LIFE	**	10	\$500		
Plaster	60%			LIFE	**	5-10	\$15,800		
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	20%	Now	\$5,100	LIFE	**				
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 2nd Floor Corridor At Expansion Joint</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 2nd Floor Corridor</i>									
Wood	2%			LIFE	**	5	\$5,000		

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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$49,800	2043	**	5	\$18,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Corridors</i>								
Exposed Concrete	35%			LIFE	**	5-10	\$126,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$28,800	
Gypsum Board	5%	0-2	\$15,600	LIFE	**	5	\$18,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Metal Panel	35%	Now	\$1,798,600	LIFE	**	5	\$126,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout 2nd, 3rd And Basement Corridors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd, 3rd And Basement Corridors</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 2nd, 3rd And Basement Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd, 3rd And Basement Corridors</i>								
Plaster	10%			LIFE	**	5-10	\$49,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$42,200	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sidewalk Shed Causing Cracking.</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Cast in Place Concrete	50%			2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Madison Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Staging Area For Construction. Trailers And Materials Throughout</i>								
Rubber Matting	50%			2035	**			

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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$22,400	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	25%			2030	\$11,200	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	25%			2056	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Electric Service Room</i>								
<i>Explanation : 600 Ampere Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$700	
Raceway								
Conduit	90%			2030	\$237,800	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$13,600	5	\$200	
Fused Disc Sw	5%			2046	**	5	\$200	
Molded Case Bkrs	80%			2029	\$217,000	5	\$3,600	
Molded Case Bkrs	10%			2046	**	5	\$400	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2028	\$61,400	5	\$600	
Locally Mounted	50%			2043	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$52,300	
Generators								
Diesel	50%			2043	**	1	\$32,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 150 Kilowatt</i>								
Natural Gas	50%	Now	\$6,500	2045	**	1	\$29,600	
<i>Abandoned In Place, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								

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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$6,300	
Fuel Storage Day Tank								
	100%			2052	**	5	\$31,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 150 Gallon</i>								
Lighting								
Interior Lighting Fluorescent								
	90%			2038	**	10	\$140,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2025	\$5,800	10	\$100	
Incandescent	5%			2025	\$100,800	2	\$200	
LED	3%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Service	55%			2038	**	1		
Emergency, Battery	5%			2038	**	10	\$2,100	
Exit, Service	40%			2025	\$19,600	1		
Exterior Lighting								
HID	100%			2025	\$685,500	10	\$500	
Alarm								
Security System								
Generic	30%			2035	**	1	\$19,100	
Generic	70%			2038	**	1	\$44,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Interior</i>								
<i>Explanation : CCTV System Installed</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$104,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	**	5	\$52,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Two 15,000 Gallon Tanks For No. 2 Fuel Oil</i>								

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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2033	**			
Steam Boiler	90%	Now	\$99,000	2028	\$990,200	1	\$136,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers, Retubing Needed</i>								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$5,300	2038	**	4	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Out Of 4 Pumps Not Working</i>								
Central Plant Steam Piping/Pmp	60%	Now	\$86,300	2040	**	4	\$5,000	
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%	Now	\$127,300	2025	\$2,546,000	1	\$49,400	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Pans</i>								
Air Conditioning								
Energy Source								
Electricity	10%			2046	**	1		
Steam/HW System	90%			2040	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2033	**	1	\$165,600	
Exterior Pkg Unit - Cooling	5%			2030	\$68,800	2	\$500	
Split Unit	5%			2035	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$20,700	2040	**	4	\$8,400	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Out Of 4 Pumps Not Working</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$95,300	2030	\$1,906,600	1	\$94,600	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Pans</i>								
Heat Rejection								
Water Cooling Tower	100%			2028	\$645,100	2	\$171,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$150,100	

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DEPARTMENT OF EDUCATION - 040
ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM
Asset # : 1627

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	60%			2030	\$362,900	2	\$3,100
	Roof	40%			2030	\$112,900	2	\$2,100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2030	\$1,267,200	1	
	Water Heater							
	Gas Fired	100%	Now	\$31,100	2028	\$103,700	2	\$2,000
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Gas Supply Not Connected, One 400 Gallon Unit</i>							
	HW Heat Exchanger							
	Steam Fired	100%			2040	**	4	\$16,800
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%	Now	\$600	2023	\$5,800	4	\$3,600
	<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	Sewage Ejector(s)							
	Electric	100%			2030	\$49,000	4	\$10,100
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : One Unit From Basement To 1st Floor, One Unit From 1st To 3rd Floor</i>							
	<i>Explanation : Two Units</i>							
Fire Suppression								
	Sprinkler							
	Generic	100%			2050	**	1-2	\$47,600
	Chemical System							
	Wet	2%			2025	\$600	1-3	\$100
	No Component	98%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : AUGUST MARTIN HIGH SCHOOL - Q
Address : 156-10 BAISLEY BLVD-JAMAICA
Borough : QUEENS **Agency's Number** : Q400
Program / Asset # : BOE0868.000 / 974 **Yr Built/Renovated** : 1940 / 2015
Area Sq Ft : 232,652 **Project Type** : EDUCATION
Date of Survey : 09-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,atc
Block : 12261 **Lot** : 1 **BIN** : 4265978

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$515,500
Interior Architecture	\$1,835,000	\$1,594,500
Electrical	\$211,200	\$2,824,500
Mechanical	\$1,783,100	\$8,171,400
Total	\$3,829,300	\$13,105,900
Importance Code A		\$2,110,800
Importance Code B	\$3,829,300	\$10,995,000
Total	\$3,829,300	\$13,105,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$17,400	\$5,100	\$9,500
Interior Architecture	\$26,900	\$33,400		\$32,000
Electrical	\$19,600	\$35,500	\$8,000	\$6,500
Mechanical	\$80,100	\$88,000	\$66,300	\$39,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$134,500	\$182,200	\$87,300	\$95,600
Importance Code A	\$30,100	\$40,900	\$28,200	\$32,500
Importance Code B	\$101,500	\$141,200	\$59,200	\$63,100
Importance Code C	\$2,900			
Total	\$134,500	\$182,200	\$87,300	\$95,600



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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$164,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,900	
Metal Panel	3%			2037	**	5-10	\$37,700	
Metal Coiling Doors	2%			2040	**	5	\$11,400	
Windows								
Aluminum	35%			2043	**	5	\$10,200	
Aluminum	65%			2049	**	5	\$19,000	
Parapets								
Masonry: Brick	88%			LIFE	**	5	\$28,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	2%			2032	**	5-10	\$11,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$20,400	
Roof								
Copper/Terne	30%			2067	**	10	\$171,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2040	**	10	\$42,000	
Modified Bitumen	60%			2037	**	10	\$137,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$77,800	
Ceramic Tile	3%			2036	**	5	\$10,700	
Quarry Tile	3%			2040	**	5	\$16,000	
Terrazzo	2%			LIFE	**	5	\$5,600	
Vinyl Tile	42%			2027		3	\$74,700	
Vinyl Tile 9" X 9"	30%	Now	\$1,255,300	2037	**	3	\$40,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Wood	10%			2042	**	5	\$66,700	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$5,800	
Concrete Masonry Unit	7%			LIFE	**	5	\$5,400	
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$34,600	
SGFT/Glazed Masonry	25%			LIFE	**			

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

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

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

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$529,800	2047	**	5	\$26,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria, Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria, Basement Corridor</i>								
Exposed Concrete	8%			LIFE	**	5	\$4,400	
Exposed Struc: Steel	2%			LIFE	**			
Metal Panel	3%			LIFE	**	5	\$13,300	
Plaster	67%			LIFE	**	5	\$149,000	
Plaster	5%	Now	\$49,900	LIFE	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$89,700	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4,000 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$521,800	5	\$1,000	
Raceway								
Conduit	90%			2027	\$555,400	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$51,100	5	\$500	
Molded Case Bkrs	5%			2043	**	5	\$300	
Molded Case Bkrs	85%			2026	\$434,100	5	\$5,200	
Wiring								
Thermoplastic	90%			2027	\$749,200	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	25%			2025	\$61,400	5	\$400	
Locally Mounted	50%			2032	**	5	\$800	
Locally Mounted	25%			2040	**	5	\$400	

Ground

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	98%			2032	**	10	\$209,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2032	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Incandescent	1%			2022		2	\$100	
Egress Lighting								
Emergency, Battery	40%			2027		10	\$22,500	
Exit, Service	60%			2027		1		
Exterior Lighting								
HID	20%			2027		10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$26,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$43,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2027	\$457,200	5	\$72,100	

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$30,100	2025	\$1,505,700	1	\$207,400	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : #4 Boiler Sections, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$196,900	2027	\$3,937,600	4	\$11,500	
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Return Line, Underground Of Boiler Room Entrance In Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%			2022	\$654,300	1	\$28,800	
Convactor/Radiator	80%			2025	\$996,400	1	\$60,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$48,500	1		
No Component	82%							
Under Construction	8%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Exterior Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$129,700	
Exhaust Fans								
Interior	90%			2022	\$744,900	2	\$6,400	
Roof	10%			2027	\$38,600	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$370,500	4	\$23,000	
Sanitary Piping								
Cast Iron	100%	Now	\$34,100	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 3rd Floor Boys Room</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$35,500	4	\$7,400	

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DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q
Asset # : 974

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	100%			2022	\$67,000	4	\$13,900
	Backflow Preventer Generic	100%			2027	\$59,100	1	\$14,200
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor - Not In Service For Long Time</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe No Component Generic	50%						
		50%			2027	\$484,800	1-5	\$60,800
	Sprinkler No Component Generic	90%						
		10%			2027	\$227,800	1-2	\$6,500
	Chemical System Generic	100%			2022	\$27,900	1-3	\$3,700

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE
Address : 156-10 BAISLEY BLVD. JAMAICA
Borough : QUEENS **Agency's Number** : Q400
Program / Asset # : BOE0868.010 / 13398 **Yr Built/Renovated** : 1940 /
Area Sq Ft : 15,000 **Project Type** : EDUCATION
Date of Survey : 16-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12261 **Lot** : 1 **BIN** : 4265978

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$114,700
Mechanical		\$119,800
Total		\$234,500
Importance Code A		\$181,200
Importance Code B		\$53,400
Total		\$234,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$5,300	\$200	
Interior Architecture	\$2,100		\$600	
Mechanical	\$14,900	\$1,700	\$3,300	\$1,700
Total	\$17,000	\$7,000	\$4,100	\$1,700
Importance Code A	\$1,500	\$6,500	\$1,700	\$1,100
Importance Code B	\$13,400	\$600	\$2,400	\$600
Importance Code C	\$2,100			
Total	\$17,000	\$7,000	\$4,100	\$1,700



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

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13398

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$42,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	60%			LIFE	**	5	\$20,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Metal Coiling Doors	10%			2032	**	5	\$10,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	10%			2043	**	5	\$500	
Glass Block	80%			LIFE	**	5	\$2,300	
Steel	10%			2035	**	5	\$5,700	
Parapets								
Cast in Place Concrete	10%			LIFE	**	5		
Masonry: Brick	40%			LIFE	**	5		
Metal Rail	20%			2040	**	5-10		
Metal: Cage/Fence	25%			2032	**	5-10		
Pre-Cast Concrete	5%			LIFE	**	5		
Roof								
Cast in Place Concrete	95%			LIFE	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Bleachers</i>								
Modified Bitumen	5%			2027		10	\$5,000	
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$33,800	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction</i>								
Quarry Tile	10%			2040	**	5	\$3,300	
Vinyl Tile	10%			2035	**	3	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction</i>								
Vinyl Tile	10%			2032	**	3	\$800	
Interior Walls								
Cast in Place Concrete	45%			LIFE	**			
Ceramic Tile	10%			2036	**	5	\$4,300	
Gypsum Board	40%			LIFE	**	5	\$10,300	
Masonry: Brick	5%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13398

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	40%			LIFE	**	5	\$1,400	
Exposed Concrete	25%			LIFE	**	5	\$900	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Gypsum Board	35%			LIFE	**	5	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

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

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
AUGUST MARTIN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13398

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Natural Gas	100%			2047	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : No Access Due To Construction</i>					
Conversion Equipment								
	Radiant Heater	25%			2027	\$66,500	2	\$1,700
	Steam Boiler	75%			2032	**	1	\$11,100
Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$12,700	2037	**	4	\$700
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Holes In The Steam Line, Vacuum Pump, Street Level</i>					
Terminal Devices								
	Convactor/Radiator	25%			2032	**	1	\$1,200
	Fan Coil Unit/Heat	75%			2032	**	1	\$3,600
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,400
Exhaust Fans								
	Interior	100%			2027	\$53,400	2	\$500
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2025	\$9,100	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2032	**	1	\$900
Fixtures								
	Generic	100%						

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : AUTOMOTIVE HIGH SCHOOL - BK
Address : 50 BEDFORD AVE @ MC CARREN PARK
Borough : BROOKLYN **Agency's Number** : K610
Program / Asset # : BOE0648.000 / 688 **Yr Built/Renovated** : 1938 / 1999
Area Sq Ft : 144,000 **Project Type** : EDUCATION
Date of Survey : 01-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2670 **Lot** : 1 **BIN** : 3066698

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,544,100	\$1,817,800
Interior Architecture	\$1,557,100	\$299,100
Electrical	\$1,243,500	\$875,600
Mechanical	\$1,213,700	\$1,664,600
Total	\$5,558,300	\$4,657,000
Importance Code A	\$1,544,100	\$1,862,600
Importance Code B	\$3,879,200	\$2,794,400
Importance Code C	\$135,100	
Total	\$5,558,300	\$4,657,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,400			
Interior Architecture	\$55,400	\$5,600		\$8,300
Electrical	\$1,900	\$61,000	\$2,900	\$1,400
Mechanical	\$31,200	\$21,200	\$34,400	\$20,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$108,800	\$91,700	\$41,300	\$34,500
Importance Code A	\$30,700	\$14,600	\$14,300	\$14,300
Importance Code B	\$44,400	\$77,100	\$27,000	\$20,300
Importance Code C	\$33,800			
Total	\$108,800	\$91,700	\$41,300	\$34,500



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

DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE HIGH SCHOOL - BK
Asset # : 688

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$385,600	LIFE	**	5	\$119,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$44,500	LIFE	**	5	\$5,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$16,400	LIFE	**	5	\$5,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%	Now	\$85,300	2032	**	5	\$11,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$689,100	2043	**	5	\$25,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$13,300	
Masonry: Limestone	35%			LIFE	**	5	\$9,800	
Metal Rail	5%			2040	**	5-10	\$20,100	
Roof								
Built-Up (BUR)	100%	Now	\$339,600	2027	\$1,698,100			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Rooms 303, 309, 337, Bulkheads</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE HIGH SCHOOL - BK
Asset # : 688

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	30%	Now	\$74,100	LIFE	**	5	\$146,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$11,500	2036	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$8,700	
Vinyl Tile	10%	Now	\$10,100	2032	**	3	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	20%	0-2	\$52,300	2022	\$523,500	3	\$16,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$470,200	2042	**	5	\$62,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	Now	\$61,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$33,800	LIFE	**	5	\$23,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$74,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE HIGH SCHOOL - BK
Asset # : 688

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2032	**	5	\$11,100	
Exposed Concrete	30%	Now	\$114,700	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5	\$69,500	
Plaster	15%	Now	\$187,100	LIFE	**	5	\$20,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys Locker Room, Bulkhead, Stairs 9 And 10</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$31,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2027	\$13,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2027	\$23,500	5	\$100	
Fused Knife Sw	90%	2-4	\$211,300	2057	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	100%			2027	\$264,200	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	20%			2026	\$47,900	5	\$800	
Molded Case Bkrs	70%			2043	**	5	\$2,700	
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	10%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,000	

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE HIGH SCHOOL - BK
Asset # : 688

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	84%			2027	\$284,800	10	\$110,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2032	**	10	\$13,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	3%			2022	\$7,400	10	\$100	
Incandescent	3%			2022	\$51,200	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$103,700	10	\$17,400	
Exit, Service	50%			2022	\$20,700	1		
Exterior Lighting								
HID	100%			2022	\$580,600	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,400	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$142,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$10,600	

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DEPARTMENT OF EDUCATION - 040
AUTOMOTIVE HIGH SCHOOL - BK
Asset # : 688

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	20%			2022	\$405,000	1	\$17,800
	Convactor/Radiator	55%	0-2	\$8,500	2032	**	1	\$23,000
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
	Fan Coil Unit/Heat	25%			2022	\$539,100	1	\$11,600
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	50%			2022	\$150,000	1	
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,300
Exhaust Fans								
	Interior	50%			2027	\$256,200	2	\$2,200
	Roof	50%			2022	\$119,500	2	\$2,200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2027	\$1,073,400	1	
Water Heater								
	Gas Fired	100%			2025	\$87,800	2	\$2,100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$22,000	4	\$3,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Freight Unit- Used Only For Transporting Cars</i>								
Fire Suppression								
Sprinkler								
	No Component	85%						
	Generic	15%			2027	\$211,500	1-2	\$6,000
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : AVIATION H.S. - Q
Address : 36TH ST AND QUEENS BLVD
Borough : QUEENS **Agency's Number** : Q610
Program / Asset # : BOE0891.000 / 1457 **Yr Built/Renovated** : 1958 / 1997
Area Sq Ft : 261,324 **Project Type** : EDUCATION
Date of Survey : 05-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6
Block : 226 **Lot** : 1 **BIN** : 4436685

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$194,200	\$449,600
Interior Architecture	\$1,626,100	\$1,031,200
Electrical	\$717,000	\$2,769,700
Mechanical	\$1,773,400	\$4,771,800
Total	\$4,310,700	\$9,022,200
Importance Code A	\$1,851,600	\$494,500
Importance Code B	\$1,918,600	\$8,486,000
Importance Code C	\$540,600	\$41,700
Total	\$4,310,700	\$9,022,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$69,700		\$16,700	
Interior Architecture	\$74,800	\$39,100	\$26,900	\$42,700
Electrical	\$67,500	\$4,900	\$5,800	\$8,100
Mechanical	\$60,200	\$64,100	\$64,000	\$46,300
Site Enclosure	\$2,600			
Elevators/Escalators	\$58,900	\$58,900	\$58,900	\$58,900
Total	\$333,600	\$167,000	\$172,300	\$155,900
Importance Code A	\$70,900	\$25,600	\$42,400	\$25,600
Importance Code B	\$207,900	\$141,400	\$129,900	\$119,400
Importance Code C	\$54,700			\$10,900
Total	\$333,600	\$167,000	\$172,300	\$155,900



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DEPARTMENT OF EDUCATION - 040
AVIATION H.S. - Q
Asset # : 1457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$121,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$181,600	
<i>Not Insulated, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Building. All Single Pane Glazing</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 30%</i>								
<i>Location : Mostly Hallway Areas And Various Locations Around Building</i>								
Metal Sect. OHD	5%			2035	**	5	\$18,900	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Hangar</i>								
<i>Explanation : Sliding Hangar Doors</i>								
Pre-Cast Concrete	5%	Now	\$21,400	LIFE	**	5	\$19,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hangar Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dust Stacks</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dust Stacks</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Dust Stacks</i>								
<i>Explanation : Paint Peeling</i>								
Windows								
Aluminum	100%			2052	**	5	\$85,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$31,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapets</i>								
Masonry: Limestone	2%			LIFE	**	5-10	\$2,800	
Metal/Glass Curt Wall	38%			2050	**	5	\$16,900	
Metal Panel	10%			2030	\$94,700	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Surrounding Main Roof Opposite Side Of Curtain Wall</i>								
<i>Explanation : Aluminum Coping</i>								
Metal Rail	10%			2035	**	5-10	\$20,800	

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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Metal Panel	5%			2043	**	10	\$16,700	
Modified Bitumen	88%			2038	**	10	\$160,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Plaza Roof: Stone Panels	5%			2056	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria Roof</i>								
<i>Explanation : Recent Installation</i>								
Skylight, Metal/Glass	2%			2040	**	10	\$12,200	
Soffits								
Stucco Cement	100%	4+	\$18,900	2043	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	35%	Now	\$304,000	LIFE	**	5	\$299,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Aircraft Hangar, Connecting Corridor To Hangar</i>								
Ceramic Tile	5%			2039	**	5	\$19,600	
Quarry Tile	5%			2043	**	5	\$29,300	
Terrazzo	5%			LIFE	**	5	\$30,600	
Vinyl Tile	30%	Now	\$106,500	2038	**	3	\$44,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Offices And Corridors</i>								
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Vinyl Tile 9" X 9"	15%			2025	\$690,000	3	\$29,300	
Wood	5%			2065	**	5	\$36,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040
AVIATION H.S. - Q
Asset # : 1457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$108,700	
Ceramic Tile	5%			2039	**	5	\$21,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$52,200	
Glass: Single Pane	2%			LIFE	**	5	\$13,000	
Glazed Ceramic Panel	5%			LIFE	**	10	\$19,600	
Masonry: Brick	3%	Now	\$108,600	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Fly Loft</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Fly Loft</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Fly Loft</i>								
Metal Panel	3%	Now	\$192,300	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Auditorium</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Plaster	32%			LIFE	**	5-10	\$118,300	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$54,400	
Ceilings								
AcousTile,Adhered	15%	Now	\$349,400	2043	**	5	\$29,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTile,Adhered	5%			2047	**	5	\$19,600	
AcousTileConcealSpLn	5%			2043	**	5	\$24,400	
AcousTileSusp.Lay-In	15%			2047	**	5	\$58,700	
Exposed Concrete	45%			LIFE	**	5-10	\$220,000	
Exposed Struc: Steel	10%			LIFE	**	10	\$78,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hangar</i>								
<i>Explanation : Acoustical Decking</i>								
Plaster	5%	4+	\$54,800	LIFE	**	5	\$12,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor Corridor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2040	**			
Iron Picket	25%	4+	\$2,600	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
AVIATION H.S. - Q
Asset # : 1457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Yards</i>								
<i>Explanation : Some Sections Being Used As Construction Staging Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Four 400 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	50%			2050	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Service Switches Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2050	**	5	\$300	
Molded Case Bkrs	70%			2030	\$365,200	5	\$4,800	
Raceway								
Conduit	20%			2050	**	1		
Conduit	80%			2030	\$493,700	1		

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DEPARTMENT OF EDUCATION - 040
AVIATION H.S. - Q
Asset # : 1457

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2029	\$25,500	5	\$300
	Fused Disc Sw	5%			2046	**	5	\$300
	Fused Knife Sw	5%	2-4	\$25,500	2055	**	5	\$200
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
	Fused Toggle Switch	10%	2-4	\$51,100	2055	**	5	\$300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	15%			2046	**	5	\$1,000
	Molded Case Bkrs	60%			2029	\$306,400	5	\$4,100
Wiring								
	Braided Cloth	80%	2-4	\$666,000	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2050	**	1	
Motor Controllers								
	Locally Mounted	95%			2028	\$233,500	5	\$1,700
	Locally Mounted	5%			2043	**	5	\$100
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$3,800
	Generic	50%			LIFE	**	5	\$3,800
Stand-by Power								
Transfer Switches								
	Manual	100%			2040	**	5	\$1,100
Lighting								
Interior Lighting								
	Fluorescent	80%			2035	**	10	\$191,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	5%			2030	\$30,800	10	\$12,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
	HID	15%			2038	**	10	\$1,300
Egress Lighting								
	Emergency, Battery	50%			2025	\$188,200	10	\$31,500
	Exit, Service	50%			2025	\$37,600	1	
Exterior Lighting								
	HID	10%			2025	\$105,400	10	\$100
	No Component	90%						

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DEPARTMENT OF EDUCATION - 040

AVIATION H.S. - Q

Asset # : 1457

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

Alarm

Security System

No Component

80%

Generic

20%

2030

\$168,800

1

\$19,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors And Exit Doors**Explanation : CCTV Camera System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2025

\$577,900

1-3

\$33,200

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

Heating

Energy Source

Fuel Oil No 4

98%

2040

* *

5

\$79,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : Two 15,000 Gallon Tanks For No. 4 Fuel, Bio-fuel Used*

Natural Gas

2%

2040

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Serves Laboratories*

Conversion Equipment

Furnace

2%

0-2

\$1,200

2030

\$12,300

1

\$2,300

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Four Gas Fired Rooftop Units Serve Laboratory Classrooms*

Steam Boiler

98%

2-4

\$1,657,400

2050

* *

1

\$228,300

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Oil Leaks From Burners, Boiler Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Boilers*

Distribution

Steam Piping/Pump

100%

0-2

\$57,800

2030

\$1,155,500

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Condensate Pump, Boiler Room And Sub-basement Fan Room.**Steam Traps Faulty, Extent : Moderate, Area Affected : 60%**Location : Throughout*

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DEPARTMENT OF EDUCATION - 040
AVIATION H.S. - Q
Asset # : 1457

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	4%	0-2	\$2,900	2025	\$147,000	1	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolating Canvas, Fan Room</i>								
<i>Explanation : Cracked Canvas</i>								
Air Handler	36%			2025	\$1,322,900	1	\$58,200	
Convactor/Radiator	40%			2035	* *	1	\$33,800	
Unit Heater - Steam	20%			2025	\$186,800	4	\$7,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Split Unit	5%			2030	\$278,900			
Window/Wall Unit	20%			2025	\$108,900	1		
No Component	75%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2030	\$62,100	1	\$4,200	
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2030	\$17,800	2	\$9,100	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$12,000	LIFE	* *	2-5	\$14,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$207,600	
Exhaust Fans								
Interior	50%			2025	\$464,900	2	\$4,000	
Roof	50%			2030	\$216,900	2	\$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	\$159,400	2	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Condensing Boiler With 175 Gallon Storage Tank</i>								
HW Heat Exchanger								
Steam Fired	100%			2030	\$416,200	4	\$38,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Available But Not In Use.</i>								

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DEPARTMENT OF EDUCATION - 040
AVIATION H.S. - Q
Asset # : 1457

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	\$3,800	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Water Backs Up In 1st Floor When It Rains.</i>						
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$2,000	2030	\$39,800	4	\$5,500	
		<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Single, One Duplex Pump</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 6th Floor</i>						
		<i>Explanation : One Unit</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ground To 1st Floor</i>						
		<i>Explanation : One Unit</i>						
Escalators								
Under 20' Rise	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Total Of 14 Escalators / Each Serves 1 Level From 1st To 6th Floor; 2 Levels Awaiting Parts For Repair</i>						
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$131,800	
Sprinkler								
No Component	70%							
Generic	30%			2040	**	1-2	\$22,000	
Chemical System								
No Component	99%							
Generic	1%			2025	\$300	1-3		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BATHGATE HIGH SCHOOL X970 (X252, X241, X263)
Address : 1595 BATHGATE AVENUE @ E.172 ST.
Borough : BRONX **Agency's Number** : LEASED
Program / Asset # : BOE1058.000 / 14353 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 138,452 **Project Type** : EDUCATION
Date of Survey : 04-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2913 **Lot** : 1 **BIN** : 2009555

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$516,400	\$3,281,900
Interior Architecture	\$69,400	\$201,800
Electrical	\$127,000	
Mechanical		\$2,188,700
Site Pavements	\$40,800	
Total	\$753,600	\$5,672,400
Importance Code A	\$516,400	\$3,591,600
Importance Code B	\$237,200	\$2,000,200
Importance Code C		\$80,600
Total	\$753,600	\$5,672,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture		\$24,100	\$9,500	\$12,600
Electrical	\$14,300	\$15,500	\$18,400	\$15,000
Mechanical	\$17,600	\$14,200	\$70,300	\$11,400
Site Enclosure	\$3,500			
Site Pavements	\$2,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$45,900	\$61,600	\$106,100	\$46,900
Importance Code A	\$6,500	\$7,100	\$6,500	\$7,400
Importance Code B	\$39,400	\$54,500	\$94,300	\$32,000
Importance Code C			\$5,300	\$7,500
Total	\$45,900	\$61,600	\$106,100	\$46,900



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DEPARTMENT OF EDUCATION - 040
BATHGATE HIGH SCHOOL X970 (X252, X241, X263)

Asset # : 14353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$53,600	
Metal/Glass Curt Wall	15%			LIFE	**	5	\$50,300	
Metal Panel	45%			2049	**	5-10	\$552,900	
Metal Panel	10%			2049	**	5-10	\$122,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mounted On Roof</i>								
<i>Explanation : These Are Acoustical Site Barriers Made With Insulated Rectangular Metal Panels And Louvers</i>								
Windows								
Aluminum	98%			2045	**	5	\$27,900	
Metal Louvers	2%			2038	**	10	\$3,600	
Parapets								
Concrete Masonry Unit	75%			LIFE	**	5	\$13,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Side Covered With Metal Panels - Interior Side Covered By Roofing Material</i>								
Metal Rail	25%			2042	**	5-10	\$72,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mounted On Parapet Walls</i>								
<i>Explanation : Parapet Rail Is Stainless Steel</i>								
Roof								
Modified Bitumen	95%	4+	\$134,300	2029	\$2,686,500			
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$153,900	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Last Skylight At South Side Of Roof</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Carpet	2%			2028	\$56,500	3	\$6,200	
Cast in Place Concrete	5%			LIFE	**	5	\$22,700	
Ceramic Tile	4%			2038	**	5	\$8,300	
Quarry Tile	2%			2042	**	5	\$6,200	
Terrazzo	10%			LIFE	**	5	\$16,200	
Traffic Topping	4%			2034	**	5	\$10,400	
Vinyl Tile	73%			2034	**	3	\$56,700	

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DEPARTMENT OF EDUCATION - 040
BATHGATE HIGH SCHOOL X970 (X252, X241, X263)

Asset # : 14353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$10,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,500	
Glass: Single Pane	4%			LIFE	**	5	\$6,400	
Gypsum Board	63%			LIFE	**	5	\$80,600	
Masonry: Brick	2%			LIFE	**			
Metal Panel	10%			LIFE	**			
Operable Wall	2%			2049	**	5	\$14,900	
Granite Panels	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Located Outside Classroom 140</i>								
<i>Explanation : Terrazzo Was Used Vertically To Finish This Particular Partial Wall</i>								
Ceilings								
AcousTileSusp.Lay-In	67%			2042	**	5	\$138,800	
Exposed Concrete	3%			LIFE	**	5	\$1,000	
Gypsum Board	20%			LIFE	**	5	\$51,800	
Metal Panel	10%			LIFE	**	5	\$25,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen, Cafeteria And Gymnasium Areas</i>								
<i>Explanation : Various Metal Panel Types</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	15%			2064	**			
Iron Picket	85%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Northeast Courtyard</i>								
<i>Explanation : Generator Enclosure</i>								
Retaining Walls								
Masonry: Brick	100%	Now	\$3,500	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Courtyard By Generator</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Northeast Courtyard By Generator</i>								
<i>Explanation : Efflorescence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$40,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations On South, East And West Sidewalks</i>								
On-Site Walkways								
Cast in Place Concrete	10%			2034	**			
Pavers/Stone	90%			2038	**			
Parking/Driveway								
Asphalt	100%			2032	**			

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DEPARTMENT OF EDUCATION - 040
BATHGATE HIGH SCHOOL X970 (X252, X241, X263)

Asset # : 14353

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

Site Pavements

Activity Yard

Asphalt

100% 4+ \$2,700 2032 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Basketball Court

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2049 * * 5 \$600

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

Location : Electrical Room 117

Explanation : One 4000 Ampere Main Disconnect Switch And The Other Four Services Not Department Of Education Property

Switchgear / Switchboard

Fused Disc Sw

100% 2049 * * 5 \$600

Raceway

Busway

5% 2042 * * 1

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

Location : Main Electrical Room 117

Explanation : Connected Main Service To Main Distribution System

Conduit

95% 2049 * * 1

Panelboards

Fused Disc Sw

15% 2045 * * 5 \$500

Molded Case Bkrs

85% 2045 * * 5 \$3,100

Wiring

Thermoplastic

100% 2049 * * 1

Motor Controllers

Locally Mounted

30% 2042 * * 5 \$300

Variable Frequency Drive

70% 2042 * *

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$2,000

Stand-by Power

Transfer Switches

Automatic

100% 2042 * * 1 \$42,600

Generators

Diesel

100% 2038 * * 1 \$53,600

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

Location : Exterior Enclosure - Northern Side Of The Building

Explanation : One 230 Kilowatt

Batteries

Lead/Acid

100% 2023 \$1,600 5 \$5,100

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DEPARTMENT OF EDUCATION - 040
BATHGATE HIGH SCHOOL X970 (X252, X241, X263)

Asset # : 14353

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	100%			2045	**	5	\$25,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting Fluorescent	100%			2034	**	10	\$127,000	
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$15,500	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2034	**	1-3	\$34,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2049	**	1		
Natural Gas	95%			2049	**	1		
Conversion Equipment								
Furnace	95%			2029	\$309,700	1	\$65,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 13 Rooftop Units, Heating And Cooling Units</i>								
Radiant Heater	5%			2034	**	2	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Explanation : 2 Electric Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		

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DEPARTMENT OF EDUCATION - 040
BATHGATE HIGH SCHOOL X970 (X252, X241, X263)

Asset # : 14353

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2029	\$1,646,700	2	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 13 Rooftop Units Using R-22 Refrigerant</i>								
Split Unit	5%			2029	\$147,800			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$180,100	
Ventilation								
Distribution								
Ductwork/Diffusers	98%			LIFE	**	2-5	\$75,700	
Ductwork/Diffusers	2%	Now	\$2,600	LIFE	**	2-5	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Laboratory Exhaust Duct</i>								
Exhaust Fans								
Roof	98%			2034	**	2	\$4,200	
Roof	2%	Now	\$500	2034	**	2	\$100	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Mounting For Laboratory Exhaust</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
<i>Not Insulated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Heater Mechanical Room</i>								
Water Heater								
Gas Fired	100%			2027	\$84,400	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Heater Room</i>								
<i>Explanation : Two 120 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pump Room</i>								
<i>Explanation : Duplex</i>								
Backflow Preventer								
Generic	100%			2034	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : 2 Devices</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BATHGATE HIGH SCHOOL X970 (X252, X241, X263)
Asset # : 14353

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2049	**	1-2	\$38,800
Chemical System	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M
 Address : 351 W. 18 ST BTWN: 8 AVE. AND 9 AVE.
 Borough : MANHATTAN Agency's Number : M440
 Program / Asset # : BOE0123.000 / 1645 Yr Built/Renovated : 1931 / 2010
 Area Sq Ft : 265,000 Project Type : EDUCATION
 Date of Survey : 06-Nov-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,6,7,8
 Block : 742 Lot : 7 BIN : 1013096

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$801,000	\$466,000
Interior Architecture	\$1,173,000	\$653,500
Electrical	\$317,400	\$1,876,100
Mechanical	\$1,035,500	\$6,641,100
Total	\$3,326,900	\$9,636,700
Importance Code A	\$1,006,800	\$533,300
Importance Code B	\$1,831,100	\$9,034,600
Importance Code C	\$489,000	\$68,800
Total	\$3,326,900	\$9,636,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,300			
Interior Architecture	\$77,300		\$47,700	\$10,000
Electrical	\$7,600	\$6,900	\$9,300	\$9,700
Mechanical	\$69,800	\$49,500	\$66,700	\$51,000
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$214,600	\$88,000	\$155,300	\$102,300
Importance Code A	\$46,700	\$26,200	\$26,200	\$26,200
Importance Code B	\$90,600	\$61,800	\$129,000	\$76,100
Importance Code C	\$77,300			
Total	\$214,600	\$88,000	\$155,300	\$102,300



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

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$206,400	
Masonry: Brick	75%			LIFE	**	5	\$309,600	
Masonry: Limestone	15%			LIFE	**	5	\$46,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Facade</i>								
Windows								
Aluminum	97%	Now	\$236,300	2046	**	5	\$13,200	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	3%			2046	**	5	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Stained Glass</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$159,600	
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 30%</i>								
<i>Location : 18th Street At Entrance</i>								
Masonry: Limestone	20%			LIFE	**	5-10	\$94,900	
Metal Rail	20%			2043	**	5-10	\$140,600	
Roof								
Copper/Terne	25%			2058	**	10	\$69,500	
Modified Bitumen	75%			2035	**	10	\$83,400	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$351,300	
Ceramic Tile	5%			2039	**	5	\$20,100	
Mosaic Tile	5%			2035	**	5	\$50,200	
Sheet Vinyl/Rubber	8%			2035	**	5	\$48,200	
Terrazzo	5%	4+	\$49,800	LIFE	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Corridor</i>								
Vinyl Tile	27%			2035	**	3	\$40,700	
Wood	30%			2045	**	5	\$225,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$360,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sub-basement At Pool Walls</i>								
Ceramic Tile	6%	Now	\$47,100	2033	**	5	\$16,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$42,600	
Gypsum Board	5%			LIFE	**	5-10	\$45,300	
Masonry: Brick	10%			LIFE	**	10	\$16,000	
Marble Panels	5%			LIFE	**	10	\$10,700	
Plaster	43%	Now	\$39,300	LIFE	**	5	\$68,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooms 104-106</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooms 104-106</i>								
<i>Explanation : Historical Painted Plaster Artwork Requires Restoration</i>								
SGFT/Glazed Masonry	16%			LIFE	**	10	\$42,600	
Ceilings								
AcousTile,Adhered	10%			2043	**	5	\$40,200	
AcousTileSusp.Lay-In	7%			2043	**	5	\$28,100	
Exposed Concrete	10%	Now	\$137,900	LIFE	**	5	\$6,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Basement Beams - 19th Street Sidewalk Vault And At Water Main Leak</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Basement Beams - 19th Street Sidewalk Vault And At Water Main Leak</i>								
Plaster	68%			LIFE	**	5-10	\$469,300	
Plaster	5%			LIFE	**	5-10	\$34,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Lobby</i>								
<i>Explanation : Decorative Moulding</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2030	\$67,300	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At 2,000 Amperes Each</i>								
Fused Disc Sw	25%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$417,400	5	\$900	
Fused Disc Sw	20%			2050	**	5	\$200	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$25,500	5	\$300	
Molded Case Bkrs	75%			2029	\$383,000	5	\$5,200	
Molded Case Bkrs	20%			2046	**	5	\$1,400	
Wiring								
Braided Cloth	30%	2-4	\$249,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2030	\$416,200	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	65%			2028	\$159,800	5	\$1,200	
Locally Mounted	35%			2043	**	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible, Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$218,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	4%			2030	\$18,100	10	\$300	
Incandescent	1%			2025	\$31,400	2	\$100	
LED	5%	0-2	\$67,700	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Lights Flicker And Malfunction</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$32,000	
Exit, LED	10%			2058	**	1		
Exit, Service	40%			2030	\$30,500	1		
Exterior Lighting								
HID	20%			2030	\$213,700	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Not Functional</i>								
No Component	80%							
Alarm								
Security System								
No Component	75%							
Generic	25%			2035	**	1	\$24,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$49,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Caffeteria, Basement</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	\$290,800	2060	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tank Is Corroded Heavily And Potentially May Leak</i>								
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 10,000 Gallon Tank For No 2 Fuel</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	30%	Now	\$205,800	2043	**	1	\$70,900	
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Boiler 3 Being Retubed</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Boilers</i>								
Steam Boiler	70%			2035	**	1	\$183,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boilers 1 And 2</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$58,600	2040	**			
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pool And Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	45%	Now	\$83,800	2025	\$1,676,800	1	\$66,400	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor And Basement Fan Rooms</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Various Locations</i>								
Convactor/Radiator	35%			2028	\$496,500	1	\$30,000	
Fan Coil Unit/Heat	20%			2030	\$793,700	1	\$17,100	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Window/Wall Unit	60%			2028	\$331,300	1		
No Component	35%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$234,000	

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

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

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

DEPARTMENT OF EDUCATION - 040
BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M
Asset # : 1645

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans Interior	100%	Now	\$94,300	2025	\$942,800	2	\$6,500	
<i>Broken, Extent : Severe, Area Affected : 5%</i> <i>Location : General Exhaust Fans</i> <i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i> <i>Location : 8th Floor And Rooftop Fan Room</i> <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Various Locations</i> <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> <i>Location : Kitchen</i> <i>Explanation : Hood Fan Undersized</i>								
Plumbing								
H/C Water Piping Brass/Copper	40%			2040	**	1		
Galvanized Steel	60%	Now	\$139,500	2028	\$697,700	1		
<i>Corroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Water Main, Piping, House Tank In Rooftop Mechanical Room And Surge Tank In Basement</i> <i>On Extended Life, Extent : Moderate, Area Affected : 60%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Severe, Area Affected : 60%</i> <i>Location : 9th Floor</i> <i>Explanation : Exposed House Water Tanks</i>								
Water Heater Gas Fired	100%			2025	\$161,600	2	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Two Units, One 1,500 Gallon, One 400 Gallon</i>								
Sanitary Piping Cast Iron	100%	Now	\$97,000	LIFE	**	1		
<i>Damaged, Extent : Severe, Area Affected : 10%</i> <i>Location : Kitchen Grease Traps</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	80%			2025	\$32,300	4	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Duplex Unit</i>								
Submersible	20%			2024	\$1,800	4	\$1,700	
Pool Filter/Treatment Sand	100%			2043	**	4		
Sewage Ejector(s) Electric	100%			2030	\$76,300	4	\$15,800	
Fixtures Generic	100%							
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M
Asset # : 1645

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 7th Floor, Two Units From 1st To 7th Floor</i>								
<i>Explanation : Four Units.</i>								
Fire Suppression								
Standpipe								
	Generic	100%	Now	\$22,100	2030	\$1,104,400	1-5	\$94,000
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Valve Handles For Stand Pipe Valves Have Been Removed / Some Valve Boxes Damaged</i>								
Sprinkler								
	No Component	90%						
	Generic	10%			2030	\$259,500	1-2	\$7,400

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BAYSIDE HIGH SCHOOL - Q
Address : 32-24 CORPORAL KENNEDY STREET @32 AVENUE
Borough : QUEENS **Agency's Number** : Q495
Program / Asset # : BOE0869.000 / 1491 **Yr Built/Renovated** : 1936 / 2014
Area Sq Ft : 260,736 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6044 **Lot** : 1 **BIN** : 4134578

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$49,200	\$980,900
Interior Architecture	\$412,300	\$1,873,000
Electrical	\$339,500	\$3,042,800
Mechanical	\$386,300	\$2,890,200
Total	\$1,187,300	\$8,786,900
Importance Code A	\$133,600	\$1,070,600
Importance Code B	\$1,053,700	\$7,644,500
Importance Code C		\$71,800
Total	\$1,187,300	\$8,786,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$21,900	\$29,300		\$2,400
Electrical	\$9,700	\$10,700	\$39,400	\$8,800
Mechanical	\$44,200	\$67,700	\$71,200	\$51,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,700	\$111,600	\$114,600	\$66,300
Importance Code A		\$25,800	\$26,400	\$25,800
Importance Code B	\$74,900	\$85,800	\$88,200	\$40,500
Importance Code C	\$4,800			
Total	\$79,700	\$111,600	\$114,600	\$66,300



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

DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$210,100	
Masonry: Brick	80%			LIFE	**	5	\$215,100	
Masonry: Brick	5%			LIFE	**	5	\$13,400	
Masonry: Limestone	5%			LIFE	**	5	\$10,100	
Windows								
Aluminum	92%			2050	**	5	\$145,000	
Glass Block	3%			LIFE	**	5	\$3,000	
Steel	5%			2036	**	5	\$98,500	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$35,300	
Pre-Cast Concrete	20%			LIFE	**	5	\$55,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Parapet</i>								
Roof								
Copper/Terne	2%			2068	**	10	\$11,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Modified Bitumen	93%			2038	**	10	\$218,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2048	**	10	\$39,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$42,700	
Ceramic Tile	5%			2037	**	5	\$19,500	
Quarry Tile	5%			2041	**	5	\$29,300	
Terrazzo	10%			LIFE	**	5	\$30,500	
Vinyl Tile	40%			2028	\$1,417,100	3	\$58,500	
Vinyl Tile	5%			2033	**	3	\$9,800	
Wood	30%	Now	\$412,300	2043	**	5	\$109,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium 3</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium 3</i>								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$9,600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	75%			LIFE	**	5	\$71,800	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$3,000	
Plaster	95%			LIFE	**	5	\$231,700	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2048		**		
Iron Picket	70%			2063		**		
Free Standing Walls								
Cast in Place Concrete	100%			2072		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Explanation : Handball Court</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045		**		
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		
Activity Yard								
Asphalt	100%			2041		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$89,700	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$521,800	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 7- Vertical Sections</i>								
Raceway								
Conduit	100%			2028	\$617,100	1		
Panelboards								
Fused Disc Sw	10%			2027	\$51,100	5	\$600	
Molded Case Bkrs	90%			2027	\$459,600	5	\$6,200	
Wiring								
Thermoplastic	100%			2028	\$832,400	1		
Motor Controllers								
Locally Mounted	100%			2026	\$245,800	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$3,800
Lighting								

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2033	**	10	\$234,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	1%			2023	\$30,900	2	\$100	
LED	1%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$187,700	10	\$31,500	
Exit, Service	50%			2028	\$37,500	1		
Exterior Lighting								
HID	10%			2023	\$105,100	10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$29,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$49,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Offices, Basement</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2048	**	5	\$80,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units 15000 Gallon Each</i>								
Conversion Equipment Steam Boiler	100%	Now	\$84,400	2033	**	1	\$232,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler #3 Needs Retubing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 5 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$19,300	

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%	Now	\$91,700	2028	\$1,833,200	1	\$72,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Air Handler #3</i>								
<i>Explanation : Motor Not Working</i>								
Convactor/Radiator	50%			2033	**	1	\$42,100	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2023	\$135,800	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,400	
Exhaust Fans								
Interior	90%			2028	\$834,900	2	\$7,200	
Roof	10%			2028	\$43,300	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2048	**	1		
Galvanized Steel	10%			2033	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$38,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$39,800	4	\$5,500	
Pool Filter/Treatment								
Sand	100%			2033	**	4	\$96,900	
Backflow Preventer								
Generic	100%			2033	**	1	\$16,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$131,500	

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q
Asset # : 1491

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%		2038	**	1-2	\$14,600	
Chemical System	Generic	100%		2026	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BAYSIDE HIGH SCHOOL - Q FIELDHOUSE
Address : 206 ST AND 32 AVE BAYSIDE
Borough : QUEENS **Agency's Number** : Q405
Program / Asset # : BOE0869.010 / 14283 **Yr Built/Renovated** : 1936 /
Area Sq Ft : 5,500 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6044 **Lot** : 1 **BIN** : 4458679

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$401,400	
Electrical	\$126,000	
Total	\$527,400	
Importance Code A	\$401,400	
Importance Code B	\$126,000	
Total	\$527,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,200		\$1,200	
Interior Architecture		\$1,600		
Electrical	\$300	\$400	\$2,300	\$300
Mechanical	\$1,600	\$300	\$34,500	\$300
Total	\$9,200	\$2,200	\$38,000	\$600
Importance Code A	\$7,500	\$200	\$31,400	\$200
Importance Code B	\$1,600	\$1,000	\$6,600	\$300
Importance Code C		\$1,000		
Total	\$9,200	\$2,200	\$38,000	\$600



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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14283

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$13,900	
Metal Coiling Doors	5%			2048	**	5	\$2,400	
Wood	5%	0-2	\$43,100	2048	**	5	\$1,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Perimeter Roof Fascia</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Roof Fascia</i>								
<i>Explanation : Wood Fascia Covered With Metal. Not Accessible To Confirm Condition.</i>								
Windows								
Steel	100%	0-2	\$7,200	2036	**	5	\$8,100	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	0-2	\$358,300	2038	**			
<i>Blisters, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$24,000	
Ceramic Tile	10%			2037	**	5	\$1,200	
Interior Walls								
Ceramic Tile	10%			2037	**	5	\$1,900	
Concrete Masonry Unit	90%			LIFE	**	5	\$7,000	
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$1,900	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2048	**			
Iron Picket	2%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%			2072	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Field</i>								
<i>Explanation : Handball Court</i>								
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Traffic Topping	100%			2036	**			

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14283

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2028	\$1,300	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Power</i>								
Fused Disc Sw	50%			2028	\$1,300	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 100 Amperes Main Disconnect Switch For Lighting</i>								
Raceway								
Conduit	80%			2028	\$11,900	1		
Conduit	20%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$2,400	5		
Molded Case Bkrs	70%			2027	\$16,800	5	\$100	
Molded Case Bkrs	20%			2036	**	5		
Wiring								
Thermoplastic	80%			2028	\$15,800	1		
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Incandescent	100%			2023	\$65,200	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2028	\$4,000	10	\$700	
Exit, Service	50%			2028	\$800	1		
Exterior Lighting								
Incandescent	10%			2023	\$1,900	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$60,800	1-3	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lockers Rooms</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040
BAYSIDE HIGH SCHOOL - Q FIELDHOUSE

Asset # : 14283

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	80%			2023	\$10,400	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One Unit</i>						
Radiant Heater	20%			2023	\$19,500	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,100	
Exhaust Fans								
Roof	100%			2033	**	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$1,200	2033	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Valve Of Hot Water Pipe Next To Hot Water Heater</i>						
Water Heater								
Gas Fired	100%			2023	\$3,400	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	**	1	\$300	
Fixtures								
Generic	100%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BEACH CHANNEL HIGH SCHOOL - Q
Address : 100-00 BEACH CHANNEL DRIVE
Borough : QUEENS **Agency's Number** : Q410
Program / Asset # : BOE0870.000 / 1492 **Yr Built/Renovated** : 1973 / 2012
Area Sq Ft : 440,732 **Project Type** : EDUCATION
Date of Survey : 01-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 16167 **Lot** : 99 **BIN** : 4303773

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$916,500	\$8,252,400
Interior Architecture	\$2,439,000	\$4,954,400
Electrical	\$513,400	\$5,951,900
Mechanical	\$333,100	\$3,195,300
Site Pavements	\$127,500	
Total	\$4,329,500	\$22,354,100
Importance Code A	\$916,500	\$8,387,000
Importance Code B	\$1,266,000	\$13,792,800
Importance Code C	\$2,147,100	\$174,300
Total	\$4,329,500	\$22,354,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$55,900	\$9,900	\$26,400	\$53,600
Electrical	\$45,000	\$46,900	\$63,600	\$48,200
Mechanical	\$87,500	\$81,800	\$131,700	\$73,800
Site Pavements	\$49,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$249,700	\$150,400	\$233,600	\$187,400
Importance Code A	\$43,600	\$43,600	\$43,600	\$44,600
Importance Code B	\$156,500	\$106,800	\$163,500	\$142,800
Importance Code C	\$49,500		\$26,400	
Total	\$249,700	\$150,400	\$233,600	\$187,400



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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$368,200	
Windows								
Aluminum	98%	Now	\$77,100	2037	**	5	\$43,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$11,000	
Parapets								
Masonry: Brick	90%	Now	\$60,100	LIFE	**	5	\$48,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$34,100	
Roof								
Metal, Corrugated	10%			2042	**	1		
Modified Bitumen	90%	Now	\$779,200	2029	\$7,792,300			
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	10%			LIFE	**	5		
Stucco Cement	90%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$72,200	
Ceramic Tile	5%	0-2	\$34,100	2038	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%			2045	**	5	\$74,200	
Quarry Tile	2%			2042	**	5	\$19,800	
Terrazzo	3%			LIFE	**	5	\$15,500	
Vinyl Tile	65%	0-2	\$194,600	2029	\$3,892,400	3	\$160,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$116,100	2057	**	5	\$30,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys Gymnasium Near Entrance</i>								
Wood	10%			2044	**	5	\$123,700	

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$52,800	
Concrete Masonry Unit	15%	0-2	\$375,800	LIFE	**	5	\$63,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%	Now	\$179,500	2037	**	5	\$26,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	1%			LIFE	**	5	\$7,900	
Masonry: Brick	7%	2-4	\$153,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$110,900	
SGFT/Glazed Masonry	30%	0-2	\$1,310,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Ceilings								
AcousTile,Adhered	15%	Now	\$46,900	2034	**	5	\$47,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Pool Entrance</i>								
AcousTileConcealSpLn	20%	Now	\$21,700	2034	**	5	\$78,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$219,400			
Metal Panel	30%			LIFE	**	5	\$236,000	
Plaster	25%			LIFE	**	5	\$98,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair And Entry</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046		**		
On-Site Walkways								
Cast in Place Concrete	85%	4+	\$127,500	2042		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Pavers/Stone	15%	2-4	\$18,900	2038		**		
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Main Entrance Edge</i>							
Parking/Driveway								
Asphalt	100%	4+	\$30,600	2038		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$134,600	5	\$1,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Three 4000 Amperes Disconnect Switches, Main - Tie - Main</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$782,600	5	\$1,900	
Raceway								
Conduit	90%			2029	\$833,100	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	15%			2028	\$117,300	5	\$1,500	
Molded Case Bkrs	75%			2028	\$586,500	5	\$8,700	
Molded Case Bkrs	10%			2045	**	5	\$1,200	
Wiring								
Thermoplastic	90%			2029	\$1,123,800	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$294,900	5	\$2,400	
Locally Mounted	20%			2042	**	5	\$600	

Ground

Grounding Devices								
Generic	100%	4+	\$10,200	LIFE		**	5	\$6,500
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Crawlspace</i>							
	<i>Explanation : Corroded</i>							

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	50%			2034	**	1	\$67,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 400 Amperes A T S Partially Blocked By 1200 Amperes Switch</i>								
Automatic	50%			2027	\$11,700	1	\$67,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Space</i>								
<i>Explanation : 100 Amperes Fire Alarm A T S</i>								
Generators								
Natural Gas	100%	4+	\$6,500	2025	\$129,600	1	\$153,600	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Generator Space</i>								
<i>Explanation : One 170 K W Generator, Control Panel Mounting Supports Broken, Engine Possile Oil Leak</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$16,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$384,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2034	**	10	\$700	
Egress Lighting								
Emergency, Battery	10%			2024	\$63,500	10	\$10,600	
Emergency, Battery	40%			2034	**	10	\$42,600	
Exit, Service	10%			2024	\$12,700	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	10%			2034	**	10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$49,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2029	\$1,949,400	1-3	\$108,600	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$436,500	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 4 Units</i>					
Distribution								
Steam Piping/Pump	100%			2055	**			
			<i>Recent Replace Evident, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Boiler Room</i>					
Terminal Devices								
Air Handler	20%			2029	\$1,239,500	1	\$54,500	
Convactor/Radiator	80%			2034	**	1	\$113,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	5%			2029	\$470,400			
Window/Wall Unit	30%			2024	\$275,500	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$245,800	
Exhaust Fans								
Interior	30%			2029	\$470,400	2	\$4,100	
Roof	10%	Now	\$7,300	2029	\$73,200	2	\$1,100	
			<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Roof	60%			2029	\$439,000	2	\$8,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2046	**	1		
			<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Water Meter Room</i>					
Water Heater								
Gas Fired	100%			2028	\$268,800	2	\$6,400	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 500 Gallon Tank</i>					

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DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q
Asset # : 1492

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$43,600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$67,200	4	\$14,000	
Pool Filter/Treatment Sand	100%			2034	**	4		
Backflow Preventer Generic	100%			2034	**	1	\$27,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 3rd Floor, 1 Unit From 1st To 2nd Floor</i>								
<i>Explanation : Two Passenger And One Freight</i>								
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$222,200	
Sprinkler No Component Generic	90%			2039	**	1-2	\$12,300	
Chemical System Wet No Component	1%			2024	\$300	1-3	\$100	
	99%							

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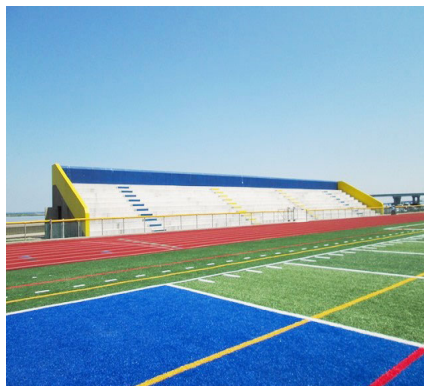
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BEACH CHANNEL HIGH SCHOOL - Q FIELDHOUSE
Address : 100-00 BEACH CHANNEL DRIVE
Borough : QUEENS **Agency's Number** : Q410
Program / Asset # : BOE0870.010 / 14269 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 4,000 **Project Type** : EDUCATION
Date of Survey : 01-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 16167 **Lot** : 99 **BIN** : 4303773

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$141,000	\$228,300
Interior Architecture	\$79,600	
Electrical	\$47,400	
Total	\$268,100	\$228,300
Importance Code A	\$141,000	\$228,300
Importance Code B	\$84,600	
Importance Code C	\$42,500	
Total	\$268,100	\$228,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,600			
Interior Architecture	\$6,000			
Electrical			\$100	\$1,400
Total	\$20,600		\$100	\$1,400
Importance Code A	\$14,600			
Importance Code B	\$6,000		\$100	\$1,400
Total	\$20,600		\$100	\$1,400



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

DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q FIELDHOUSE

Asset # : 14269

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	0-2	\$141,000	LIFE	**	5	\$117,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	100%	Now	\$14,600	LIFE	**	5	\$111,200	
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Between Stairs</i>								
Roof								
Cast in Place Concrete	100%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$6,000	LIFE	**	5	\$23,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	100%	0-2	\$42,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	100%	0-2	\$37,100	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$14,800	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corroded At Back Wall Ventilation Openings</i>								
Panelboards								
Molded Case Bkrs	100%			2028	\$23,900	5	\$100	

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

DEPARTMENT OF EDUCATION - 040
BEACH CHANNEL HIGH SCHOOL - Q FIELDHOUSE

Asset # : 14269

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2029	\$19,800	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Incandescent	100%			2024	\$47,400	2	\$100	
Exterior Lighting									
	Incandescent	10%			2024	\$1,400	2		
	No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BEACON HIGH SCHOOL - M
Address : 522 WEST 44TH STREET
Borough : MANHATTAN **Agency's Number** : M912
Program / Asset # : BOE1179.000 / 14925 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 227,580 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,7
Block : 1072 **Lot** : 15 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$674,500
Interior Architecture	\$181,900	\$771,500
Electrical		\$175,300
Mechanical		\$224,900
Total	\$181,900	\$1,846,300
Importance Code A		\$674,500
Importance Code B	\$134,600	\$613,900
Importance Code C	\$47,300	\$557,800
Total	\$181,900	\$1,846,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$71,100			
Interior Architecture	\$12,800	\$51,100		\$21,300
Electrical	\$41,100	\$41,300	\$37,100	\$49,600
Mechanical	\$81,200	\$73,600	\$171,600	\$69,300
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$220,000	\$179,800	\$222,400	\$154,000
Importance Code A	\$82,300	\$11,300	\$11,300	\$11,300
Importance Code B	\$137,700	\$168,600	\$211,200	\$142,800
Total	\$220,000	\$179,800	\$222,400	\$154,000



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

DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	95%			2037	**	10	\$674,500	
Granite Panels	5%			LIFE	**	5	\$8,500	
Windows								
Aluminum	100%			2051	**	5	\$30,500	
Parapets								
Metal Panel	10%			2055	**	5	\$7,200	
Stucco Cement	90%			2046	**	5	\$43,100	
Roof								
IRMA/Protected Membrane	100%	Now	\$34,300	2037	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$74,500	
Ceramic Tile	10%			2042	**	5	\$34,100	
Quarry Tile	5%			2046	**	5	\$25,500	
Sheet Vinyl/Rubber	5%			2037	**	5	\$25,500	
Terrazzo	10%			LIFE	**	5	\$26,600	
Traffic Topping	10%			2037	**	5	\$42,600	
Vinyl Tile	50%	2-4	\$77,300	2037	**	3	\$63,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%			2042	**	5	\$94,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$37,800	
Glass: Single Pane	10%			LIFE	**	5	\$47,300	
Gypsum Board	50%			LIFE	**	5	\$189,100	
Operable Wall	5%			2055	**	5	\$110,300	
Wood	5%			LIFE	**	5	\$126,100	
Ceilings								
AcousTileSusp.Lay-In	35%			2046	**	5	\$114,600	
Exposed Concrete	25%			LIFE	**	5	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Slab Finished With Acoustical Popcorn Covering</i>								
Exposed Concrete	5%			LIFE	**	5	\$2,600	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$81,800	
Metal Panel	5%			LIFE	**	5	\$20,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

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

DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2055	**	5	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 4000 Amperes And One Main Disconnect Switch Rated At 3000 Amperes</i>								
<hr/>								
Transformers								
	Dry Type	100%			2046	**	5	\$800
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2055	**	5	\$1,000
<hr/>								
Raceway								
	Conduit	100%			2055	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	10%			2051	**	5	\$500
	Molded Case Bkrs	90%			2051	**	5	\$5,400
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Wiring								
	Thermoplastic	100%			2055	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	90%			2046	**	5	\$1,400
	Variable Frequency Drive	10%			2046	**		
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,300
<hr/>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2046	**	1	\$70,000
<hr/>								
Generators								
	Diesel	100%			2042	**	1	\$88,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 550 Kilowatt Capacity</i>								
<hr/>								
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$8,400
<hr/>								
Fuel Storage								
	Main Tank	100%			2064	**	5	\$6,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
<hr/>								
Lighting								

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

DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2037	**	10	\$167,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	4%			2037	**	10	\$8,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 4%</i>								
<i>Location : Corridors And Lobby</i>								
HID	1%			2037	**	10	\$100	
LED	15%			2037	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Battery	50%			2037	**	10	\$7,700	
Exterior Lighting								
Fluorescent	10%			2037	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrances</i>								
HID	90%			2037	**	10	\$600	
Lightning Protection								
Arresters/Cablings								
Generic	100%			2064	**	5	\$6,700	
Alarm								
Security System								
Generic	100%			2037	**	1	\$85,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System, Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$140,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns, Strobes And Smoke Detection</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$112,500	
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$11,200	
Terminal Devices								
Air Handler	40%			2037	**	1	\$56,300	
Convactor/Radiator	60%			2046	**	1	\$44,100	

Air Conditioning

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

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

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

DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2042	**	1	\$234,000	
Split Unit	5%			2037	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$296,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	**	1	\$140,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$126,900	
Exhaust Fans								
Roof	100%			2037	**	2	\$7,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2028	\$138,800	2	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : 900-gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$7,200	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$13,600	
Backflow Preventer								
Generic	100%			2037	**	1	\$13,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 7th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2055	**	1-5	\$114,700	
Sprinkler								
Generic	100%			2055	**	1-2	\$63,800	

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DEPARTMENT OF EDUCATION - 040
BEACON HIGH SCHOOL - M
Asset # : 14925

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Wet	2%			2028	\$600	1-3	\$100
	No Component	98%						

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BEDFORD ACADEMY H.S. - BK
Address : 1119 BEDFORD AVE. @ MONROE ST
Borough : BROOKLYN **Agency's Number** : LEASE-K994
Program / Asset # : BOE1082.000 / 14428 **Yr Built/Renovated** : 1953 / 2005
Area Sq Ft : 25,920 **Project Type** : EDUCATION
Date of Survey : 29-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1812 **Lot** : 1 **BIN** : 3329679

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,800	\$36,800
Interior Architecture	\$36,100	
Electrical		\$104,500
Mechanical		\$324,300
Total	\$72,800	\$465,600
Importance Code A	\$36,800	\$36,800
Importance Code B	\$36,100	\$428,900
Total	\$72,800	\$465,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,800		\$34,700	
Interior Architecture	\$41,800		\$4,900	\$11,500
Electrical	\$1,500	\$800	\$1,100	\$800
Mechanical	\$19,900	\$8,800	\$11,600	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,000	\$13,500	\$56,100	\$22,900
Importance Code A	\$19,100	\$1,300	\$36,000	\$1,300
Importance Code B	\$33,400	\$12,200	\$20,200	\$15,000
Importance Code C	\$32,600			\$6,600
Total	\$85,000	\$13,500	\$56,100	\$22,900



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DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	**	5	\$73,500	
Masonry: Limestone	2%			LIFE	**	5	\$1,100	
Windows								
Aluminum	100%			2046	**	5	\$4,900	
Parapets								
Masonry: Brick	4%	Now	\$2,900	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	16%			LIFE	**	5-10	\$4,300	
Metal Rail	80%			2043	**	5-10	\$57,200	
Roof								
IRMA/Protected Membrane	100%	4+	\$8,200	2035	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner</i>								
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$3,400	
Ceramic Tile	25%			2039	**	5	\$9,700	
Quarry Tile	3%			2043	**	5	\$1,700	
Vinyl Tile	70%			2035	**	3	\$10,200	
Interior Walls								
Ceramic Tile	30%			2039	**	5	\$13,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Gypsum Board	65%			LIFE	**	5-10	\$49,000	
Ceilings								
AcousTileSusp.Lay-In	3%			2043	**	5	\$1,200	
Exposed Concrete	85%			LIFE	**	5-10	\$41,200	
Gypsum Board	5%			LIFE	**	5-10	\$6,700	
Metal Panel	2%			LIFE	**	5	\$1,900	
Plaster	2%	2-4	\$1,100	LIFE	**	5	\$500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Classroom</i>								
Plaster	3%			LIFE	**	5-10	\$2,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2043	**	5-10		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			

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DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electric Service Room</i>						
		<i>Explanation : 2,000 Ampere Main Disconnect</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	25%			2046	**	5	\$100	
Molded Case Bkrs	75%			2046	**	5	\$500	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2043	**	5	\$100	
		<i>Variable Speed Drives, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room, Penthouse</i>						
Locally Mounted	50%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Connected To Main Water Pipe.</i>						
Lighting								
Interior Lighting								
Fluorescent	20%			2035	**	10	\$4,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Compact Fluorescent</i>						
Fluorescent	80%			2035	**	10	\$19,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps. Occupancy Sensors In Classrooms.</i>						
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$3,100	
Exit, LED	48%			2058	**	1		
Exit, Battery	2%			2035	**	10		
Exterior Lighting								
HID	100%			2030			\$104,500	\$100
Alarm								

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DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

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

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$1,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : In Working Order*

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2035

* *

1-3

\$6,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Fire Alarm System Is Operating Properly.*

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

100%

2043

* *

1

\$12,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 8 Modular Boilers*

Distribution

Ductwork/Diffusers

30%

LIFE

* *

2-5

\$6,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Offices And Lunch Room**Explanation : 3 Rooftop Units Packaged Heating And Cooling Serve These Areas*

Hot Wtr Piping/Pump

70%

2046

* *

4

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 4 Pumps Serve Unit Ventilators And Radiators In Classrooms.*

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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2035	**	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room</i>								
Convactor/Radiator	20%			2043	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms And Equipment Rooms</i>								
<i>Explanation : Baseboard Fin Radiation</i>								
Fan Coil Unit/Heat	50%			2030	\$194,100	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : 4-pipe Unit Ventilators</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2039	**	1	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Chillers Serve Unit Ventilators At Classrooms. No Access To Check Refrigerant Type.</i>								
Ext Pkg Unit - Heating/Cooling	30%			2035	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2050	**	4	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Mechanical Room</i>								
<i>Explanation : 2 Pumps And Glycol System</i>								
Ductwork/Diffusers	30%			LIFE	**	2	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room</i>								

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DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Dir Expansion	5%			2030	\$14,500	1	
	Air Handler/Cool/Ht	30%			2030	\$87,200	1	\$4,800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 3 Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room</i>				
	Fan Coil - 4 Pipe	65%			2035	**	1	\$5,400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Classrooms</i>				
				<i>Explanation : Unit Ventilators</i>				
Heat Rejection								
	Air Cooled Condenser Unit	10%			2035	**	2	\$1,800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 3 Split Systems</i>				
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,900
Exhaust Fans								
	Roof	100%			2030	\$43,000	2	\$800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2050	**	1	
Water Heater								
	Electric	100%			2028	\$22,800	4	\$200
HW Heat Exchanger								
	Steam Fired	100%			2050	**	4	\$3,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2035	**	1	\$1,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040
BEDFORD ACADEMY H.S. - BK
Asset # : 14428

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2050	**	1-2	\$7,300
Chemical System	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BENJAMIN CARDOZO HIGH SCHOOL - Q
Address : 57-00 223 STREET, BAYSIDE
Borough : QUEENS **Agency's Number** : Q415
Program / Asset # : BOE0871.000 / 196 **Yr Built/Renovated** : 1966 / 2017
Area Sq Ft : 296,486 **Project Type** : EDUCATION
Date of Survey : 23-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7529 **Lot** : 1 **BIN** : 4161735

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$465,200	\$4,946,600
Interior Architecture	\$940,200	\$644,600
Electrical	\$545,900	\$2,987,900
Mechanical	\$224,600	\$6,109,000
Site Pavements	\$94,600	
Total	\$2,270,500	\$14,688,100
Importance Code A	\$503,600	\$6,865,400
Importance Code B	\$1,247,300	\$7,696,600
Importance Code C	\$519,500	\$126,000
Total	\$2,270,500	\$14,688,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,800		\$9,100	
Interior Architecture	\$141,700		\$59,400	\$9,000
Electrical	\$27,900	\$28,900	\$33,700	\$31,400
Mechanical	\$112,400	\$57,800	\$78,600	\$49,900
Site Enclosure	\$16,700			
Site Pavements	\$51,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$393,100	\$94,600	\$188,700	\$98,100
Importance Code A	\$34,800	\$29,400	\$38,500	\$29,400
Importance Code B	\$292,000	\$65,200	\$150,200	\$62,700
Importance Code C	\$66,400			\$6,000
Total	\$393,100	\$94,600	\$188,700	\$98,100



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

DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$101,400	LIFE	**	5	\$157,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Chimney Located Over Roof Service Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation, Nurse Office</i>								
Metal Panel	5%			2050	**	5-10	\$77,300	
Pre-Cast Concrete	25%			LIFE	**	5	\$365,300	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Back Parking Lot West</i>								
<i>Explanation : Precast Column Is Twisted Off Center</i>								
Windows								
Aluminum	90%			2046	**	5	\$36,100	
Glass Block	7%			LIFE	**	5	\$3,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 7%</i>								
<i>Location : Stairway 2 Through 3, 4 Through 5, And 6 Through 7</i>								
Metal Louvers	3%			2039	**	10	\$7,500	
Parapets								
Metal Panel	2%			2050	**	5	\$1,300	
Metal Rail	98%			2043	**	5-10	\$298,400	
Roof								
Built-Up (BUR)	93%			2030	\$4,080,800	10	\$281,700	
Skylight, Metal/Glass	7%			2050	**	10	\$70,700	
Soffits								
Aluminum Sunshades	10%			2039	**	10	\$8,300	
Cast in Place Concrete	5%	4+	\$2,000	LIFE	**	5	\$3,300	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Soffit At Rear Of Parking Lot</i>								
Pre-Cast Concrete	30%			LIFE	**	5	\$25,900	
Stucco Cement	55%			2043	**	5	\$18,300	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$62,000	
Ceramic Tile	3%			2033	**	5	\$14,200	
Quarry Tile	3%			2043	**	5	\$21,300	
Slate	3%			LIFE	**	5	\$30,100	
Vinyl Tile	33%			2035	**	3	\$58,500	
Vinyl Tile 9" X 9"	5%	Now	\$27,800	2038	**	3	\$8,900	
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor And 1st Floor Classrooms</i>								
Wood	5%			2058	**	5	\$44,300	
No Component	45%							

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2039	**	5	\$12,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$72,000	
Masonry: Brick	3%			LIFE	**	10	\$5,400	
Operable Wall	3%	4+	\$165,500	2050	**	5	\$31,500	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Masonite Panels Are Delaminating</i>								
Travertine Panels	2%			LIFE	**	10	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Lobby</i>								
Plaster	45%			LIFE	**	5-10	\$229,500	
Plaster	5%	Now	\$12,900	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room B58</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B58</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$75,000	
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$23,600	
AcousTileSusp.Lay-In	35%			2043	**	5	\$165,400	
Exposed Concrete	25%			LIFE	**	5-10	\$147,700	
Exposed Struc: Steel	2%			LIFE	**	10	\$18,900	
Fiber Board	10%			2025			\$329,500	
Metal Panel	18%	Now	\$303,300	LIFE	**	5	\$106,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Plaster	5%			LIFE	**	5-10	\$40,600	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%	4+	\$16,300	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2074	**			
Retaining Walls								
Cast in Place Concrete	30%	Now	\$400	2065	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Parking Lot</i>								
Masonry: Brick	70%			2040	**			

Site Pavements

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$24,800	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 223rd Street Side By Parking Entrance</i>								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$50,900	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance Walkway, Ramp On Southwest Corner</i>								
Masonry: Granite	5%	4+	\$9,200	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps To Main Entry Area</i>								
Pavers/Stone	5%	Now	\$17,800	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entry Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Main Entry Area</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$43,700	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Delivery Area West Side Of School</i>								
Activity Yard								
Asphalt	100%			2043		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040		**	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Main Service Switch Rated At 4,000 Amperes And Another At 2,500 Amperes. It Is In Good Condition.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$521,800	5	\$1,300	
Raceway								
Conduit	90%			2030	\$555,400	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	25%			2029	\$127,700	5	\$1,700	
Molded Case Bkrs	65%			2038	**	5	\$5,100	
Molded Case Bkrs	10%			2046	**	5	\$800	

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$416,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	40%			2040	**	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2028	\$122,900	5	\$1,000	
Locally Mounted	40%			2035	**	5	\$800	
Locally Mounted	10%			2043	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Ground System Is Old, But It Is In Satisfactory Condition.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$91,200	
Generators								
Natural Gas	100%	0-2	\$129,600	2045	**	1	\$103,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : The Generator Is Rated At 45 Kilowatts. It Is An Obsolete Generator.</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$11,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2030	\$670,300	10	\$261,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lighting System Is Composed Of T-8 Lamps Fixtures. They Are In Satisfactory Condition.</i>								
Incandescent	2%			2025	\$70,300	2	\$100	
LED	2%			2038	**			
Egress Lighting								
Emergency, Service	30%			2030	\$46,700	1		
Emergency, Battery	20%			2030	\$85,400	10	\$14,300	
Exit, LED	40%			2065	**	1		
Exit, Service	10%			2030	\$8,500	1		
Exterior Lighting								
HID	20%			2025	\$239,100	10	\$200	
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

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

Alarm

Security System

No Component

70%

Generic

30%

2030

\$287,300

1

\$33,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Outside**Explanation : The CCTV Surveillance Cameras System Is In Satisfactory Condition.*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$54,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : The Fire Alarm System Is In Satisfactory Condition.*

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

Heating

Energy Source

Fuel Oil No 4

100%

2030

\$582,700

5

\$91,900

Conversion Equipment

Steam Boiler

100%

0-2

\$38,400

2028

\$1,918,800

1

\$264,300

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Insul. Deteriorating, Extent : Moderate, Area Affected : 50%**Location : No 1 Boiler Room**Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Oil Leaks From All Burners**Not in Service, Extent : Moderate, Area Affected : 2%**Location : Smoke Detector Of No 2 Boiler In Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units***Distribution**

Steam Piping/Pump

100%

0-2

\$65,500

2040

* *

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Vacuum Pump In Basement**Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Thermostats And Regulators In Various Locations***Terminal Devices**

Air Handler

30%

2030

\$1,250,700

1

\$55,000

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Penthouse**Explanation : Air Handler Unit, Heating Coil Leak*

Convactor/Radiator

70%

0-2

\$22,200

2035

* *

1

\$60,300

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Control Valves At Various Areas*

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	\$18,900	2030	\$377,500	1	\$18,600	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Air Conditioning Room</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1 Unit Basement Air Conditioning Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Air Conditioning Room</i>								
<i>Explanation : Defective Control System</i>								
Window/Wall Unit	20%			2025	\$123,600	1		
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2040	**	4	\$2,200	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2025	\$174,600	1	\$27,500	
No Component	85%							
Heat Rejection								
Water Cooling Tower	15%			2031	**	2	\$44,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$261,800	
Exhaust Fans								
Interior	90%			2030	\$949,300	2	\$8,200	
Roof	10%			2030	\$49,200	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$47,200	2030	\$472,200	4	\$29,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$30,900	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Rest Rooms</i>								
<i>Explanation : Water Backs Up When It Rains</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$45,200	4	\$9,400	

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DEPARTMENT OF EDUCATION - 040
BENJAMIN CARDOZO HIGH SCHOOL - Q
Asset # : 196

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2038	**	4	\$17,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 3rd Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$4,200	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.
Address : 510 CLERMONT AVE. @ ATLANTIC AVE.
Borough : BROOKLYN **Agency's Number** : K085
Program / Asset # : BOE0400.000 / 1082 **Yr Built/Renovated** : 1972 / 2010
Area Sq Ft : 51,000 **Project Type** : EDUCATION
Date of Survey : 21-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2008 **Lot** : 1 **BIN** : 3057521

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,500	\$51,200
Interior Architecture	\$45,600	
Electrical	\$61,700	\$650,000
Mechanical	\$74,400	\$646,400
Site Enclosure		\$60,400
Total	\$218,200	\$1,408,000
Importance Code A	\$36,500	\$51,200
Importance Code B	\$136,100	\$1,296,300
Importance Code C	\$45,600	\$60,400
Total	\$218,200	\$1,408,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,400	\$3,100		
Interior Architecture	\$7,600	\$9,000	\$6,600	\$21,700
Electrical	\$3,500	\$4,500	\$4,000	\$15,700
Mechanical	\$9,600	\$3,500	\$8,800	\$62,300
Site Enclosure	\$4,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,700	\$24,100	\$23,500	\$103,700
Importance Code A	\$24,400	\$3,100		\$100
Importance Code B	\$24,700	\$21,000	\$18,600	\$103,600
Importance Code C	\$4,600		\$4,800	
Total	\$53,700	\$24,100	\$23,500	\$103,700



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DEPARTMENT OF EDUCATION - 040
BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.
Asset # : 1082

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$51,200	
Metal Coiling Doors	5%	Now	\$36,500	2042	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$19,600	
Windows								
Aluminum	95%			2045	**	5	\$7,600	
Glass Block	5%			LIFE	**	5	\$300	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$4,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$3,300	
Roof								
Built-Up (BUR)	95%	0-2	\$23,600	2034	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, Rm 319, Cafeteria</i>								
Metal Panel	5%			2042	**	10	\$3,100	
Soffits								
Stucco Cement	100%	4+	\$900	2042	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Clarmont Ave</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,900	
Ceramic Tile	5%			2038	**	5	\$3,600	
Quarry Tile	5%			2042	**	5	\$5,400	
Terrazzo	5%			LIFE	**	5	\$2,800	
Vinyl Tile	70%			2034	**	3	\$19,000	
Wood	10%			2064	**	5	\$13,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$9,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,700	
Folding Partition	5%			2045	**	5	\$24,200	
Plaster	55%	2-4	\$45,600	LIFE	**	5	\$31,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.
Asset # : 1082

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

Interior

Ceilings

AcousTileConcealSpLn	25%			2034	**	5	\$22,600	
AcousTileSusp.Lay-In	10%			2034	**	5	\$7,200	
Exposed Concrete	50%			LIFE	**	5	\$5,600	
Plaster	15%	0-2	\$7,600	LIFE	**	5	\$6,800	

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Stair 1

Site Enclosure

Fence/Gates

Chain Link	50%			2029			\$60,400	
Iron Picket	50%	4+	\$4,600	2064	**			

Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Throughout

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$22,200	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two Vertical Sections

Raceway

Conduit	95%			2029	\$125,600	1		
Conduit	5%			2039	**	1		

Panelboards

Fused Disc Sw	5%			2028	\$5,600	5	\$100	
Molded Case Bkrs	10%			2037	**	5	\$100	
Molded Case Bkrs	85%			2028	\$95,000	5	\$1,100	

Wiring

Thermoplastic	90%			2029	\$167,100	1		
Thermoplastic	10%			2039	**	1		

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

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

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

DEPARTMENT OF EDUCATION - 040
BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.
Asset # : 1082

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2027	\$24,200	5	\$200	
Locally Mounted	50%			2046	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	92%			2037	**	10	\$43,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	4%			2037	**	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Cafeteria</i>								
Incandescent	2%			2024	\$12,100	2		
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$36,700	10	\$6,200	
Exit, Service	50%			2029	\$7,300	1		
Exterior Lighting								
HID	30%	Now	\$61,700	2039	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Not Functional</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircases And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$31,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Heating

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DEPARTMENT OF EDUCATION - 040
BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.
Asset # : 1082

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : The Boiler Room Is In Renovation Progress</i>						
<hr/>								
Conversion Equipment								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : The Boiler Room Is In Renovation Progress, One Temporary Steam Boiler Is Being Used Outside Of The Building</i>						
<hr/>								
Distribution								
Steam Piping/Pump	100%			2039	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Traps And Valves Replacement Is In Progress</i>						
<hr/>								
Terminal Devices								
Air Handler	20%			2029	\$143,400	1	\$6,300	
Convactor/Radiator	80%			2034	**	1	\$13,200	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment								
Split Unit	15%			2029	\$163,300			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
Window/Wall Unit	70%			2024	\$74,400	1		
No Component	15%							
<hr/>								
Terminal Devices								
Fan Coil - 2 Pipe	15%			2029	\$123,700	1	\$2,500	
No Component	85%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$13,100	2	\$5,300	
No Component	85%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,400	
<hr/>								
Exhaust Fans								
Interior	20%			2029	\$36,300	2	\$300	
Roof	80%	0-2	\$3,400	2029	\$67,700	2	\$1,000	
		<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	**	1		
Galvanized Steel	50%			2027	\$111,900	1		

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DEPARTMENT OF EDUCATION - 040
BK. SCHOOL FOR CAREER DEV. -K753 OLD STERLING ALTERNATIVE H. S.
Asset # : 1082

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Boiler Room Is In Renovation Progress</i>								
HW Heat Exchanger Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : The Boiler Room Is In Renovation Progress</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2024	\$7,800	4	\$1,100	
Sewage Ejector(s) Electric	100%	Now	\$300	2024	\$14,700	4	\$2,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auto Control</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2039	**	1-5	\$26,700	
Sprinkler No Component Generic	95%			2029	\$25,000	1-2	\$700	
Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BOYS AND GIRLS HIGH SCHOOL - BK
Address : 1700 FULTON STREET @ UTICA AVE.
Borough : BROOKLYN **Agency's Number** : K455
Program / Asset # : BOE0631.000 / 1228 **Yr Built/Renovated** : 1976 / 2005
Area Sq Ft : 418,424 **Project Type** : EDUCATION
Date of Survey : 22-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 1701 **Lot** : 1 **BIN** : 3047996

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,172,100	\$341,900
Interior Architecture	\$1,181,200	\$541,700
Electrical	\$1,890,800	\$6,673,200
Mechanical	\$1,951,400	\$10,679,500
Site Enclosure	\$40,300	
Site Pavements	\$150,900	
Total	\$6,386,700	\$18,236,300
Importance Code A	\$1,172,100	\$449,600
Importance Code B	\$4,882,500	\$17,731,400
Importance Code C	\$332,100	\$55,300
Total	\$6,386,700	\$18,236,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,500	\$64,400		
Interior Architecture	\$21,300	\$14,900	\$14,900	\$48,400
Electrical	\$43,000	\$54,900	\$45,700	\$58,300
Mechanical	\$130,800	\$102,500	\$203,200	\$110,300
Site Enclosure	\$10,300			
Site Pavements	\$3,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$224,900	\$244,600	\$271,700	\$224,900
Importance Code A	\$50,000	\$105,900	\$41,400	\$42,200
Importance Code B	\$161,500	\$138,700	\$230,300	\$182,800
Importance Code C	\$13,400			
Total	\$224,900	\$244,600	\$271,700	\$224,900



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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	\$1,101,400	LIFE	**	5	\$341,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 168</i>								
Metal Sect. OHD	2%			2042	**	5	\$23,000	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : By Kitchen</i>								
Stucco Cement	5%			2042	**	5	\$46,000	
Windows								
Aluminum	98%			2045	**	5	\$43,300	
Metal Louvers	2%			2032	**	10	\$5,500	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$18,900	
Metal Rail	10%			2042	**	5-10	\$40,300	
Pre-Cast Concrete	5%	Now	\$8,500	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$70,700	2034	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 168</i>								
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unable To Survey Due To Snow Condition</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2025	\$406,300	3	\$44,700	
Cast in Place Concrete	5%			LIFE	**	5	\$65,200	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2038	**	5	\$29,800	
Panel/Paver: Cer/Brk	5%			2045	**	5	\$67,100	
Terrazzo	5%			LIFE	**	5	\$23,300	
Vinyl Tile	65%	0-2	\$351,800	2034	**	3	\$145,300	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$210,000	2057	**	5	\$55,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	8%	Now	\$43,800	LIFE	**	5	\$14,800	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Fan Room</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 8%</i>								
<i>Location : Gymnasium, Basement</i>								
Masonry: Brick	5%			LIFE	**			
Metal Panel	2%			LIFE	**			
Plaster	40%	Now	\$158,000	LIFE	**	5	\$55,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	73%	Now	\$375,900	2034	**	5	\$272,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	Now	\$21,300	LIFE	**	5	\$14,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium And Kitchen</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium And Kitchen</i>								
Plaster	25%	Now	\$41,800	LIFE	**	5	\$93,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	\$40,300	2049		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
Iron Picket	25%	4+	\$10,300	2049		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$60,900	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	20%	2-4	\$3,100	2034		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair At Main Entrance</i>								
Pavers/Stone	80%			2032		**		
Parking/Driveway								
Asphalt	85%	Now	\$90,000	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%			2042		**		
Activity Yard								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Activity Yard</i>								
<i>Explanation : Unable To Survey Due To Snow Condition</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2029	\$94,200	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 And 1500 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2029	\$13,500	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
	Photovoltaic Panel(s)	20%			2042	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : For Solar Panel System</i>								
Transformers								
	Dry Type	35%			2027	\$5,900	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Kilovolt-ampere 480hv-208/120lv</i>								
	Dry Type	35%			2027	\$5,900	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilovolt-ampere 480hv-208/120lv</i>								
	Dry Type	30%			2027	\$5,100	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 45 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$782,600	5	\$1,800
Raceway								
	Conduit	93%			2029	\$860,900	1	
	Conduit	5%			2055	**	1	
	Conduit	2%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$78,200	5	\$1,000
	Molded Case Bkrs	80%			2028	\$625,600	5	\$8,800
	Molded Case Bkrs	10%			2051	**	5	\$1,100
Wiring								
	Thermoplastic	88%			2029	\$1,098,800	1	
	Thermoplastic	10%			2055	**	1	
	Thermoplastic	2%			2049	**	1	
Motor Controllers								
	Locally Mounted	20%			2027	\$73,700	5	\$600
	Motor Control Center	80%			2027	\$1,850,700	5	\$9,100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,100
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$128,700	
Generators								
Diesel	100%			2025	\$129,600	1	\$162,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 150 Kilovolt-ampere Generator Set</i>						
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$93,300	
Fuel Storage								
Main Tank	100%			2032	**	5	\$12,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	66%			2029	\$650,300	10	\$253,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	30%			2037	**	10	\$115,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	2%			2024	\$14,300	10	\$300	
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	55%			2024	\$120,900	1		
Emergency, Service	5%			2037	**	1		
Exit, Service	30%			2024	\$36,200	1		
Exit, Service	10%			2037	**	1		
Exterior Lighting								
HID	100%			2024	\$1,687,100	10	\$1,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$46,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$77,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$414,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$141,600	2039	**	4	\$20,600	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fourth Floor Rooms 444, 475</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2029	\$1,176,700	1	\$51,800	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Two Units In The Basement</i>								
Convactor/Radiator	60%	0-2	\$67,200	2027	\$1,344,000	1	\$73,000	
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Areas</i>								
Fan Coil Unit/Heat	20%			2024	\$1,253,300	1	\$27,000	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2039	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	50%			2025	\$4,940,900	1	\$226,400	
Window/Wall Unit	10%			2024	\$87,200	1		
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2039	**	4	\$10,300	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2029	\$1,407,800	1	\$129,400	
No Component	50%							
Heat Rejection								
Water Cooling Tower	50%	Now	\$23,800	2027	\$476,400	2	\$168,400	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$233,300	

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DEPARTMENT OF EDUCATION - 040
BOYS AND GIRLS HIGH SCHOOL - BK
Asset # : 1228

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	50%			2029	\$744,300	2	\$6,400
	Roof	50%			2024	\$347,300	2	\$6,400
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2027	\$367,200	1	
	HW Heat Exchanger							
	Steam Fired	100%			2039	**	4	\$41,400
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$63,800	4	\$13,300
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 4th Floor</i>				
				<i>Explanation : 2 Units</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2039	**	1-5	\$218,800
	Sprinkler							
	No Component	95%						
	Generic	5%			2039	**	1-2	\$5,900

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BRONX DANCE ACADEMY
Address : 3617 BAINBRIDGE AVENUE @ E.213 ST
Borough : BRONX **Agency's Number** : LEASE-X852
Program / Asset # : BOE1056.000 / 14351 **Yr Built/Renovated** : 1971 / 2003
Area Sq Ft : 32,498 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3329 **Lot** : 124 **BIN** : 2017858

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical	\$471,200	\$54,000
Total	\$471,200	\$54,000
Importance Code A	\$76,500	
Importance Code B	\$394,700	\$54,000
Total	\$471,200	\$54,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,100	\$38,900		\$900
Interior Architecture		\$29,500	\$2,100	\$1,800
Electrical	\$3,800	\$900	\$900	\$35,000
Mechanical	\$3,300	\$2,900	\$20,300	\$23,300
Site Pavements	\$1,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$42,000	\$80,200	\$31,200	\$69,000
Importance Code A	\$27,700	\$40,500	\$1,600	\$2,600
Importance Code B	\$14,300	\$39,700	\$28,000	\$66,400
Importance Code C			\$1,600	
Total	\$42,000	\$80,200	\$31,200	\$69,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$8,800	
Glass Block	2%			LIFE	**	5	\$700	
Masonry: Brick	48%	4+	\$17,300	LIFE	**	5	\$26,900	
<i>Graffiti, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Facade</i>								
Stucco Cement	48%			2042	**	5	\$67,200	
Windows								
Aluminum	100%			2045	**	5	\$3,700	
Parapets								
Metal Panel	10%			2049	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Aluminum Coping</i>								
Stucco Cement	90%			2042	**	5	\$10,500	
Roof								
Modified Bitumen	100%	4+	\$8,800	2034	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Stair Bulkhead</i>								
Interior								
Floors								
Ceramic Tile	2%			2038	**	5	\$1,000	
Quarry Tile	5%			2042	**	5	\$3,600	
Sheet Vinyl/Rubber	5%			2034	**	5	\$3,600	
Vinyl Tile	88%			2034	**	3	\$16,100	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	6%			2038	**	5	\$3,100	
Concrete Masonry Unit	2%			LIFE	**	5	\$400	
Folding Partition	2%			2045	**	5	\$2,600	
Gypsum Board	88%			LIFE	**	5	\$27,700	
Ceilings								
AcousTileSusp.Lay-In	92%			2042	**	5	\$44,800	
Gypsum Board	3%			LIFE	**	5	\$1,800	
Metal Panel	5%			LIFE	**	5	\$3,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,000	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Curb At Front Entrance</i>								

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2000 Ampere Mains Disconnect</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$900	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%	Now	\$1,000	2042	**	5	\$100	
	<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cafeteria</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Corroded Enclosure</i>							
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Meter / Sprinkler Room</i>							
	<i>Explanation : Connected To Main Water Pipe</i>							
Lighting								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$3,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby</i>							
	<i>Explanation : Compact Fluorescent - Switch Controlled.</i>							
Fluorescent	90%			2034	**	10	\$26,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps - Switch Controlled</i>							
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Egress</i>							
	<i>Explanation : Normal Operation Lights Have Battery Backup</i>							
Exit, LED	50%			2057	**	1		

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DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	20%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Timer Controlled. Outside Perimeter On Ground Level Not Working. Roof Okay.</i>								
No Component	80%							
Alarm								
Security System No Component	75%							
Generic	25%			2034	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : In Working Order</i>								
Fire/Smoke Detection No Component	65%							
Generic, Digital	35%	Now	\$2,500	2034	**	1-3	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Central Station Not Working,</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	3%			2049	**	1		
Natural Gas	97%			2049	**	1		
Conversion Equipment Furnace	100%			2024	\$76,500	1	\$16,100	
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,100	
Terminal Devices Fan Coil Unit/Heat	3%			2029	\$14,600	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs, Entrances, Toilet Rooms, Equipment Rooms</i>								
<i>Explanation : Electric Resistance Source Of Heat</i>								
No Component	97%							
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	97%			2024	\$394,700	2	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 8 Units Full Direct Digital Control System</i>						
Split Unit	3%			2029	\$20,800			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$42,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,100	
Exhaust Fans								
Roof	97%			2029	\$52,300	2	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Six Exhaust Fans For Equipment Rooms, Toilet Rooms, Miscellaneous Multi-Purpose Rooms</i>						
Roof	3%			2029	\$1,600	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof And Kitchen</i>						
		<i>Explanation : Kitchen Hood With Exhaust Fan On Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement And First Floor</i>						
		<i>Explanation : Basement: 1 Domestic Water And 1for Sprinklers</i>						
Water Heater								
Gas Fired	100%			2024	\$19,800	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Heater Room On Roof</i>						
		<i>Explanation : Heater - Pump - Storage Tank Unit - 115 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen Floor</i>						
		<i>Explanation : Three Grease Traps</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$1,100	4	\$700	
Backflow Preventer								
Generic	100%			2034	**	1	\$2,000	
Fixtures								
Generic	100%							

Vertical Transport

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DEPARTMENT OF EDUCATION - 040
BRONX DANCE ACADEMY
Asset # : 14351

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Two Elevators</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2039	**	1-2	\$9,100
Chemical System	No Component	98%						
	Generic	2%			2024	\$600	1-3	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BRONX H.S. OF SCIENCE - BX
Address : 75 W. 205TH STREET BTWN: GOULDEN AVE., PAUL AVE.
Borough : BRONX **Agency's Number** : X445
Program / Asset # : BOE0328.000 / 358 **Yr Built/Renovated** : 1959 / 2006
Area Sq Ft : 288,000 **Project Type** : EDUCATION
Date of Survey : 15-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3251 **Lot** : 201 **BIN** : 2094706

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$946,700	\$1,400,500
Interior Architecture	\$706,900	\$381,400
Electrical	\$499,500	\$3,560,000
Mechanical	\$793,200	\$4,971,700
Total	\$2,946,300	\$10,313,600
Importance Code A	\$1,341,800	\$3,252,600
Importance Code B	\$1,412,100	\$6,919,500
Importance Code C	\$192,300	\$141,600
Total	\$2,946,300	\$10,313,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,300			
Interior Architecture	\$76,800		\$74,000	\$600
Electrical	\$43,000	\$9,700	\$13,300	\$13,000
Mechanical	\$79,200	\$54,900	\$66,900	\$40,700
Site Enclosure	\$500			
Site Pavements	\$16,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$259,900	\$68,500	\$158,200	\$58,200
Importance Code A	\$40,600	\$28,200	\$28,200	\$28,200
Importance Code B	\$140,600	\$40,300	\$113,500	\$30,000
Importance Code C	\$78,800		\$16,500	
Total	\$259,900	\$68,500	\$158,200	\$58,200



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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$117,500	
Masonry: Brick	90%			LIFE	**	5	\$451,300	
Window Wall	5%			2030	\$643,800	5	\$47,000	
<i>Glazing Clouded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Thermally Inefficient, Condensation Build Up</i>								
Windows								
Aluminum	100%	Now	\$400,600	2038	**	5	\$44,800	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$248,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2043	**	5-10	\$82,000	
Metal: Cage/Fence	5%			2035	**	5-10	\$17,600	
Pre-Cast Concrete	5%	Now	\$8,700	LIFE	**	5	\$14,300	
<i>Open Joints, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping Stone</i>								
Roof								
Metal Panel	5%	Now	\$5,100	2043	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Clear Story Roof</i>								
Modified Bitumen	93%			2038	**	10	\$391,200	
Skylight, Metal/Glass	2%	Now	\$26,500	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Greenhouse</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$98,500	
Cast in Place Concrete	1%			LIFE	**	5	\$19,700	
Ceramic Tile	2%	0-2	\$3,700	2033	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 327 P</i>								
Quarry Tile	10%			2035	**	5	\$67,500	
Sheet Vinyl/Rubber	2%			2038	**	5	\$13,500	
Terrazzo	3%			LIFE	**	5	\$21,100	
Vinyl Tile	1%	Now	\$40,900	2040	**	3	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridors</i>								
Vinyl Tile	71%			2035	**	3	\$119,800	
Wood	5%			2045	**	5	\$42,200	

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

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$32,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$52,700	
Gypsum Board	1%			LIFE	**	5-10	\$11,200	
Masonry: Brick	3%			LIFE	**	10	\$5,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Foundation Wall Fronting W.205th Street - Room 009</i>								
Metal Panel	5%			LIFE	**	10	\$14,800	
Mosaic Tile	2%			LIFE	**	10	\$8,200	
Plaster	45%	Now	\$50,800	LIFE	**	5	\$88,900	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement Adjacent Elevator Motor Room</i>								
SGFT/Glazed Masonry	27%			LIFE	**	10	\$88,900	
Wood	2%			LIFE	**	5	\$105,400	
Ceilings								
AcousTile,Adhered	26%			2050	**	5	\$112,900	
AcousTileSusp.Lay-In	5%			2043	**	5	\$21,700	
Exposed Concrete	39%			LIFE	**	5-10	\$211,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Room 02 And Locker Rooms</i>								
Metal Panel	5%	Now	\$77,400	LIFE	**	5	\$27,100	
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Plaster	25%	Now	\$152,100	LIFE	**	5	\$67,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$500	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs To Lower South Plaza</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	80%			2043	**			
Cast in Place Concrete	1%	Now	\$16,200	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairs To Lower South Plaza</i>								
Cast in Place Concrete	9%			2043	**			
Pavers/Stone	10%			2039	**			
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	85%			2039	**			
Cast in Place Concrete	15%			2047	**			
Activity Yard								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$62,800	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2043	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 30 Kilovolt-ampere Isolation Transformer DC To AC Inverter For Solar Power System</i>								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2030	\$156,500	5	\$500	
Fused Disc Sw	10%			2030	\$52,200	5	\$100	
Molded Case Bkrs	60%			2030	\$313,100	5	\$4,600	
Raceway								
Conduit	95%			2030	\$586,300	1		
Conduit	5%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2029	\$25,500	5	\$300	
Fused Disc Sw	1%			2046	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : DC To AC Inverter Panelboard From Solar Power System Feed Some Appliances And Lighting Fixtures</i>								
Molded Case Bkrs	84%			2029	\$429,000	5	\$6,400	
Molded Case Bkrs	10%			2046	**	5	\$800	
Wiring								
Braided Cloth	60%	2-4	\$499,500	2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	30%			2030	\$249,700	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$172,100	5	\$1,400	
Locally Mounted	30%			2043	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,500	
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$211,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2038	**	10	\$13,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2038	**	10	\$13,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Fixtures Installed Three Years Ago.</i>								
Egress Lighting								
Emergency, Battery	40%			2025	\$165,900	10	\$27,800	
Emergency, Battery	10%			2038	**	10	\$7,000	
Exit, Service	45%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Exit Lights Upgraded In 2018.</i>								
Exit, Service	5%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

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

Lighting

Exterior Lighting HID	100%			2025	\$1,161,200	10	\$900	
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Alarm

Security System No Component Generic	70%			2035	**	1	\$32,300	
Fire/Smoke Detection No Component Generic, Digital	60%			2035	**	1-3	\$71,000	

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

Heating

Energy Source Fuel Oil No 2	98%			2040	**	5	\$87,400	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Vault
Explanation : Two 15,000 Gallon Tanks For No. 2 Fuel

Natural Gas	2%			2040	**	1		
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Serves Greenhouse Boiler

Conversion Equipment Hot Water Boiler	2%			2035	**	1	\$2,900	
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Other Observation, Extent : Light, Area Affected : 2%
Location : Basement
Explanation : 1 Hot Water Boiler, Used To Heat Rooftop Greenhouse Only

Steam Boiler	96%	Now	\$357,900	2028	\$1,789,300	1	\$246,400	
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Not in Service, Extent : Severe, Area Affected : 25%
Location : Boiler No 2 In Basement
On Extended Life, Extent : Severe, Area Affected : 100%
Location : Basement
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Four No. 2 Oil Burning Steam Boilers Burners And Burner Control Panels Were Upgraded In 1992

Steam Boiler	2%	0-2	\$37,300	2050	**	1	\$5,100	
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Malfunctioning, Extent : Moderate, Area Affected : 100%
Location : Basement, Defective Boiler Combustion Air Intake Dampers

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	2%	Now	\$4,500	2038	**	4	\$300	
<i>Broken, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Piping To 1 Greenhouse</i>								
Steam Piping/Pump	98%	Now	\$249,600	2040	**			
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Vacuum Pumps In Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	18%			2025	\$728,900	1	\$32,100	
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Air Handler	2%			2025	\$81,000	1	\$3,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium, Auditorium, Boys And Girls Locker Rooms, Cafeteria And Corridors. Defective Climate Control Systems</i>								
Convactor/Radiator	5%	0-2	\$77,100	2050	**	1	\$4,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Thermostat Steam Traps, Defective Climate Control System</i>								
Convactor/Radiator	75%			2035	**	1	\$69,800	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2030	\$233,200	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410 A - Units Serve The Cafeteria, Auditorium, Library And Museum</i>								
Split Unit	5%			2030	\$307,400			
Window/Wall Unit	80%			2028	\$480,100	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$254,300	

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	60%			2025	\$614,800	2	\$5,300	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement Fan Room</i>							
Roof	25%	Now	\$2,400	2030	\$119,500	2	\$1,800	
	<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof, Multiple Mechanical And Electrical Defects</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
Roof	15%			2035	* *	2	\$1,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$25,300	2035	* *	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Leaks And Minor Corrosion At Incoming Water Service Valves And Piping.</i>							
HW Heat Exchanger								
Steam Fired	100%			2030	\$458,600	4	\$42,700	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Domestic Water Service</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	4+	\$12,000	LIFE	* *	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Occasional Back Up In Kitchen</i>							
Sump Pump(s)								
Non-Submersible	100%			2035	* *	4	\$6,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2040	* *	1-2	\$8,100	

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DEPARTMENT OF EDUCATION - 040
BRONX H.S. OF SCIENCE - BX
Asset # : 358

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Chemical System								
	No Component	98%			2028	\$600	1-3	\$100
	Generic	2%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BRONX HS FOR THE VISUAL ARTS -BX
Address : 2040 ANTIN PL @ BRADY AVE.
Borough : BRONX **Agency's Number** : X839
Program / Asset # : BOE1065.000 / 14408 **Yr Built/Renovated** : 1900 / 2010
Area Sq Ft : 159,970 **Project Type** : EDUCATION
Date of Survey : 17-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4290 **Lot** : 48 **BIN** : 2048811

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,127,800
Electrical	\$146,700	
Mechanical	\$600,800	\$137,200
Total	\$747,600	\$1,265,000
Importance Code A		\$1,127,800
Importance Code B	\$747,600	\$137,200
Total	\$747,600	\$1,265,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,800			
Interior Architecture		\$21,100	\$4,300	\$4,500
Electrical	\$47,500	\$22,200	\$15,600	\$27,900
Mechanical	\$41,700	\$17,500	\$84,700	\$15,900
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,400	\$64,800	\$108,600	\$52,200
Importance Code A	\$33,700	\$7,900	\$7,900	\$8,300
Importance Code B	\$86,700	\$56,900	\$99,300	\$43,900
Importance Code C			\$1,300	
Total	\$120,400	\$64,800	\$108,600	\$52,200



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DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$21,300	
Masonry: Brick	90%			LIFE	**	5	\$49,100	
Stucco Cement	5%	Now	\$4,200	2042	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</i>								
Windows								
Aluminum	100%			2045	**	5	\$6,900	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$6,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	100%	Now	\$21,600	2029	\$1,078,700			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Corridor And Room 205</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,200	
Ceramic Tile	5%			2038	**	5	\$6,000	
Sheet Vinyl/Rubber	5%			2034	**	5	\$9,000	
Vinyl Tile	80%			2034	**	3	\$36,100	
Under Construction	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Multi-purpose Room</i>								
<i>Explanation : Floor Replacement In Progress</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
Gypsum Board	82%			LIFE	**	5	\$26,000	
Masonry: Fieldstone	3%			LIFE	**			
Plaster	5%			LIFE	**	5	\$800	
Ceilings								
AcousTileSusp.Lay-In	15%			2042	**	5	\$18,000	
Exposed Concrete	80%			LIFE	**	5	\$15,000	
Metal Panel	5%			LIFE	**	5	\$7,500	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2039	**			
Concrete Masonry Unit	65%			2039	**			
Iron Picket	5%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Entrance Gate</i>								
<i>Explanation : This Is Actually Painted Steel</i>								

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DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Areas On Antin Place</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$700	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$400	
Molded Case Bkrs	90%			2045	**	5	\$3,800	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%	Now	\$6,100	2042	**	5	\$500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,200	
Generic	50%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$49,200	
Generators								
Diesel	100%			2038	**	1	\$62,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 200 Kilowatt</i>								

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DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX

Asset # : 14408

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$5,900	
Fuel Storage								
Day Tank	50%			2045	**	5	\$14,800	
Main Tank	50%			2032	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$143,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	2%			2034	**	10	\$2,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	30%			2034	**	1		
Emergency, Battery	30%			2034	**	10	\$11,600	
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	20%	Now	\$25,800	2034	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$17,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$29,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	100%			2034	**	1	\$79,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 12 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	Now	\$600,800	2034	**	2	\$7,800	
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooftop 3 Units Out Of 12</i>								
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Controls System Not Operational</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$208,100	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,200	
Exhaust Fans Roof	100%			2034	**	2	\$4,900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2049	**	1		
Water Heater Gas Fired	100%			2027		2	\$2,300	
Sanitary Piping Cast Iron	100%	Now	\$23,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Sinks</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$5,100	
Backflow Preventer Generic	100%			2034	**	1	\$9,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

DEPARTMENT OF EDUCATION - 040
BRONX HS FOR THE VISUAL ARTS -BX
Asset # : 14408

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2049	* *	1-2	\$44,800
Fire Pump	Generic	100%			2038	* *	1	\$29,900
Chemical System	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100

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

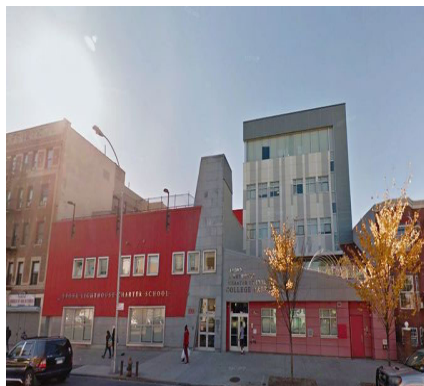
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185
Address : 1001 INTERVALE AVENUE
Borough : BRONX **Agency's Number** : X716
Program / Asset # : BOE1173.000 / 14919 **Yr Built/Renovated** :
Area Sq Ft : 69,800 **Project Type** : EDUCATION
Date of Survey : 22-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 2,3
Block : 2699 **Lot** : 45 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$37,500	\$100,100
Interior Architecture		\$165,400
Electrical	\$64,000	
Mechanical	\$42,600	\$1,154,100
Total	\$144,100	\$1,419,600
Importance Code A	\$37,500	\$264,500
Importance Code B	\$106,600	\$1,029,200
Importance Code C		\$126,000
Total	\$144,100	\$1,419,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$21,500		\$34,600
Interior Architecture		\$35,100	\$15,600	\$7,500
Electrical	\$8,300	\$2,600	\$2,000	\$2,300
Mechanical	\$10,400	\$9,800	\$37,200	\$17,700
Total	\$18,700	\$69,000	\$54,800	\$62,000
Importance Code A	\$3,500	\$25,000	\$3,500	\$38,200
Importance Code B	\$15,300	\$44,000	\$38,200	\$23,900
Importance Code C			\$13,100	
Total	\$18,700	\$69,000	\$54,800	\$62,000



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

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185

Asset # : 14919

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal, Corrugated	75%			2049	**	1		
Metal Panel	20%			2049	**	5-10	\$137,600	
Stucco Cement	5%			2042	**	5	\$12,500	
Windows								
Aluminum	100%			2045	**	5	\$14,500	
Parapets								
Metal Panel	70%			2049	**	5	\$24,700	
Metal Rail	5%			2042	**	5-10	\$8,200	
Metal: Cage/Fence	25%			2042	**	5-10	\$17,600	
Roof								
Cast in Place Concrete	48%			LIFE	**			
IRMA/Protected Membrane	50%			2034	**	10	\$22,200	
Skylight, Metal/Glass	2%			2049	**	10	\$3,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,000	
Ceramic Tile	5%			2038	**	5	\$5,000	
Quarry Tile	5%			2042	**	5	\$7,500	
Sheet Vinyl/Rubber	10%			2034	**	5	\$15,100	
Vinyl Tile	70%			2034	**	3	\$26,400	
Interior Walls								
Cast in Place Concrete	8%			LIFE	**			
Ceramic Tile	10%			2038	**	5	\$26,200	
Glass: Single Pane	2%			LIFE	**	5	\$3,900	
Gypsum Board	80%			LIFE	**	5	\$126,000	
Ceilings								
AcousTileSusp.Lay-In	50%			2042	**	5	\$45,000	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$39,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 2000 Ampere Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	

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

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185

Asset # : 14919

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$64,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
LED	20%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	15%			2034	**	1	\$3,900	
Generic	15%	Now	\$6,800	2034	**	1	\$3,500	
<i>Cameras Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$12,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2039	**	1		
Natural Gas	95%			2049	**	1		
Conversion Equipment								
Furnace	100%			2029	\$164,400	1	\$34,500	

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

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185

Asset # : 14919

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	10%			2034	**	1	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Stairways</i>						
		<i>Explanation : Electric</i>						
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	\$873,900	2	\$4,300	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$90,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,900	
Exhaust Fans								
Roof	100%			2029	\$115,900	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$42,600	2	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 120 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2022	\$2,400	4	\$2,200	
Backflow Preventer								
No Component	50%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Domestic Service</i>						
Generic	50%			2034	**	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Fire Service</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPARTMENT OF EDUCATION - 040
BRONX LIGHTHOUSE CHARTER SCHOOL - BX - X185

Asset # : 14919

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2039	**	1-5	\$36,500
	Sprinkler							
	Generic	100%			2039	**	1-2	\$19,500
	Chemical System							
	No Component	98%						
	Generic	2%			2024	\$600	1-3	\$100

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BRONX REGIONAL ALT. H.S. - BX
Address : 1010 REV. J.A. POLITE AVE. @ E.165 ST
Borough : BRONX **Agency's Number** : X401
Program / Asset # : BOE0319.000 / 377 **Yr Built/Renovated** : 1963 / 2013
Area Sq Ft : 162,000 **Project Type** : EDUCATION
Date of Survey : 22-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4,5
Block : 2698 **Lot** : 12 **BIN** : 2005366

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$238,100	\$1,710,900
Interior Architecture	\$2,722,300	\$523,500
Electrical	\$639,200	\$969,300
Mechanical	\$1,223,900	\$1,181,900
Total	\$4,823,500	\$4,385,600
Importance Code A	\$238,100	\$1,733,300
Importance Code B	\$4,585,400	\$2,257,100
Importance Code C		\$395,100
Total	\$4,823,500	\$4,385,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,700	\$30,000		\$2,300
Interior Architecture	\$33,600		\$6,100	\$73,700
Electrical	\$3,800	\$5,900	\$5,400	\$43,200
Mechanical	\$52,500	\$23,600	\$43,000	\$23,600
Site Enclosure	\$700			
Site Pavements	\$30,100			
Total	\$125,400	\$59,500	\$54,400	\$142,900
Importance Code A	\$20,700	\$46,000	\$16,000	\$18,700
Importance Code B	\$77,000	\$13,500	\$38,400	\$90,800
Importance Code C	\$27,700			\$33,400
Total	\$125,400	\$59,500	\$54,400	\$142,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL ALT. H.S. - BX
Asset # : 377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$238,100	LIFE	**	5	\$147,800	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : At Main Entrance</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2045	**	5	\$54,600	
Metal Louvers	2%			2032	**	10	\$7,000	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$20,600	
Masonry: Limestone	5%			LIFE	**	5	\$1,500	
Metal Panel	5%			2049	**	5	\$4,700	
Metal Rail	5%			2042	**	5-10	\$21,900	
Roof								
Built-Up (BUR)	95%			2029	\$1,462,100	10	\$100,900	
Metal Panel	5%			2042	**	10	\$9,700	
Soffits								
Stucco Cement	100%	Now	\$4,700	2034	**	5	\$1,900	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$53,400	
Ceramic Tile	5%			2038	**	5	\$12,200	
Terrazzo	5%			LIFE	**	5	\$9,500	
Vinyl Tile 9" X 9"	75%	2-4	\$430,700	2024	\$2,153,600	3	\$68,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$22,900	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$38,200	
Operable Wall	2%			2039	**	5	\$66,800	
Plaster	58%			LIFE	**	5	\$166,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$190,900	

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL ALT. H.S. - BX
Asset # : 377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	20%	4+	\$95,200	2034	**	5	\$24,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2034	**	5	\$12,000	
Exposed Concrete	10%			LIFE	**	5	\$3,700	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	10%	Now	\$42,700	LIFE	**	5	\$30,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Basement</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Basement</i>								
Plaster	50%	Now	\$33,600	LIFE	**	5	\$74,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%			2064	**			
Free Standing Walls								
Cast in Place Concrete	50%	4+	\$700	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%			2039	**			
Retaining Walls								
Cast in Place Concrete	60%			2049	**			
Masonry: Brick	40%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Asphalt	50%	2-4	\$8,200	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Courtyard</i>								
Cast in Place Concrete	50%	0-2	\$18,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ramp At Rear Yard And South Courtyard</i>								
Activity Yard								
Asphalt	85%			2038	**			
Rubber Matting	15%	Now	\$3,100	2029	\$15,500			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard At Play Set</i>								

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

DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL ALT. H.S. - BX
Asset # : 377

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2029	\$22,400	5	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 2500 Amperes</i>					
	Fused Disc Sw	50%			2039	**	5	\$300
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>					
Switchgear / Switchboard								
	Fused Disc Sw	90%			2029	\$211,300	5	\$600
	Fused Disc Sw	10%			2039	**	5	\$100
Raceway								
	Conduit	100%			2029	\$264,200	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$27,100	5	\$400
	Fused Disc Sw	5%			2037	**	5	\$200
	Molded Case Bkrs	65%			2028	\$176,300	5	\$2,800
	Molded Case Bkrs	20%			2037	**	5	\$900
Wiring								
	Braided Cloth	60%	2-4	\$222,500	2054	**	1	
			<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Thermoplastic	25%			2029	\$92,700	1	
	Thermoplastic	10%			2039	**	1	
	Thermoplastic	5%			2059	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$122,900	5	\$1,100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
Lighting								
Interior Lighting								
	Fluorescent	96%			2034	**	10	\$142,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
	HID	2%			2029	\$5,500	10	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gymnasium</i>					
			<i>Explanation : Mercury</i>					
	Incandescent	2%			2024	\$38,400	2	\$100

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DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL ALT. H.S. - BX
Asset # : 377

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	45%			2024	\$105,000	10	\$17,600	
Emergency, Battery	5%			2039	**	10	\$2,000	
Exit, Service	10%			2039	**	1		
Exit, Service	40%			2024	\$18,700	1		
Exterior Lighting								
HID	20%			2024	\$130,600	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	**	5	\$4,800	
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	\$52,300	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Certain Areas Only</i>								
<i>Explanation : Surveillance Camera System Is Functional</i>								
Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2034	**	1-3	\$34,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$160,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	25%	Now	\$56,900	2024	\$569,500	1	\$22,500	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Steam Coil In Unit</i>								
Convactor/Radiator	75%			2027	\$650,500	1	\$39,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
BRONX REGIONAL ALT. H.S. - BX
Asset # : 377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	10%			2029	\$345,800		
	Window/Wall Unit	70%			2024	\$236,300	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$90,300
Exhaust Fans								
	Interior	30%			2024	\$172,900	2	\$1,500
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
	Roof	70%			2024	\$188,300	2	\$3,500
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	20%	Now	\$4,800	2039	**	1	
				<i>Not in Service, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Water Fountains</i>				
	Galvanized Steel	80%			2034	**	1	
Water Heater								
	Gas Fired	100%			2027	\$98,800	2	\$2,400
Sanitary Piping								
	Cast Iron	100%	Now	\$23,700	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : 1st Floor During Heavy Rain</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2023	\$5,500	4	\$3,400
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : For Boiler Only</i>				
Sewage Ejector(s)								
	Electric	100%			2029	\$46,700	4	\$9,700
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$2,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : **BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX**
 Address : **244 EAST 163RD STREET @GRANT AVE.**
 Borough : **BRONX** Agency's Number : **X460**
 Program / Asset # : **BOE1030.000 / 13583** Yr Built/Renovated : **2003 /**
 Area Sq Ft : **134,831** Project Type : **EDUCATION**
 Date of Survey : **02-Aug-2017** Landmark Status : **NONE**
 Areas Surveyed :
 Block : **2445** Lot : **6** BIN : **2109459**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$119,200
Interior Architecture	\$90,800	\$132,200
Electrical		\$667,300
Mechanical		\$1,594,400
Total	\$90,800	\$2,513,200
Importance Code A		\$119,200
Importance Code B	\$90,800	\$2,352,500
Importance Code C		\$41,400
Total	\$90,800	\$2,513,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,500	\$14,400		\$26,700
Interior Architecture	\$2,700	\$33,900	\$5,600	\$1,000
Electrical	\$17,500	\$14,900	\$13,900	\$20,000
Mechanical	\$74,600	\$64,400	\$55,600	\$79,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$124,000	\$145,400	\$92,900	\$145,000
Importance Code A	\$24,800	\$27,700	\$13,400	\$40,000
Importance Code B	\$99,200	\$117,700	\$78,000	\$104,900
Importance Code C			\$1,600	
Total	\$124,000	\$145,400	\$92,900	\$145,000



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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	**	5	\$119,200	
Metal Panel	5%			2049	**	5-10	\$46,600	
Pre-Cast Concrete	2%			LIFE	**	5	\$8,800	
Window Wall	5%			2049	**	5	\$25,400	
Windows								
Aluminum	95%			2045	**	5	\$27,000	
Metal Louvers	5%			2038	**	10	\$8,900	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$9,200	
Metal Panel	5%			2049	**	5	\$2,500	
Metal Rail	10%			2042	**	5-10	\$23,700	
Metal Security Bars	10%			2057	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
Roof								
Modified Bitumen	75%	4+	\$11,500	2034	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 1%</i>								
<i>Location : Mechanical Penthouse Wall Base Flashing</i>								
Plaza Roof: Stone Panels	25%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor Terrace Roof</i>								
<i>Explanation : This Is Actually A Rubber Paver Panel</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Carpet	1%	4+	\$600	2025	\$27,500	3	\$3,000	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Second Floor Mock Courtroom</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$22,100	
Ceramic Tile	4%			2038	**	5	\$8,100	
Quarry Tile	5%			2042	**	5	\$15,100	
Steel Grating	5%			2049	**	1		
Terrazzo	8%			LIFE	**	5	\$12,600	
Vinyl Tile	67%			2034	**	3	\$50,700	
Wood	5%			2057	**	5	\$18,900	

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	2%			2038	**	5	\$3,200		
Concrete Masonry Unit	15%			LIFE	**	5	\$9,600		
Concrete Masonry Unit	50%			LIFE	**	5	\$31,900		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : These Are Finished Ground Faced Cmu</i>									
Glass: Single Pane	2%			LIFE	**	5	\$2,400		
Gypsum Board	10%			LIFE	**	5	\$9,600		
Masonry: Brick	10%			LIFE	**				
Metal: Cage/Fence	5%			LIFE	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Stairwells</i>									
<i>Explanation : Perforated Metal Divider Partitions</i>									
SGFT/Glazed Masonry	5%			LIFE	**				
Wood	1%			LIFE	**	5	\$6,400		
Ceilings									
AcousTileSusp.Lay-In	90%			2042	**	5	\$181,600		
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	5%	4+	\$2,200	LIFE	**	5	\$12,600		
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>									
<i>Location : Room 447</i>									
Site Enclosure									
Fence/Gates									
Exposed Struc: Steel	100%			LIFE	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				
Parking/Driveway									
Cast in Place Concrete	100%			2042	**				

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX

Asset # : 13583

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	20%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	40%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	50%			2046	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1500 Kilovolt-ampere 480/277 Volts Secondary - 208 Volts Primary</i>								
Dry Type	50%			2046	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt-ampere 480/277hv - 208lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	95%			2055	**	5	\$500	
Molded Case Bkrs	5%			2055	**	5	\$200	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$300	
Molded Case Bkrs	90%			2051	**	5	\$3,200	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	20%			2046	**	5	\$200	
Motor Control Center	80%			2046	**	5	\$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$41,500	

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX

Asset # : 13583

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2042	**	1	\$52,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 300 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$5,000	
Fuel Storage								
Main Tank	100%			2064	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2037	**	10	\$105,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2037	**	10	\$6,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent	10%			2037	**	10	\$12,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2037	**	1		
Exterior Lighting								
HID	100%			2029	\$543,700	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$15,100	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2037	**	1-3	\$33,200	

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

Heating

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2039	**	1		
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof Penthouse</i>						
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof Penthouse</i>						
		<i>Explanation : Electric Unit Heater</i>						
Interruptible Gas/Dual Fuel	98%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$133,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2049	**			
Terminal Devices								
Air Handler	40%			2034	**	1	\$33,400	
Convactor/Radiator	60%			2042	**	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	**	1	\$62,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Chillers, Chiller Room</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$10,000	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$30,200	2029	\$1,512,200	1	\$75,000	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 10 Units</i>						
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$93,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Part Of The Two Chillers</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,200	

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DEPARTMENT OF EDUCATION - 040
BRONX SCHOOL FOR LAW, GOVT. AND JUSTICE - BX
Asset # : 13583

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	50%			2034	**	2	\$2,100	
Roof	50%			2034	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$82,200	2	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 175 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$4,100	2029	\$20,600	4	\$2,800	
		<i>Broken, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
Generic	100%			2034	**	1	\$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	66%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit From Basement To 5th Floor, 1 Unit From Penthouse</i>						
		<i>Explanation : Two Units</i>						
Hydraulic	34%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 34%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$68,000	
Sprinkler								
Generic	100%			2049	**	1-2	\$37,800	
Fire Pump								
Generic	100%			2038	**	1	\$25,200	
Chemical System								
Dry	5%			2027	\$1,400	1-3	\$200	
No Component	95%							

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Address : 928 SIMPSON STREET
Borough : BRONX **Agency's Number** : LEASE-X392
Program / Asset # : BOE1101.000 / 14452 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 99,849 **Project Type** : EDUCATION
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2723 **Lot** : 33 **BIN** : 2116211

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$126,100
Interior Architecture	\$59,800	\$185,500
Electrical	\$91,600	
Mechanical		\$60,900
Total	\$151,400	\$372,500
Importance Code A		\$126,100
Importance Code B	\$151,400	\$120,700
Importance Code C		\$125,800
Total	\$151,400	\$372,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$34,000	\$5,600
Interior Architecture		\$7,000	\$10,300	\$24,100
Electrical	\$13,200	\$10,200	\$11,600	\$9,700
Mechanical	\$20,500	\$32,900	\$43,100	\$33,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$45,500	\$61,900	\$110,900	\$84,800
Importance Code A	\$4,400	\$5,600	\$38,500	\$11,000
Importance Code B	\$41,100	\$56,400	\$72,400	\$52,000
Importance Code C				\$21,800
Total	\$45,500	\$61,900	\$110,900	\$84,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	87%			LIFE	**	5	\$77,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Building Completed In 2009</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The School Occupies The Cellar And Floors 1 To 5 Of A Six Story Building.</i>								
Metal Panel	5%			2053	**	5-10	\$30,700	
Pre-Cast Concrete	3%			LIFE	**	5	\$8,700	
Stucco Cement	5%			2044	**	5	\$11,200	
Windows								
Aluminum	100%			2049	**	5		
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$700	
Metal Panel	85%			2053	**	5	\$23,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof								
IRMA/Protected Membrane	100%			2035	**	10	\$48,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,300	
Ceramic Tile	3%			2040	**	5	\$4,500	
Quarry Tile	2%			2044	**	5	\$4,500	
Sheet Vinyl/Rubber	5%			2035	**	5	\$11,200	
Traffic Topping	25%			2035	**	5	\$46,700	
Vinyl Tile	55%			2035	**	3	\$30,800	
Wood	5%			2062	**	5	\$14,000	
Interior Walls								
Ceramic Tile	20%			2040	**	5	\$69,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,000	
Folding Partition	5%			2049	**	5	\$43,700	
Glass: Single Pane	5%			LIFE	**	5	\$13,100	
Gypsum Board	60%			LIFE	**	5	\$125,800	
Ceilings								
AcousTileSusp.Lay-In	80%			2044	**	5	\$119,600	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$18,700	
Metal Panel	5%			LIFE	**	5	\$9,300	

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX

Asset # : 14452

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2- Main Service Switches Rated At 2500 Amperes Each</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$2,600	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$30,700	
Generators								
Diesel	100%			2036	**	1	\$38,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 315 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,700	
Fuel Storage								
Main Tank	100%			2055	**	5	\$2,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$89,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2032	**	10	\$1,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	50%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2055	**	5	\$2,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Steel Lightning Rods</i>					
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$11,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside</i>					
			<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$18,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways, Caffeteria, Toilets And Basement</i>					
			<i>Explanation : Stobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2053	**	1		
Natural Gas	90%			2053	**	1		
Conversion Equipment								
Furnace	90%			2032	**	1	\$44,400	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Rooftop Package Units</i>					
Radiant Heater	10%			2032	**	2	\$4,600	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Stairways</i>					
			<i>Explanation : 10 Units</i>					
Distribution								
No Component	90%							
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX
Asset # : 14452

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$6,100
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$61,700
Heat Rejection								
	Air Cooled Condenser Unit	100%			2032	**	2	\$69,500
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,700
Exhaust Fans								
	Roof	100%			2032	**	2	\$3,100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Gas Fired	100%			2025	\$60,900	2	\$1,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$2,100
Backflow Preventer								
	Generic	100%			2032	**	1	\$6,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 6th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2053	**	1-5	\$50,300
Sprinkler								
	Generic	100%			2047	**	1-2	\$28,000
Fire Pump								
	Generic	100%			2036	**	1	\$18,700

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DEPARTMENT OF EDUCATION - 040
BRONX STUDIO SCHOOL FOR WRITERS AND ARTISTS - BX

Asset # : 14452

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Generic	100%		2025	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : **BROOKLYN H.S. OF ARTS - BK ANNEX**
 Address : **500 PACIFIC STREET BTWN: 3 AVE., 4 AVE.**
 Borough : **BROOKLYN** Agency's Number : **K656**
 Program / Asset # : **BOE0654.000 / 1214** Yr Built/Renovated : **1924 / 2014**
 Area Sq Ft : **92,000** Project Type : **EDUCATION**
 Date of Survey : **20-Jun-2019** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4**
 Block : **192** Lot : **1** BIN : **3001189**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,721,100	\$736,000
Interior Architecture	\$145,400	\$674,700
Electrical	\$40,300	\$1,368,200
Mechanical	\$222,600	\$664,100
Total	\$4,129,400	\$3,443,000
Importance Code A	\$3,721,100	\$775,500
Importance Code B	\$368,800	\$2,667,500
Importance Code C	\$39,500	
Total	\$4,129,400	\$3,443,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$82,300			
Interior Architecture	\$149,000		\$10,200	\$8,500
Electrical	\$14,300	\$3,300	\$4,300	\$4,300
Mechanical	\$76,700	\$9,400	\$15,900	\$8,400
Site Enclosure	\$18,600			
Site Pavements	\$13,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$362,400	\$20,600	\$38,200	\$29,100
Importance Code A	\$82,300			
Importance Code B	\$172,800	\$20,600	\$38,200	\$29,100
Importance Code C	\$107,300			
Total	\$362,400	\$20,600	\$38,200	\$29,100



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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF ARTS - BK ANNEX
Asset # : 1214

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,900	
Masonry: Brick	20%			LIFE	**	5	\$38,000	
Masonry: Granite	10%			LIFE	**	5	\$14,200	
Masonry: Limestone	60%	Now	\$332,400	LIFE	**	5	\$42,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor At Perimeter Corridor</i>								
Windows								
Aluminum	5%			2046	**	5	\$1,500	
Bronze/Brass	43%	Now	\$2,345,800	2055	**	5	\$39,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5	\$700	
Steel	50%	Now	\$816,300	2055	**	5	\$91,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%	2-4	\$75,700	LIFE	**	5	\$12,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$21,400	
Metal Rail	20%			2043	**	5-10	\$63,400	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF ARTS - BK ANNEX
Asset # : 1214

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	65%	Now	\$112,500	2030	\$562,500			
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Low Slope</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Of Building Into 1st Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Low Slope</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Water Tower, And Low Slope</i>								
Copper/Terne	35%	Now	\$30,000	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Elevator Mechanical Room</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$118,600	
Ceramic Tile	5%	Now	\$14,000	2039	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Column In Boys Locker Room</i>								
Quarry Tile	5%	Now	\$4,200	2035	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Sheet Vinyl/Rubber	10%			2035	**	5	\$20,300	
Traffic Topping	10%			2035	**	5	\$16,900	
Vinyl Tile	50%	Now	\$30,800	2030	\$615,400	3	\$25,400	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Nurses Office, Room 155</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF ARTS - BK ANNEX
Asset # : 1214

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	2%	Now	\$14,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement Meter Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Cast Stone/Terra Cotta	10%			LIFE	**	10	\$39,500	
Ceramic Tile	5%	Now	\$15,500	2033	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets And Kitchen</i>								
Concrete Masonry Unit	40%			LIFE	**	5	\$33,700	
Plaster	30%	0-2	\$13,600	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor Corridors</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$5,300	
Wood	3%			LIFE	**	5	\$25,300	
Ceilings								
AcousTile,Adhered	5%			2043	**	5	\$6,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room 359</i>								
AcousTileSusp.Lay-In	10%			2043	**	5	\$13,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Shop</i>								
Exposed Concrete	50%	Now	\$46,600	LIFE	**	5	\$10,600	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Below Sidewalk</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Below Sidewalk</i>								
Masonry: Infill Arch	15%			LIFE	**	10	\$10,200	
Metal Panel	5%	4+	\$6,000	LIFE	**	5	\$8,500	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Plaster	15%	Now	\$5,700	LIFE	**	5	\$12,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 275</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$18,600	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Lot</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								

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

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF ARTS - BK ANNEX
Asset # : 1214

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,100	2043		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
On-Site Walkways								
Cast in Place Concrete	100%			2043		**		
Parking/Driveway								
Asphalt	100%	Now	\$10,500	2033		**		
	<i>Ponding, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Parking Lot</i>							
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Service Size 1,600 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	30%			2030	\$54,800	5	\$100	
Fused Disc Sw	70%			2030	\$127,800	5	\$300	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	20%			2029	\$38,300	5	\$400	
Molded Case Bkrs	80%			2038	**	5	\$1,900	
Wiring								
Thermoplastic	90%			2030	\$245,500	1		
Thermoplastic	10%			2040	**	1		
Motor Controllers								
Locally Mounted	50%	0-2	\$40,300	2050	**	5	\$200	
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Aged Component, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Space</i>							
Locally Mounted	50%			2035	**	5	\$300	

Ground

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF ARTS - BK ANNEX
Asset # : 1214

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,400	
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Damage</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	**	10	\$71,700	
Fluorescent	10%			2038	**	10	\$8,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Incandescent	5%			2025		2	\$100	
Egress Lighting								
Emergency, Battery	40%			2030		10	\$8,900	
Emergency, Battery	10%			2040	**	10	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Bridge 2nd Floor</i>								
<i>Explanation : Annex Bridge No Emergency Lighting</i>								
Exit, Service	50%			2025		1		
Exterior Lighting								
HID	100%			2035	**	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2038	**	1	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Most Entrances And Exits</i>								
<i>Explanation : 15 CCTV Cameras Internet Protocol Digital Video Surveillance Type.</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2030		1-3	\$29,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Machine Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors</i>								

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

Heating

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF ARTS - BK ANNEX
Asset # : 1214

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	50%			2040	**	5	\$14,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Two 5,000 Gallon Tanks Currently Being Removed</i>								
Natural Gas	50%			2060	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : New Gas Service Installed After Survey</i>								
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	20%	Now	\$155,200	2030	\$258,700	1	\$10,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Controls Throughout</i>								
Under Construction	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2025	\$38,300	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$81,200	
Exhaust Fans								
Interior	95%	Now	\$31,100	2030	\$310,900	2	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Bad Bearings On One Fan, Control Issues Throughout</i>								
Roof	5%			2030	\$7,600	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$56,100	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Three 150 Gallon Units</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN H.S. OF ARTS - BK ANNEX
Asset # : 1214

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$67,300	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Grease Trap Serving Kitchen</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Bad Floor Drains In Cafeteria</i>								
Storm Drain Piping Cast Iron	100%	Now	\$9,600	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Collapsed Area Drain In Lot</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$14,000	4	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer No Component Generic	50%			2035	**	1	\$2,800	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : One Unit From Sub-basement To 4th Floor, One Unit From Sub-basement To 3rd Floor</i>								
<i>Explanation : 2 Units, 1 Unit Is Out Of Service</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$46,400	
Sprinkler								
No Component	5%							
Generic	95%			2050	**	1-2	\$24,500	
Fire Pump								
Generic	100%			2039	**	1	\$17,200	
Chemical System								
No Component	95%							
Generic	5%	Now	\$700	2025	\$1,400	1-3	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen Area</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING

Asset # : 677

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$2,463,000	LIFE	**	5	\$191,100	
Masonry: Granite	5%	Now	\$160,900	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$891,900	LIFE	**	5	\$28,700	
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Pacific Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pacific Street Facade</i>								
Stucco Cement	5%	Now	\$78,800	2035	**	5	\$15,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$52,100	2046	**	5	\$11,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	88%	Now	\$19,900	LIFE	**	5	\$16,200	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Next To Gymnasium Roof</i>								
Masonry: Limestone	10%	Now	\$20,500	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	2%	0-2	\$5,200	2035	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof By Gymnasium</i>								
Roof								
Built-Up (BUR)	75%	Now	\$53,800	2035	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Room 440</i>								
Copper/Terne	20%	Now	\$56,800	2045	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Bulkhead Stairs</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Gymnasium And Above Bulkhead Stairs</i>								
Modified Bitumen	5%			2030		10	\$5,000	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$180,700	
Ceramic Tile	5%	Now	\$21,400	2033	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	10%	Now	\$51,300	LIFE	**	5	\$16,100	
<i>Horizontal Cracks, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Traffic Topping	5%	0-2	\$17,100	2035	**	5	\$6,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	0-2	\$65,600	2035	**	3	\$27,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	25%	0-2	\$36,400	2045	**	5	\$48,400	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasiums And By Classroom Radiators</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$63,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room And Basement Mechanical Spaces</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	10	\$35,300	
Ceramic Tile	5%	0-2	\$13,900	2033	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Gypsum Board	15%	Now	\$6,300	LIFE	**	5	\$16,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Toilets And Throughout</i>								
Masonry: Brick	10%			LIFE	**	10	\$5,600	
Marble Panels	5%	0-2	\$40,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%	2-4	\$56,500	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Music Room, Throughout Basement, Room 440, 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Music Room, Throughout Basement, Room 440, 2nd Floor Corridor</i>								
SGFT/Glazed Masonry	15%	0-2	\$58,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING

Asset # : 677

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$10,300	
Exposed Concrete	20%	Now	\$283,800	LIFE	**	5	\$6,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Throughout</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$217,000	LIFE	**	5	\$96,800	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Room 440</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$15,300	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Swing Gates Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$9,300	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,500	2043	**			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Tree Pits Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%			2033	**			

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING

Asset # : 677

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2040	**	5	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Service Size 4,000 Amperes</i>					
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2040	**	5	\$600
	Raceway							
	Conduit	100%			2050	**	1	
	Panelboards							
	Fused Disc Sw	20%			2038	**	5	\$600
	Fused Toggle Switch	5%			2038	**	5	\$200
	Molded Case Bkrs	75%			2038	**	5	\$2,600
	Wiring							
	Thermoplastic	100%			2040	**	1	
	Motor Controllers							
	Locally Mounted	100%			2035	**	5	\$900
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$3,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Main Water Pipe</i>					
Lighting								
	Interior Lighting							
	Fluorescent	90%			2038	**	10	\$109,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Classrooms, Offices, Common Spaces, Science Laboratories And Prep Rooms</i>					
			<i>Explanation : T-12 Lamps Replaced With T-8 Approximately 4 To 5 Years Back</i>					
	Fluorescent	5%			2038	**	10	\$6,100
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gymnasium</i>					
	Incandescent	5%			2025		2	\$100
	Egress Lighting							
	Emergency, Service	50%			2038	**	1	
	Exit, Service	50%			2038	**	1	
	Exterior Lighting							
	HID	80%			2035	**	10	\$300
	HID	20%	Now	\$106,400	2040	**		
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Building Perimeter</i>					
Alarm								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING

Asset # : 677

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

Alarm

Security System

No Component

50%

Generic

50%

2030

\$213,200

1

\$24,700

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

Location : Throughout

Explanation : Internet Protocol Digital Video Surveillance Type

Fire/Smoke Detection

No Component

50%

Under Construction

50%

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2050

**

1

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

Location : Basement

Explanation : One 10,000 Gallon Tank For No.2 Fuel And Flow Valves Are Broken

Conversion Equipment

Steam Boiler

100%

2035

**

1

\$130,700

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

Location : Boiler Room

Explanation : 3 Boilers

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$223,400

2040

**

4

\$6,500

Other Observation, Extent : Severe, Area Affected : 10%

Location : Basement

Explanation : Back Ups In Return System

Terminal Devices

Air Handler

30%

Now

\$167,100

2030

\$556,800

1

\$22,000

Broken, Extent : Severe, Area Affected : 30%

Location : Basement

Convactor/Radiator

70%

2035

**

1

\$29,800

Air Conditioning

Energy Source

Electricity

100%

2046

**

1

Conversion Equipment

Split Unit

5%

2035

**

Window/Wall Unit

90%

2025

\$247,600

1

No Component

5%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$116,500

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DEPARTMENT OF EDUCATION - 040
BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING
Asset # : 677

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2030	\$469,600	2	\$4,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2025	\$80,500	2	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Six 100 Gallon Units</i>						
Sanitary Piping								
Cast Iron	100%	2-4	\$96,600	LIFE	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : All Floors</i>						
		<i>Explanation : Beyond Life Span And Constant Back Ups</i>						
Storm Drain Piping								
Cast Iron	100%	2-4	\$27,500	LIFE	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : All Floors</i>						
		<i>Explanation : Beyond Life Span And Constant Back Ups</i>						
Sump Pump(s)								
Non-Submersible	100%			2030	\$20,100	4	\$4,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Unit</i>						
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2040	**	1-2	\$7,400	

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

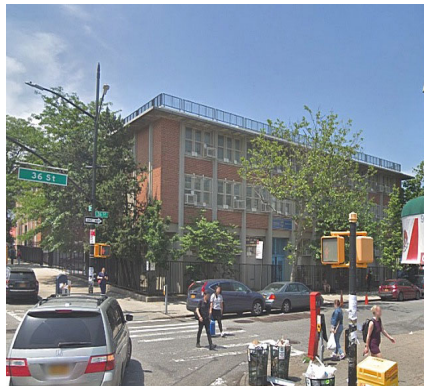
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BROOKLYN REGIONAL OFFICES P.S. 231
Address : 360 36 STREET BTWN: 4TH AVE., 3 AVE.
Borough : BROOKLYN **Agency's Number** : K231
Program / Asset # : BOE0610.010 / 4230 **Yr Built/Renovated** : 1966 / 2006
Area Sq Ft : 22,000 **Project Type** : EDUCATION
Date of Survey : 03-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 696 **Lot** : 31 **BIN** : 3337060

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$109,300	\$45,900
Interior Architecture		\$223,500
Electrical		\$613,100
Mechanical		\$225,100
Total	\$109,300	\$1,107,600
Importance Code A	\$109,300	\$45,900
Importance Code B		\$1,061,700
Total	\$109,300	\$1,107,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,000			
Interior Architecture	\$91,000		\$800	\$3,100
Electrical	\$2,800	\$2,100	\$2,100	\$2,800
Mechanical	\$17,600	\$2,700	\$2,500	\$900
Total	\$167,400	\$4,700	\$5,400	\$6,800
Importance Code A	\$56,000			
Importance Code B	\$65,400	\$4,700	\$5,400	\$6,800
Importance Code C	\$46,000			
Total	\$167,400	\$4,700	\$5,400	\$6,800



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DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231
Asset # : 4230

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	13%			LIFE	**	5	\$35,400	
Masonry: Brick	85%			LIFE	**	5	\$46,300	
Masonry: Limestone	2%			LIFE	**	5	\$800	
Windows								
Aluminum	100%	4+	\$54,100	2046	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%	4+	\$55,200	2035	**	5	\$45,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	90%	0-2	\$14,700	2035	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Seams</i>								
Modified Bitumen	10%			2030		10	\$2,300	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,500	
Ceramic Tile	5%			2033	**	5	\$1,500	
Terrazzo	5%	4+	\$1,500	LIFE	**	5	\$1,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stair Entry</i>								
Vinyl Tile	80%			2025		3	\$12,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$11,600	
Ceramic Tile	5%	0-2	\$3,400	2033	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Toilet</i>								
Concrete Masonry Unit	15%	4+	\$16,500	LIFE	**	5	\$2,800	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Plaster	55%	0-2	\$10,900	LIFE	**	5	\$7,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 113</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,500	
Ceilings								
Exposed Concrete	85%			LIFE	**	5-10	\$32,700	
Plaster	15%			LIFE	**	5-10	\$7,900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231

Asset # : 4230

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2050	**			
Chain Link	45%			2050	**			
Iron Picket	45%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$5,200	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$104,400	5	\$100	
Raceway								
Conduit	80%			2030	\$44,900	1		
Conduit	20%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2029	\$79,800	5	\$600	
Wiring								
Braided Cloth	80%			2029	\$56,800	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$20,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$15,800	10	\$2,700	
Exit, Battery	50%			2035	**	10	\$700	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231
Asset # : 4230

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	1%			2025	\$900	10		
LED	99%			2035	**			
Alarm								
Security System								
Generic	50%			2030	\$35,500	1	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Generic	50%			2035	**	1	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV System</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$243,300	1-3	\$14,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corridors</i>						
		<i>Explanation : Bells And Manual Pull Station. System Connected To Main Panel In Asset 1236</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2030	\$2,200	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : PS 371, Asset 1236</i>						
		<i>Explanation : Heat From Adjacent Building</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$9,700	2030	\$97,300			
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Vacuum Pump In Sub-basement</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Vacuum Pump In Sub-basement</i>						
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$7,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2025	\$45,800	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN REGIONAL OFFICES P.S. 231

Asset # : 4230

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	60%			2030	\$47,000	2	\$400
	Roof	40%			2030	\$14,600	2	\$300
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2035	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2030	\$35,000	4	\$3,300
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$3,400	4	\$700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Crawl Space In Sub-basement</i>					
			<i>Explanation : Located In Crawl Space Accessed In Sub-basement</i>					
	Sewage Ejector(s)							
	Electric	100%			2030	\$6,300	4	\$1,300
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2040	**	1-2	\$600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : **BROOKLYN SCHOOL FOR GLOBAL STUDIES**
Address : **284 BALTIC STREET @COURT ST.**
Borough : **BROOKLYN** **Agency's Number** : **K429**
Program / Asset # : **BOE0580.000 / 1267** **Yr Built/Renovated** : **1968 / 2016**
Area Sq Ft : **158,000** **Project Type** : **EDUCATION**
Date of Survey : **21-Jun-2017** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **402** **Lot** : **1** **BIN** : **3006401**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$266,700
Interior Architecture	\$44,200	\$2,037,700
Electrical	\$856,200	\$1,081,900
Mechanical	\$516,200	\$1,860,100
Site Pavements	\$399,700	
Total	\$1,816,300	\$5,246,400
Importance Code A		\$1,397,000
Importance Code B	\$1,816,300	\$3,789,700
Importance Code C		\$59,700
Total	\$1,816,300	\$5,246,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$4,600	\$10,100
Interior Architecture	\$9,000	\$21,000	\$55,400	
Electrical	\$5,100	\$6,300	\$40,700	\$4,500
Mechanical	\$23,500	\$35,800	\$63,300	\$25,100
Total	\$37,600	\$63,100	\$164,100	\$39,700
Importance Code A	\$16,600	\$16,600	\$21,600	\$26,700
Importance Code B	\$15,700	\$46,500	\$142,500	\$13,000
Importance Code C	\$5,200			
Total	\$37,600	\$63,100	\$164,100	\$39,700



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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL FOR GLOBAL STUDIES

Asset # : 1267

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$96,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Walls</i>								
Masonry: Brick	50%			LIFE	**	5	\$38,600	
Masonry: Brick Cavity	25%			LIFE	**	5	\$19,300	
Windows								
Aluminum	100%			2044	**	5	\$20,300	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$11,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Metal Panel	15%			2058	**	5	\$9,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$15,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof								
Copper/Terne	2%			2068	**	10	\$6,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Modified Bitumen	98%			2038	**	10	\$131,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	3%			2031	**	5	\$7,500	
Terrazzo	5%			LIFE	**	5	\$9,800	
Vinyl Tile	20%			2038	**	3	\$18,800	
Vinyl Tile 9" X 9"	67%			2028		3	\$63,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors And Classrooms</i>								
<i>Explanation : AcM Tiles</i>								
Wood	5%	4+	\$44,200	2056	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL FOR GLOBAL STUDIES

Asset # : 1267

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$10,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,000	
Plaster	57%			LIFE	**	5	\$59,700	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%			2033	**	5	\$61,400	
AcousTileSusp.Lay-In	15%			2048	**	5	\$36,800	
Exposed Concrete	30%			LIFE	**	5	\$11,500	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$15,400	
Plaster	20%			LIFE	**	5	\$30,700	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2054	**			
Iron Picket	20%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$102,300	2041	**			
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Various</i>
								<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Various</i>
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Cast in Place Concrete	10%	Now	\$95,900	2048	**			
								<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>
								<i>Location : Courtyards</i>
Pavers/Stone	10%	Now	\$201,500	2043	**			
								<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>
								<i>Location : Courtyards</i>
Rubber Matting	80%			2038	**			

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL FOR GLOBAL STUDIES

Asset # : 1267

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$40,400	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes And One 1600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$234,800	5	\$700	
Raceway								
Conduit	95%			2028	\$251,000	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	7%			2027	\$16,800	5	\$300	
Fused Disc Sw	3%			2044	**	5	\$100	
Molded Case Bkrs	85%			2027	\$203,500	5	\$3,500	
Molded Case Bkrs	5%			2036	**	5	\$200	
Wiring								
Braided Cloth	70%	Now	\$259,600	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$74,200	1		
Thermoplastic	10%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$147,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$3,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	30%			2023	\$72,500	10	\$12,100	
Emergency, Battery	20%			2033	**	10	\$8,100	
Exit, Service	20%			2033	**	1		
Exit, Service	30%			2023	\$14,500	1		
Exterior Lighting								
LED	100%			2036	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL FOR GLOBAL STUDIES

Asset # : 1267

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

Alarm

Security System

No Component

70%

Generic

30%

2036

**

1

\$17,700

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$524,100

1-3

\$29,200

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

Heating

Energy Source

Fuel Oil No 4

100%

2038

**

5

\$52,000

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

Location : Basement Vault

Explanation : (2) 10,000 Gallon Tanks

Conversion Equipment

Steam Boiler

100%

2026

\$1,085,400

1

\$166,100

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement, The Boilers Are Beyond Their Useful Life Cycle Limit

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

Location : Basement

Explanation : (3) #4 Oil Burning Steam Boilers

Distribution

Central Plant Steam Piping/Pmp

100%

2038

**

4

\$12,400

Terminal Devices

Air Handler

20%

2023

\$471,700

1

\$20,700

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement, The Blowers Are Beyond Their Useful Life Cycle Limit

Convactor/Radiator

70%

2033

**

1

\$37,900

Fan Coil Unit/Heat

10%

2028

\$251,200

1

\$5,400

Air Conditioning

Energy Source

Electricity

100%

2044

**

1

Conversion Equipment

Ext Pkg Unit - Heating/Cooling

20%

2033

**

2

\$2,100

Other Observation, Extent : Light, Area Affected : 20%

Location : Lower Roof

Explanation : Units Serves The Auditorium And Culinary Class Room

Window/Wall Unit

40%

2026

\$139,800

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$93,500

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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL FOR GLOBAL STUDIES

Asset # : 1267

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	20%			2028	\$119,300	2	\$1,000
	Roof	80%	0-2	\$44,600	2028	\$222,800	2	\$3,300
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Throughout, Roof</i>						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2038	**	4	\$24,900
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2028	\$25,600	4	\$3,500
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2038	**	1-2	\$900
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BROOKLYN SCHOOL OF INQUIRY - BK
Address : 50 AVENUE P BTWN: STILLWELL AVE. - W.13 ST.
Borough : BROOKLYN **Agency's Number** : K686
Program / Asset # : BOE1089.000 / 14440 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 107,741 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 6618 **Lot** : 1 **BIN** : 3175240

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$225,000	\$225,600
Interior Architecture	\$417,100	\$225,800
Electrical		\$98,800
Mechanical	\$188,100	\$65,700
Total	\$830,100	\$615,900
Importance Code A	\$225,000	\$225,600
Importance Code B	\$333,700	\$264,300
Importance Code C	\$271,400	\$126,000
Total	\$830,100	\$615,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,100			
Interior Architecture	\$37,700		\$27,700	\$36,300
Electrical	\$14,900	\$12,900	\$11,900	\$11,100
Mechanical	\$20,300	\$15,800	\$25,900	\$15,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$126,800	\$40,600	\$77,400	\$75,100
Importance Code A	\$47,700	\$5,300	\$5,300	\$5,300
Importance Code B	\$65,400	\$35,200	\$72,000	\$37,500
Importance Code C	\$13,700			\$32,300
Total	\$126,800	\$40,600	\$77,400	\$75,100



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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL OF INQUIRY - BK
Asset # : 14440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,500	
Glass Block	3%			LIFE	**	5	\$3,100	
Masonry: Brick	70%			LIFE	**	5	\$117,400	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$31,500	
Metal Panel	5%			2050	**	5-10	\$28,800	
Window Wall	2%			2050	**	5	\$6,300	
Windows								
Aluminum	100%			2046	**	5	\$39,200	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$212,400	
Masonry: Brick	45%			LIFE	**	5-10	\$70,400	
Metal Panel	10%			2050	**	5	\$8,900	
Roof								
IRMA/Protected Membrane	85%			2035	**	10	\$60,700	
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Greenhouse Installation In Progress</i>								
Soffits								
Metal Panel	95%			2050	**	5-10		
Stucco Cement	5%			2043	**	5		
Interior								
Floors								
Carpet	5%			2029	\$109,900	3	\$12,100	
Cast in Place Concrete	10%			LIFE	**	5	\$70,600	
Ceramic Tile	5%			2039	**	5	\$8,100	
Quarry Tile	2%			2043	**	5	\$4,800	
Sheet Vinyl/Rubber	2%			2035	**	5	\$4,800	
Terrazzo	3%			LIFE	**	5	\$7,600	
Vinyl Tile	68%			2035	**	3	\$41,100	
Wood	5%			2058	**	5	\$15,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$40,400	
Ceramic Tile	20%			2039	**	5	\$64,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$12,900	
Glass: Single Pane	3%			LIFE	**	5	\$14,500	
Gypsum Board	65%			LIFE	**	5-10	\$357,100	
Operable Wall	2%			2050	**	5	\$22,600	
Ceilings								
AcousTileSusp.Lay-In	80%			2043	**	5	\$129,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$16,100	
Gypsum Board	13%			LIFE	**	5-10	\$72,100	
Metal Panel	2%			LIFE	**	5	\$8,100	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL OF INQUIRY - BK
Asset # : 14440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Concrete Masonry Unit	85%			2050	**			
Iron Picket	5%			2065	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Yard</i>								
<i>Explanation : This Is Actually A Painted Steel Fence</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	65%			2039	**			
Pavers/Stone	5%			2039	**			
Rubber Matting	30%			2035	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,600 Ampere Service Switch</i>								
Raceway								
Conduit	100%			2056	**	1		
Panelboards								
Molded Case Bkrs	100%			2052	**	5	\$2,800	
Wiring								
Thermoplastic	100%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$33,200	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL OF INQUIRY - BK
Asset # : 14440

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2043	**	1	\$41,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 350 Kilowatt Diesel Generator</i>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$4,000	
Fuel Storage								
Main Tank	100%			2065	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	**	10	\$79,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-8 Lamp Type Lighting Fixtures</i>								
Fluorescent	20%			2038	**	10	\$19,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Egress Lighting								
Exit, Service	50%			2038	**	1		
Exit, Battery	50%			2038	**	10	\$3,600	
Exterior Lighting								
HID	100%			2038	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$12,100	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2038	**	1-3	\$26,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2050	**	1		
Natural Gas	90%			2050	**	1		
Conversion Equipment								
Furnace	100%			2035	**	1	\$53,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Units Providing Heat And Air Conditioning</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL OF INQUIRY - BK
Asset # : 14440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%	Now	\$161,400	2035	**	1	\$31,300	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Variable Air Volume Box Electric Reheat Coils Located Throughout Building</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2035	**	2	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Units</i>								
Split Unit	5%			2035	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,100	
Exhaust Fans								
Roof	100%			2035	**	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$65,700	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$4,300	
Backflow Preventer								
Generic	100%			2035	**	1	\$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 4th Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2050	**	1-2	\$30,200	

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DEPARTMENT OF EDUCATION - 040
BROOKLYN SCHOOL OF INQUIRY - BK
Asset # : 14440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2039	**	1	\$20,100
Chemical System	No Component	97%						
	Generic	3%			2028	\$800	1-3	\$100

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DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)

Asset # : 1364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$34,800	LIFE	**	5	\$28,900	
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
Cast Stone/Terra Cotta	5%	Now	\$131,200	LIFE	**	5	\$22,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$121,100	LIFE	**	5	\$37,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$135,000	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5-10	\$19,900	
Stucco Cement	5%	Now	\$8,900	2032	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$946,000	2052	**	5	\$10,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$13,200	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$14,200	
Roof								
Asphalt Shingle	25%	Now	\$52,000	2030	\$129,900			
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	75%			2035	**	10	\$106,200	

Interior

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

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DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)

Asset # : 1364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$18,300	LIFE	**	5	\$36,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Boiler Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$17,100	2030	\$170,700	5	\$4,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile	55%	Now	\$164,700	2032	**	3	\$34,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile	25%	Now	\$74,900	2022	\$374,400	3	\$15,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Wood	5%	4+	\$5,800	2042	**	5	\$7,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$25,500	2030	\$255,200	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%	Now	\$108,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement Boiler Room Throughout</i>								
Marble Panels	3%	Now	\$22,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	77%	Now	\$228,500	LIFE	**	5	\$40,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wing A Rooms 113, 213, 313, And 107, 207, 307. Wing C Rooms 316, 320, Library, 214, 209a</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$8,000	2032	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$3,800	
Plaster	75%	Now	\$337,000	LIFE	**	5	\$75,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wing A Upper Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wing A Upper Floors</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)

Asset # : 1364

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$40,400	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$208,700	5	\$500	
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$28,700	5	\$400	
Molded Case Bkrs	80%			2026	\$153,200	5	\$2,500	
Molded Case Bkrs	5%			2043	**	5	\$200	
Wiring								
Braided Cloth	50%	0-2	\$159,300	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	45%			2027	\$143,400	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	20%			2022	\$54,900	10	\$21,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	66%			2037	**	10	\$70,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	10%			2022	\$138,100	2	\$300	
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$83,900	10	\$14,100	
Exit, Service	50%			2022	\$16,800	1		
Exterior Lighting								
HID	100%			2022	\$469,600	10	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)

Asset # : 1364

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

Alarm

Security System

No Component

90%

Generic

10%

2035

**

1

\$4,400

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2035

**

1-3

\$7,200

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

**

1

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

Location : Basement

Explanation : 2 Tanks Of Oil #2 Capacity Of 10,000 Gallons Each

Conversion Equipment

Steam Boiler

100%

Now

\$37,700

2032

**

1

\$103,800

Repairs In Progress, Extent : Light, Area Affected : 30%

Location : #2 Boiler Re-tubing Is Scheduled To Start Soon

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

Location : Basement

Explanation : 4 Units

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$39,400

2037

**

4

\$5,700

Steam Traps Faulty, Extent : Moderate, Area Affected : 15%

Location : Throughout

Terminal Devices

Air Handler

35%

Now

\$28,700

2027

\$573,200

1

\$22,700

Malfunctioning, Extent : Severe, Area Affected : 50%

Location : Pneumatic Controls, Throughout In Brooklyn Studio

Convactor/Radiator

65%

2032

**

1

\$24,500

Air Conditioning

Energy Source

Electricity

100%

2043

**

1

Conversion Equipment

Window/Wall Unit

75%

2022

\$182,000

1

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

**

2-5

\$26,000

No Component

60%

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DEPARTMENT OF EDUCATION - 040
BROOKLYN STUDIO (TANDEM 128) - K /FORMER P.S. 721 (OTC)

Asset # : 1364

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	35%			2027	\$145,000	2	\$1,300	
Roof	5%			2027	\$9,700	2	\$200	
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2022	\$71,000	2	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To Street Level</i>						
		<i>Explanation : 1 Fried Elevator For Cafeteria Supply.</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2047	**	1-2	\$1,600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BROOKLYN TECHNICAL H.S. - BK
Address : 29 FORT GREENE PL. @ DEKALB AVE
Borough : BROOKLYN **Agency's Number** : K430
Program / Asset # : BOE0626.000 / 1223 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 677,007 **Project Type** : EDUCATION
Date of Survey : 12-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,7,8
Block : 2098 **Lot** : 13 **BIN** : 3058752

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,970,200	\$1,079,800
Interior Architecture	\$3,551,100	\$4,069,500
Electrical	\$1,730,400	\$3,932,000
Mechanical	\$836,400	\$35,733,400
Site Pavements	\$49,600	
Total	\$10,137,700	\$44,814,700
Importance Code A	\$3,970,200	\$5,629,000
Importance Code B	\$5,586,600	\$39,008,100
Importance Code C	\$580,900	\$177,600
Total	\$10,137,700	\$44,814,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$29,200		
Interior Architecture		\$25,300	\$48,000	\$29,100
Electrical	\$46,400	\$27,800	\$33,900	\$40,300
Mechanical	\$183,000	\$121,400	\$190,000	\$128,600
Site Enclosure	\$4,200			
Site Pavements	\$32,800			
Elevators/Escalators	\$119,400	\$119,400	\$119,400	\$119,400
Total	\$385,800	\$323,200	\$391,300	\$317,400
Importance Code A	\$67,000	\$96,300	\$67,000	\$68,500
Importance Code B	\$286,000	\$226,900	\$301,600	\$248,900
Importance Code C	\$32,800		\$22,700	
Total	\$385,800	\$323,200	\$391,300	\$317,400



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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	11%			2049	**	10	\$144,200	
Masonry: Brick	72%	Now	\$2,594,900	LIFE	**	5	\$402,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	6%	Now	\$211,900	LIFE	**	5	\$25,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	11%	Now	\$358,900	LIFE	**	5	\$46,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	88%			2045	**	5	\$205,900	
Bronze/Brass	5%			2037	**	5	\$73,100	
Metal Louvers	2%			2032	**	10	\$29,200	
Steel	5%			2037	**	5	\$146,200	
Parapets								
Masonry: Brick	90%	Now	\$498,700	LIFE	**	5	\$40,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$5,700	
Roof								
Cast in Place Concrete	5%			LIFE	**			
Copper/Terne	5%			2044	**	10	\$36,300	
Modified Bitumen	55%			2034	**	10	\$159,800	
Paver: Asphalt	30%			2038	**	10	\$130,800	
Skylight, Plastic	5%			2042	**	1		

Interior

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$221,700		
Ceramic Tile	5%			2038	**	5	\$50,700		
Panel/Paver: Cer/Brk	2%	Now	\$305,300	2045	**	5	\$22,800		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Foundry</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Foundry</i>									
Terrazzo	5%	0-2	\$251,500	LIFE	**	5	\$39,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : 1st Floor Corridor</i>									
Vinyl Tile	20%			2034	**	3	\$76,000		
Vinyl Tile 9" X 9"	23%	Now	\$1,096,400	2029	\$2,740,900	3	\$87,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Wood	35%	4+	\$249,800	2044	**	5	\$332,500		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%			2038	**	5	\$45,300		
Concrete Masonry Unit	10%			LIFE	**	5	\$36,200		
Masonry: Brick	3%			LIFE	**				
Marble Panels	5%	0-2	\$192,800	LIFE	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : 1st Floor Corridors</i>									
Plaster	50%	0-2	\$388,100	LIFE	**	5	\$135,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	2%			LIFE	**	5	\$5,400		
SGFT/Glazed Masonry	20%			LIFE	**				

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	\$100,600	2034	**	5	\$50,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%	2-4	\$43,800	2034	**	5	\$31,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$15,800	
Metal Panel	5%			LIFE	**	5	\$63,300	
Plaster	5%			LIFE	**	5	\$31,700	
Plaster	65%	Now	\$923,000	LIFE	**	5	\$411,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room Bn2 And Bulkheads</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$4,200	2079	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Expansion Joint Deteriorated</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$49,600	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%			2038	**			
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$500	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	10%	Now	\$200	2032	**			
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$32,000	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2029	\$83,900	5	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In Boiler Room Area</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 4000 And 3000 Amperes</i>								
	Fused Disc Sw	50%			2029	\$83,900	5	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Bn2</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$913,100	5	\$2,900
Raceway								
	Conduit	70%			2029	\$754,600	1	
	Conduit	10%			2049	**	1	
	Conduit	20%			2039	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$105,300	5	\$1,600
	Fused Toggle Switch	2%	2-4	\$21,100	2054	**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	88%			2028	\$926,900	5	\$15,700
Wiring								
	Braided Cloth	30%	2-4	\$437,000	2054	**	1	
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	40%			2039	**	1	
	Thermoplastic	10%			2049	**	1	
	Thermoplastic	20%			2029	\$291,400	1	
Motor Controllers								
	Locally Mounted	70%			2042	**	5	\$3,200
	Locally Mounted	25%			2027	\$106,600	5	\$1,100
	Variable Frequency Drive	5%			2042	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$9,900
Lighting								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	79%			2034	**	10	\$490,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2024	\$11,600	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Swimming Pool Area</i>								
<i>Explanation : HID Fixtures</i>								
Incandescent	10%			2024	\$802,900	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Chandeliers. Decorative Fixtures</i>								
LED	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasiums</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting								
Emergency, Battery	40%			2029	\$390,000	10	\$65,400	
Exit, Service	40%			2029	\$78,000	1		
Exit, Battery	20%			2029	\$133,000	10	\$9,100	
Exterior Lighting								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Scaffolding Around The Building</i>								
Alarm								
Security System								
Generic	100%			2034	**	1	\$252,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 6	100%	Now	\$35,600	2029	\$1,780,200	5	\$104,900	
<i>Broken, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Number 2 Oil Transfer Pump, Basement</i>								

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DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2027	\$4,381,400	1	\$670,500	
<i>Damaged, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Fire Brickwork, Both Boilers</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Old Units On Extended Life</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$572,900	2029	\$11,458,100	4	\$33,400	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Number 10 And Number 30 Head Valves, Boiler Room; Expansion Joints, 4th Floor</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room And Various Other Locations</i>								
<i>Explanation : Supply Pipe Clogged</i>								
<hr/>								
Terminal Devices								
Air Handler	20%			2029	\$1,903,900	1	\$83,700	
Convactor/Radiator	40%			2027	\$1,449,800	1	\$87,500	
Fan Coil Unit/Heat	40%			2029	\$4,055,600	1	\$87,500	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2028	\$1,228,000	1		
<hr/>								
Conversion Equipment Window/Wall Unit	60%			2028	\$846,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
No Component	40%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$377,500
<hr/>								
Exhaust Fans								
Interior	70%			2029	\$1,686,000	2	\$14,500	
Interior	30%	Now	\$36,100	2029	\$722,600	2	\$5,000	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1 Unit, Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Plumbing								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$594,100	1		
Water Heater								
Gas Fired	100%			2028	\$412,900	2	\$9,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Boiler Room</i>						
		<i>Explanation : 4 500-gallon Tanks</i>						
HW Heat Exchanger								
Steam Fired	100%			2029	\$1,078,100	4	\$100,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$103,200	4	\$14,300	
Pool Filter/Treatment								
Sand	100%	0-2	\$25,900	2027	\$517,700	4		
		<i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Number 2 Unit</i>						
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Units Number 1 And Number 3</i>						
		<i>Explanation : Number 1 And Number 3 Units Working Fine</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Five Units From Basement To 7th Floor, Three Units From Basement To 8th Floor, One Unit From Basement To 9th Floor</i>						
		<i>Explanation : 9 Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement To Ground Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2029	\$2,821,500	1-5	\$341,300	
Sprinkler								
No Component	90%							
Generic	10%			2039	**	1-2	\$19,000	
Fire Pump								
Generic	100%			2025	\$435,800	1	\$126,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
BROOKLYN TECHNICAL H.S. - BK
Asset # : 1223

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Chemical System								
	Wet	2%			2027	\$600	1-3	\$100
	No Component	98%						

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BUREAU OF SUPPLIES
Address : 44-36 VERNON BLVD
Borough : QUEENS **Agency's Number** : Q801
Program / Asset # : BOE0895.000 / 1461 **Yr Built/Renovated** : 1931 / 2011
Area Sq Ft : 684,590 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Pen
Block : 489 **Lot** : 1 **BIN** : 4005429

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,958,700	\$1,838,200
Interior Architecture	\$1,591,200	\$3,400,400
Electrical	\$624,100	\$2,942,400
Mechanical	\$1,270,500	\$32,022,300
Total	\$6,444,500	\$40,203,300
Importance Code A	\$3,029,600	\$5,382,600
Importance Code B	\$3,123,800	\$34,552,700
Importance Code C	\$291,100	\$268,100
Total	\$6,444,500	\$40,203,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$19,200	\$25,600	\$57,600	\$19,200
Electrical	\$57,100	\$80,900	\$54,500	\$54,500
Mechanical	\$99,900	\$139,700	\$219,900	\$152,400
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$223,600	\$293,500	\$379,400	\$273,500
Importance Code A	\$6,800	\$62,500	\$61,000	\$61,000
Importance Code B	\$216,800	\$231,000	\$318,400	\$212,500
Total	\$223,600	\$293,500	\$379,400	\$273,500



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

DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$1,287,900	LIFE	**	5	\$356,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sill At Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Spandrel Above Windows, Northwest Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Compressor Room In Basement, Foundation At North Facade, North Facade At Floor Slabs Above Perimeter Windows.</i>								
Cast in Place Concrete	65%			LIFE	**	5	\$926,800	
Metal Coiling Doors	10%			2032	**	5	\$89,100	
Windows								
Aluminum	95%	Now	\$1,626,300	2035	**	5	\$60,600	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Panes Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : North And West Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th, 5th And 6th Floors At Sills</i>								
Glass Block	5%			LIFE	**	5	\$4,000	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$176,200	
Roof								
Modified Bitumen	100%			2035	**	10	\$273,700	
Interior								
Floors								
Carpet	5%			2026	\$698,200	3	\$76,800	
Cast in Place Concrete	65%			LIFE	**	5	\$1,456,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Foundation Wall - North Side</i>								
Ceramic Tile	5%			2023	\$1,060,100	5	\$51,200	
Terrazzo	5%			LIFE	**	5	\$40,000	
Vinyl Tile	15%			2027	\$1,395,200	3	\$76,800	
Vinyl Tile	5%			2032	**	3	\$19,200	

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

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

Interior

Interior Walls

Cast in Place Concrete	5%	Now	\$291,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell F</i>								

Concrete Masonry Unit	44%			LIFE	**	5	\$151,700	
Gypsum Board	10%			LIFE	**	5	\$51,700	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Marble Panels	1%			LIFE	**			

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

Location : Exit 3

Explanation : Lobby Vestibule

Plaster	25%			LIFE	**	5	\$64,600	
SGFT/Glazed Masonry	5%			LIFE	**			

Ceilings

AcousTile,Adhered	5%			2032	**	5	\$51,200	
AcousTileConcealSpLn	10%			2032	**	5	\$128,100	
AcousTileSusp.Lay-In	5%			2040	**	5	\$51,200	
Exposed Concrete	60%			LIFE	**	5	\$96,100	
Exposed Concrete	10%	Now	\$176,000	LIFE	**	5	\$16,000	

Exposed Reinforcement, Extent : Moderate, Area Affected : 20%

Location : Tank Room Area In Basement

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Compressor Room In Basement

Plaster	10%			LIFE	**	5	\$64,000	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2057	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 Main Service Switches Rated At 3000 Amperes Each.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2057	**	5	\$2,900	
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Raceway

Conduit	40%			2027	\$538,500	1		
Conduit	40%			2047	**	1		
Conduit	10%			2053	**	1		
Conduit	10%			2057	**	1		

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$105,300	5	\$1,600	
Molded Case Bkrs	40%			2026	\$421,300	5	\$7,200	
Molded Case Bkrs	20%			2043	**	5	\$3,600	
Molded Case Bkrs	20%			2049	**	5	\$3,600	
Molded Case Bkrs	10%			2052	**	5	\$1,800	
Wiring								
Braided Cloth	30%	2-4	\$624,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2047	**	1		
Thermoplastic	10%			2053	**	1		
Thermoplastic	10%			2057	**	1		
Motor Controllers								
Locally Mounted	30%			2025	\$9,400	5	\$1,400	
Locally Mounted	70%			2040	**	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$210,600	
Generators								
Diesel	100%			2042	**	1	\$265,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Recently Installed, Rated At 400 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$25,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
Fuel Storage								
Main Tank	100%			2067	**	5	\$20,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Recent Installations</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$627,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2027	\$492,900	10	\$82,600	
Exit, Service	50%			2027	\$121,800	1		
Exterior Lighting								
HID	20%			2027	\$552,100	10	\$400	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$51,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside</i>					
			<i>Explanation : CCTV Surveillance Camera And Intrusion Alarm System</i>					
Fire/Smoke Detection								
No Component	80%							
Under Construction	20%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	80%			2027	\$1,067,000	5	\$169,700	
Natural Gas	20%			2037	**	1		
Conversion Equipment								
Furnace	20%			2032	**	1	\$67,700	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 8 Rooftop Units</i>					
Steam Boiler	80%	Now	\$70,900	2025	\$3,544,400	1	\$488,100	
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Fuel Pump And Oil Pressure Regulator, Basement</i>					
Distribution								
Central Plant Steam Piping/Pmp	80%			2027	\$9,269,100	4	\$27,000	
No Component	20%							
Terminal Devices								
Air Handler	15%			2027	\$1,444,000	1	\$63,500	
Convactor/Radiator	75%			2025	\$2,748,700	1	\$165,800	
Fan Coil Unit/Heat	10%			2022	\$1,025,300	1	\$22,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

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DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2027	\$871,600	1	\$47,600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
	Ext Pkg Unit - Heating/Cooling Window/Wall Unit	20%			2032	**	2	\$8,400
	No Component	45%						
Distribution								
	CW & CHW Wtr Pipe/Pump	15%			2037	**	4	\$7,600
	No Component	85%						
Terminal Devices								
	Air Handler/Cool/Ht	15%			2027	\$633,400	1	\$63,500
	No Component	85%						
Heat Rejection								
	Dry Cooler	15%			2032	**	2	\$71,500
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$190,900
	No Component	50%						
Exhaust Fans								
	Interior	30%			2027	\$730,700	2	\$6,300
	Roof	20%			2032	**	2	\$4,200
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Gas Fired	100%			2027	\$417,500	2	\$10,000
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Unit Installation Is In Progress, Basement</i>								
HW Heat Exchanger								
	Steam Fired	100%			2027	\$1,090,200	4	\$67,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$104,400	4	\$14,500
Fixtures								
	Generic	100%						
Vertical Transport								

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

DEPARTMENT OF EDUCATION - 040
BUREAU OF SUPPLIES
Asset # : 1461

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 6 Units, 2units Not Working.</i>								
Fire Suppression	Standpipe							
	Generic	100%			2027	\$2,853,100	1-5	\$358,000
	Sprinkler							
	Generic	100%			2027	\$6,703,700	1-2	\$191,800

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : BUSHWICK HIGH SCHOOL - BK
Address : 400 IRVING AVE. BTWN WOODBINE ST - PUTNAM AVE
Borough : BROOKLYN **Agency's Number** : K480
Program / Asset # : BOE0636.000 / 2524 **Yr Built/Renovated** : 1911 / 2007
Area Sq Ft : 205,000 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 3365 **Lot** : 98 **BIN** : 3076908

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,181,500	\$1,783,700
Interior Architecture	\$4,928,500	\$4,132,100
Electrical	\$3,100,300	\$2,646,300
Mechanical	\$1,916,500	\$175,800
Total	\$12,126,700	\$8,737,900
Importance Code A	\$2,282,700	\$1,783,700
Importance Code B	\$8,760,800	\$4,623,600
Importance Code C	\$1,083,200	\$2,330,600
Total	\$12,126,700	\$8,737,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,000			\$6,300
Interior Architecture	\$71,200			\$134,600
Electrical	\$72,000	\$25,600	\$27,300	\$57,100
Mechanical	\$76,000	\$32,300	\$49,800	\$29,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$283,900	\$81,600	\$100,800	\$251,100
Importance Code A	\$44,800	\$18,800	\$18,800	\$25,100
Importance Code B	\$232,500	\$62,800	\$82,000	\$180,100
Importance Code C	\$6,500			\$45,900
Total	\$283,900	\$81,600	\$100,800	\$251,100



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

DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$58,800	
Masonry: Brick	65%			LIFE	**	5	\$163,000	
Masonry: Brick Cavity	15%			LIFE	**	5	\$37,600	
Masonry: Fieldstone	7%			LIFE	**	5	\$13,200	
Masonry: Granite	2%			LIFE	**	5	\$3,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : North Facade At Entrance</i>								
Masonry: Limestone	3%	Now	\$17,600	LIFE	**	5	\$5,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : North Facade At Entrance</i>								
Metal Panel	3%			2046	**	5-10	\$51,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$16,300	
Windows								
Aluminum	50%			2025	\$1,486,700	5	\$33,200	
Aluminum	50%	Now	\$1,486,700	2051	**	5	\$16,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	18%	Now	\$45,000	LIFE	**	5	\$20,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Missing Stone Unit On The West Parapet Wall</i>								
<i>Crazing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones - West Parapets</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Parapet</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 65%</i>								
<i>Location : Throughout 5th And 6th Floor Roofs</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$9,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout 5th And 6th Floor Roofs</i>								
Masonry: Brick	8%	Now	\$7,400	LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners Of Gymnasium</i>								
Metal Panel	2%			2046	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor Roof</i>								
<i>Explanation : Coping At 1998 Annex Wing</i>								
Metal Rail	5%			2039	**	5-10	\$13,600	
Metal Security Bars	5%			2054	**			
Metal: Cage/Fence	2%			2039	**	5-10	\$2,300	

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	11%			2029	\$18,300	10	\$800	
Built-Up (BUR)	70%	0-2	\$91,900	2021	\$459,400			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Edges Of 5th Floor Roofs</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	2%	Now	\$1,300	LIFE		**		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Electrical Room</i>								
Modified Bitumen	15%	0-2	\$98,400	2036		**		
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1998 Annex Wing</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1998 Annex Wing</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1998 Annex Wing</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1998 Annex Wing</i>								
Skylight, Metal/Glass	2%			2036		**	10	\$3,000
Interior								

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$50,400	LIFE	**	5	\$33,100	
<i>Uneven Surface, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stair Treads In All Stairwells</i>								
Ceramic Tile	5%			2029	\$313,100	5	\$15,100	
Ceramic Tile	3%	Now	\$187,900	2041	**	5	\$4,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Pool Locker Rooms And Showers</i>								
Quarry Tile	5%			2031	**	5	\$22,700	
Sheet Vinyl/Rubber	10%	Now	\$95,900	2026	\$958,900	5	\$22,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	10%	Now	\$27,500	2026	\$274,700	3	\$11,300	
<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 426, 526</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 426, 526</i>								
Vinyl Tile 9" X 9"	30%	Now	\$106,800	2021	\$1,067,800	3	\$34,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	27%	Now	\$575,500	2041	**	5	\$76,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms Of 1913 Wing</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms Of 1913 Wing</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms Of 1913 Wing</i>								
Wood	5%			2054	**	5	\$28,400	

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2029	\$1,082,600	5	\$36,700	
Ceramic Tile	5%	Now	\$216,500	2029	\$1,082,600	5	\$18,400	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Pool Locker Rooms</i>								
Concrete Masonry Unit	10%	Now	\$174,300	LIFE	**	5	\$29,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Area</i>								
Folding Partition	3%			2034	**	5	\$55,100	
Glazed Ceramic Panel	2%			LIFE	**			
Gypsum Board	10%	Now	\$6,500	LIFE	**	5	\$44,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Inside Stair Tower Third Floor</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	55%	Now	\$692,400	LIFE	**	5	\$121,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sixth Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Classrooms From Second To Fifth Floors Of 1913 Wing</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Classrooms From Second To Fifth Floors Of 1913 Wing</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
Acous Tile, Adhered	10%			2024	\$514,500	5	\$51,800	
Acous Tile Susp. Lay-In	10%			2024	\$447,600	5	\$51,800	
Acous Tile Susp. Lay-In	10%			2031	**	5	\$51,800	
Exposed Concrete	10%			LIFE	**	5	\$8,100	
Metal Panel	5%			LIFE	**	5	\$32,400	
Plaster	55%	Now	\$798,900	LIFE	**	5	\$178,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Corridors On 3, 4 And 5 And Pool</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rooms 404 And 405</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Ceiling Above Pool</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rooms 404 And 405</i>								

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	25%			2046	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Amp. Main Disconnect Switch Serving Annex Building</i>								
	Fused Disc Sw	25%			2046	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Room, Annex Building Basement</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch Serving Annex Building</i>								
	Fused Knife Sw	50%	2-4	\$44,900	2056	**	5	\$200
<i>Enclosure Corroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Electrical Room, Main Building Basement</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches Serving Main Building And Pool Area</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	60%			2046	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Room, Annex Basement</i>								
<i>Explanation : Serves Annex Building</i>								
	Molded Case Bkrs	40%			2026	\$208,700	5	\$2,200
<i>Other Observation, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Mechanical Room, Main Building Basement</i>								
<i>Explanation : Serves Main Building And Pool Area</i>								
<hr/>								
Raceway								
	Conduit	70%			2026	\$432,000	1	
	Conduit	25%			2046	**	1	
	Tray	5%			2024	\$30,900	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Building Basement</i>								
<i>Explanation : Metal Tray From Main Service Equipment To Switchgear</i>								
<hr/>								
Panelboards								
	Fused Disc Sw	5%			2042	**	5	\$200
	Fused Disc Sw	5%			2025	\$25,500	5	\$200
	Molded Case Bkrs	45%			2025	\$229,800	5	\$2,400
	Molded Case Bkrs	25%			2034	**	5	\$1,400
	Molded Case Bkrs	20%			2042	**	5	\$1,100
<hr/>								
Wiring								
	Braided Cloth	75%	2-4	\$624,300	2051	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
	Thermoplastic	25%			2046	**	1	

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2024	\$147,500	5	\$800	
Locally Mounted	30%			2039	**	5	\$400	
Locally Mounted	10%	2-4	\$24,600	2046	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,500	
Generic	50%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$63,100	
Generators								
Natural Gas	100%			2035	**	1	\$79,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Roof Of New Wing</i>								
<i>Explanation : 53.6 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$7,600	
Lighting								
Interior Lighting								
Fluorescent	75%			2021	\$1,919,900	10	\$141,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Main Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2031	**	10	\$28,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Annex</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2026	\$7,000	10	\$100	
Incandescent	8%			2021	\$194,500	2	\$400	
Egress Lighting								
Emergency, Service	40%			2034	**	1		
Emergency, Battery	20%			2026	\$59,000	10	\$9,900	
Exit, LED	15%			2054	**	1		
Exit, Service	25%			2021	\$14,800	1		
Exterior Lighting								
HID	100%			2031	**	10	\$600	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$331,100	1	\$38,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby</i>								
<i>Explanation : Internet Protocol Digital Video System</i>								

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

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

Alarm

Fire/Smoke Detection

No Component	40%							
Generic, Analog	60%			2026	\$1,360,100	1-3	\$75,800	

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

Heating

Energy Source

Natural Gas	15%			2046	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Annex

Explanation : Serves Rooftop Heating And Cooling Units

Interruptible Gas/Dual Fuel	85%			2046	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : Two 12,000 Gallon Tanks For #2 Fuel

Conversion Equipment

Furnace	15%	Now	\$3,600	2031	**	1	\$13,700	
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Not in Service, Extent : Severe, Area Affected : 15%

Location : Control Panel, Roof

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

Location : Annex Roof

Explanation : 9 Units

Steam Boiler	85%	Now	\$56,400	2039	**	1	\$155,300	
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Other Observation, Extent : Light, Area Affected : 85%

Location : Basement Boiler Room

Explanation : 3 Steam Boilers

Distribution

Central Plant Steam Piping/Pmp	85%	Now	\$294,900	2036	**	4	\$8,600	
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Leak Evident, Extent : Severe, Area Affected : 85%

Location : Both Vacuum Pumps And Return Line In Boiler Room

Malfunctioning, Extent : Severe, Area Affected : 85%

Location : Both Vacuum Pumps, Basement

Obsolete Equipment, Extent : Severe, Area Affected : 85%

Location : Both Vacuum Pumps, Basement

No Component	15%							
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Terminal Devices

Air Handler	25%			2031	**	1	\$31,700	
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Convactor/Radiator	60%			2024	\$658,500	1	\$39,700	
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Fan Coil Unit/Heat	5%			2021	\$153,500	1	\$3,300	
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No Component	10%							
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Air Conditioning

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2031	**	2	\$1,900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 9 Units, Annex Roof</i>						
Window/Wall Unit	40%	Now	\$17,100	2021	\$170,900	1		
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Multiple Defects Throughout Classrooms And Office</i>						
No Component	45%							
Heat Rejection								
Dry Cooler	15%			2031	**	2	\$21,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$37,800	LIFE	**	2-5	\$114,300	
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Compressor To Operate The Dampers For Pool Area</i>						
Exhaust Fans								
Interior	50%			2021	\$364,700	2	\$3,100	
Roof	50%			2031	**	2	\$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$24,500	2046	**	1		
		<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Booster Control System</i>						
Galvanized Steel	20%			2024	\$179,900	1		
Water Heater								
Gas Fired	100%			2026	\$125,000	2	\$3,000	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 - 1250 Gallon Unit Serves Main And Annex, 1 - 300 Gallon Unit Serves Pool Area</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$31,300	4	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Unit</i>						

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DEPARTMENT OF EDUCATION - 040
BUSHWICK HIGH SCHOOL - BK
Asset # : 2524

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Pool Filter/Treatment Sand	100%	Now	\$10,400	2039	**	4	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1 Out Of 2 Pump Is Down, Pool Mechanical Room</i>								
	Backflow Preventer	85%						
	No Component Generic	15%			2031	**	1	\$1,900
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Annex Only</i>								
<i>Explanation : Partial Coverage</i>								
	Fixtures	100%						
	Generic							
Vertical Transport								
	Elevators							
	Geared Traction	85%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : One Unit From Basement To 6th Floor, One Unit From 1st To 6th Floor In Main Building</i>								
<i>Explanation : 2 Units</i>								
	Hydraulic	15%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : One Unit From 1st To 3rd Floor, One Freight Unit From Basement To 2nd Floor In Annex</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
	Standpipe							
	No Component Generic	80%			2046	**	1-5	\$20,700
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 100 Percent Coverage In Annex, 5 Percent In Main Building</i>								
	Sprinkler							
	No Component Generic	80%			2046	**	1-2	\$11,500
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 100 Percent Coverage In Annex, 5 Percent In Main Building</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CAMBRIA HEIGHTS ACADEMY - Q
Address : 188-04 91ST AVENUE
Borough : QUEENS **Agency's Number** : Q799
Program / Asset # : BOE1117.000 / 14573 **Yr Built/Renovated** :
Area Sq Ft : 32,300 **Project Type** : EDUCATION
Date of Survey : 16-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 10443 **Lot** : 1 **BIN** : 4222072

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,700	\$43,400
Total	\$86,700	\$43,400
Importance Code A	\$86,700	\$43,400
Total	\$86,700	\$43,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,600		\$9,600	
Interior Architecture	\$39,100	\$16,400	\$5,700	\$5,400
Electrical	\$2,800	\$2,700	\$2,800	\$2,200
Mechanical	\$12,100	\$7,800	\$7,300	\$7,800
Total	\$64,600	\$27,000	\$25,300	\$15,400
Importance Code A	\$13,900	\$3,200	\$12,800	\$3,200
Importance Code B	\$35,500	\$23,800	\$12,500	\$6,800
Importance Code C	\$15,300			\$5,400
Total	\$64,600	\$27,000	\$25,300	\$15,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$86,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : School Occupies Basement, 1st Floor With 2 Classrooms, 2nd And 3rd Floors</i>								
<i>Explanation : The School Shares Space With A Church. Building Is Former Parochial School.</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,400	
Windows								
Aluminum	100%			2046	**	5	\$8,300	
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$50,700	
Masonry: Limestone	5%			LIFE	**	5-10	\$5,300	
Metal Rail	10%			2043	**	5-10	\$15,800	
Roof								
Copper/Terne	5%			2045	**	10	\$3,200	
Modified Bitumen	95%			2035	**	10	\$24,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	8%			2043	**	5	\$3,500	
Quarry Tile	2%			2047	**	5	\$1,300	
Terrazzo	15%			LIFE	**	5	\$10,400	
Vinyl Tile	70%			2038	**	3	\$11,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%			2039	**	5	\$10,800	
Plaster	65%	4+	\$8,100	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Window Head At Stair A</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$7,200	
Ceilings								
AcousTileSusp.Lay-In	75%			2047	**	5	\$31,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5-10	\$7,200	
Plaster	20%			LIFE	**	5-10	\$14,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

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

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DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
<hr/>								
Raceway								
Conduit	100%			2056	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2052	**	5	\$100	
Molded Case Bkrs	90%			2052	**	5	\$800	
<hr/>								
Wiring								
Thermoplastic	100%			2056	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	99%			2038	**	10	\$29,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2038	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$3,900	
Exit, Service	50%			2038	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2038	**	10		
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircase And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2038

* *

1-3

\$19,900

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

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$32,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

2040

* *

Terminal Devices

Air Handler

20%

2038

* *

1

\$4,000

Convactor/Radiator

80%

2035

* *

1

\$8,400

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

30%

2038

* *

1

\$4,500

Compr/Chiller

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit, R-410a Refrigerant*

Split Unit

10%

2038

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 3 Units, R-410a Refrigerant*

Window/Wall Unit

50%

2028

\$33,700

1

No Component

10%

Terminal Devices

Air Handler/Cool/Ht

30%

2038

* *

1

\$6,000

Fan Coil - 2 Pipe

10%

2038

* *

1

\$1,000

No Component

60%

Heat Rejection

Air Cooled Condenser

30%

2038

* *

2

\$6,800

Unit

Dry Cooler

10%

2038

* *

2

\$2,300

No Component

60%

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DEPARTMENT OF EDUCATION - 040
CAMBRIA HEIGHTS ACADEMY - Q
Asset # : 14573

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$17,100
	No Component	40%						
Exhaust Fans								
	Interior	40%			2038	**	2	\$400
	Roof	30%			2030	\$16,100	2	\$300
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2056	**	1	
Water Heater								
	Gas Fired	100%			2030	\$19,700	2	\$500
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2038	**	1	\$2,000
Fixtures								
	Generic	100%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CANARSIE HIGH SCHOOL - BK
Address : 1600 ROCKAWAY PKWY @AVENUE K
Borough : BROOKLYN **Agency's Number** : K500
Program / Asset # : BOE0641.000 / 2741 **Yr Built/Renovated** : 1964 / 2010
Area Sq Ft : 299,500 **Project Type** : EDUCATION
Date of Survey : 29-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8222 **Lot** : 1 **BIN** : 3230949

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,732,300	\$1,292,500
Interior Architecture	\$1,602,400	\$411,200
Electrical	\$1,035,300	\$2,756,700
Mechanical	\$3,462,000	\$2,226,300
Total	\$8,832,000	\$6,686,700
Importance Code A	\$4,670,600	\$1,373,200
Importance Code B	\$3,802,300	\$5,250,400
Importance Code C	\$359,100	\$63,100
Total	\$8,832,000	\$6,686,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,800	\$17,300		
Interior Architecture	\$32,700	\$10,500		\$39,700
Electrical	\$17,600	\$19,700	\$21,100	\$31,900
Mechanical	\$90,300	\$44,300	\$84,200	\$44,100
Site Enclosure	\$3,400			
Site Pavements	\$9,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$167,800	\$99,700	\$113,200	\$123,600
Importance Code A	\$6,800	\$46,900	\$29,700	\$30,300
Importance Code B	\$153,600	\$42,300	\$83,500	\$93,300
Importance Code C	\$7,500	\$10,500		
Total	\$167,800	\$99,700	\$113,200	\$123,600



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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	92%	4+	\$792,800	LIFE	**	5	\$246,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$25,100	
Granite Panels	3%			LIFE	**	5	\$6,000	
Windows								
Aluminum	98%			2051	**	5	\$92,700	
Metal Louvers	2%			2032	**	10	\$11,800	
Parapets								
Masonry: Brick	70%	0-2	\$51,900	LIFE	**	5	\$16,800	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2042	**	5-10	\$108,700	
Metal: Cage/Fence	5%			2042	**	5-10	\$9,300	
Roof								
Built-Up (BUR)	40%	Now	\$1,303,600	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium And Gymnasium</i>								
IRMA/Protected Membrane	50%	Now	\$382,900	2029			\$957,300	
<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : On Insulation</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$6,800	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
Skylight, Metal/Glass	5%	4+	\$88,700	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$46,300	
Ceramic Tile	5%	2-4	\$131,500	2032	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$260,000	2034	**	5	\$15,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$210,300	LIFE	**	5	\$16,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	75%	0-2	\$288,400	2034	**	3	\$119,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$14,900	2057	**	5	\$19,900	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2032	**	5	\$21,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$16,800	
Marble Panels	5%	2-4	\$179,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Main Entrance Lobby</i>								
Plaster	50%	2-4	\$180,100	LIFE	**	5	\$63,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	2-4	\$10,500	2034	**	5	\$10,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	0-2	\$36,600	2034	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	1%	0-2	\$7,300	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel Metal Panel	5%			LIFE	**			
	35%	Now	\$264,300	LIFE	**	5	\$185,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 55%</i>								
<i>Location : Corridors</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Corridors</i>								
Plaster	44%	0-2	\$52,200	LIFE	**	5	\$116,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%	0-2	\$1,900	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
Iron Picket	35%	2-4	\$1,600	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	100%	4+	\$4,000	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%	0-2	\$5,100	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2029	\$35,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Section A - Two 1600 Amperes Main Disconnect Switches</i>								
Fused Disc Sw	40%			2029	\$35,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Section B - Two 1600 Amperes Main Disconnect Switches</i>								
Fused Disc Sw	10%			2049		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	10%			2029	\$9,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Next To Boiler Room</i>								
<i>Explanation : One 1600 Amperes Disconnet Switch For Sub Distribution #1 Switchboard</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2049		**	\$100	
Fused Disc Sw	5%			2029	\$26,100	5	\$100	
Molded Case Bkrs	85%			2029	\$443,500	5	\$6,700	
Raceway								
Conduit	95%			2029	\$586,300	1		
Conduit	5%			2049		**		

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2028	\$25,500	5	\$300	
Molded Case Bkrs	85%			2028	\$434,100	5	\$6,700	
Molded Case Bkrs	10%			2045	**	5	\$800	
Wiring								
Braided Cloth	75%	2-4	\$624,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$166,500	1		
Thermoplastic	5%			2049	**	1		
Motor Controllers								
Locally Mounted	60%	2-4	\$147,500	2049	**	5	\$600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	40%			2027	\$98,300	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main In Basement</i>								
<i>Explanation : Mounting Bolts Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$92,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 300 Amperes Transfer Switch</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2029	\$663,000	10	\$258,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	3%			2024	\$106,600	2	\$200	
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$36,100	
Exit, Battery	50%			2034	**	10	\$10,100	
Exterior Lighting								
HID	10%			2024	\$120,800	10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$33,600	

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

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

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$55,400	

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

Heating

Energy Source

Fuel Oil No 4	100%	Now	\$11,800	2039	**	5	\$46,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : One Oil Pump - Basement</i>								

Conversion Equipment

Steam Boiler	100%	0-2	\$1,938,300	2049	**	1	\$266,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								

Distribution

Steam Piping/Pump	100%	Now	\$132,400	2039	**			
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								

Terminal Devices

Air Handler	50%	Now	\$42,100	2029	\$2,105,700	1	\$83,300	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Control System</i>								

Convactor/Radiator	50%	Now	\$16,000	2034	**	1	\$43,500	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Shut Off Valves</i>								

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Split Unit	2%			2034	**			
Window/Wall Unit	50%			2024	\$312,100	1		
No Component	48%							

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,000	
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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%	2-4	\$85,200	2024	\$852,400	2	\$5,900	
	<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Fan Room</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Several Motors Of Exhaust Fan Burned Out In Fan Room</i>							
Roof	20%	Now	\$99,500	2039	**	2	\$1,500	
	<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Multiple Units Are Not Working On Roof</i>							
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$29,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$31,200	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement, During And After Heavy Rain</i>							
Sump Pump(s)								
Non-Submersible	98%	Now	\$13,400	2039	**	4	\$6,200	
	<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement Boiler Room</i>							
Submersible	2%			2022	\$200	4	\$200	
Sewage Ejector(s)								
Electric	100%	Now	\$17,300	2034	**	4	\$11,900	
	<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Girls Locker Room In Basement</i>							
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
CANARSIE HIGH SCHOOL - BK
Asset # : 2741

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	75%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
	Hydraulic	25%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039		**	\$4,200
Chemical System								
	Wet	5%			2027	\$1,400	1-3	\$200
	No Component	95%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CAREER DEVELOPMENT - M
Address : 113 E 4 TH ST 10003 BTWN: 1 AVE., 2 AVE.
Borough : MANHATTAN **Agency's Number** : M751
Program / Asset # : BOE0151.000 / 519 **Yr Built/Renovated** : 1894 / 2002
Area Sq Ft : 41,000 **Project Type** : EDUCATION
Date of Survey : 06-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,5
Block : 446 **Lot** : 20 **BIN** : 1006208

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$255,400	\$71,400
Interior Architecture	\$2,667,100	\$433,000
Electrical	\$58,500	\$306,700
Mechanical	\$277,600	\$617,100
Site Enclosure	\$41,600	
Site Pavements	\$44,500	
Total	\$3,344,700	\$1,428,200
Importance Code A	\$255,400	\$71,400
Importance Code B	\$858,800	\$1,247,600
Importance Code C	\$2,230,500	\$109,200
Total	\$3,344,700	\$1,428,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$70,200			
Interior Architecture	\$54,000			\$3,900
Electrical	\$7,300	\$1,200	\$1,700	\$1,200
Mechanical	\$37,600	\$6,200	\$8,900	\$5,600
Site Pavements	\$13,800			
Total	\$182,900	\$7,400	\$10,500	\$10,800
Importance Code A	\$74,300	\$4,100	\$4,100	\$4,100
Importance Code B	\$60,900	\$3,400	\$6,500	\$6,700
Importance Code C	\$47,700			
Total	\$182,900	\$7,400	\$10,500	\$10,800



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DEPARTMENT OF EDUCATION - 040
CAREER DEVELOPMENT - M
Asset # : 519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$142,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$7,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Front Facade</i>								
Stucco Cement	20%	0-2	\$29,400	2035	**	5	\$23,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	90%	Now	\$184,000	2038	**	5	\$10,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$6,800	2038	**	5	\$11,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	6%			LIFE	**	5-10	\$11,800	
Cast Stone/Terra Cotta	4%			LIFE	**	5-10	\$7,800	
Masonry: Brick	40%			LIFE	**	5-10	\$18,900	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible Due To Lost Key</i>								
Roof								
Skylight, Metal/Glass	10%			2050	**	10	\$9,900	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Opening Over 5th Floor Classroom</i>								
Not Accessible	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible Due To Lost Key</i>								
Interior								

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DEPARTMENT OF EDUCATION - 040
CAREER DEVELOPMENT - M
Asset # : 519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%	0-2	\$2,100	LIFE	**	5	\$20,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Auditorium</i>								
Mosaic Tile	5%			2035	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Vinyl Tile	50%	Now	\$85,700	2030	\$285,700	3	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, At Stair Treads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$265,900	2045	**	5	\$17,700	
<i>Deflection Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout, Room 306</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								

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DEPARTMENT OF EDUCATION - 040
CAREER DEVELOPMENT - M
Asset # : 519

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$584,800	2033	**	5	\$33,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, Toilet Rooms And Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairs, Toilet Rooms And Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs, Toilet Rooms And Kitchen</i>								
Glass: Single Pane	5%	Now	\$106,100	LIFE	**	5	\$24,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms</i>								
Gypsum Board	5%	Now	\$14,600	LIFE	**	5	\$19,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 502 In Divided Classroom</i>								
Masonry: Brick	15%	Now	\$206,600	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Columns In Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	55%	Now	\$1,246,800	LIFE	**	5	\$109,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 306, 401, 405, 511, Auditorium, Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Gymnasium, Cafeteria</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$33,100	
Ceilings								
Gypsum Board	3%			LIFE	**	5-10	\$6,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Plaster	97%	Now	\$171,100	LIFE	**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Stairwell C, At Skylight Room 501</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Floor Reception Area, Cafeteria</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040
CAREER DEVELOPMENT - M
Asset # : 519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$41,600	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Parking Lot And Activity Yard</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Parking Lot And Activity Yard</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,200	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : On 4th Street And 5th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043		**		
Parking/Driveway								
Asphalt	100%	Now	\$44,500	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lot On Entrance On 5th Street</i>								
<i>Explanation : 50 Percent Of Lot Used By NYPD 9th Precinct</i>								
Activity Yard								
Asphalt	100%	Now	\$11,600	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050		**	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050		**	\$200	
Raceway								
Conduit	80%			2030	\$59,300	1		
Conduit	20%			2050		**		

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DEPARTMENT OF EDUCATION - 040
CAREER DEVELOPMENT - M
Asset # : 519

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2029	\$5,600	5		
Fused Knife Sw	5%	2-4	\$5,600	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Molded Case Bkrs	90%			2046	**	5	\$1,000	
Wiring								
Braided Cloth	60%	2-4	\$58,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Thermoplastic	40%			2050	**	1		
Motor Controllers								
Locally Mounted	10%			2028	\$4,800	5		
Locally Mounted	90%			2043	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2030	\$77,200	10	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$29,500	10	\$4,900	
Exit, Service	50%			2030	\$5,900	1		
Exterior Lighting								
HID	100%			2030	\$165,300	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$3,100	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2038	**	1-3	\$10,100	

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

Heating

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DEPARTMENT OF EDUCATION - 040
CAREER DEVELOPMENT - M
Asset # : 519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 3,500 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$40,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	80%	0-2	\$277,600	2040	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Deteriorating Steam And Condensate Return Line Connection Points</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Beyond Boiler Room</i>								
Central Plant Steam Piping/Pmp	20%			2050	**	4	\$600	
Terminal Devices								
Convactor/Radiator	90%	Now	\$19,800	2028	\$197,500	1	\$10,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Climate Control</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2030	\$61,400	1	\$1,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor, 1 Of 3 Defective Unit Heater Motors</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	\$68,300	1		
No Component	20%							
Dehumidifier								
Generic	100%			2031	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Exhaust Fans								
Interior	100%			2025	\$145,900	2	\$1,300	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CAREER DEVELOPMENT - M
Asset # : 519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	20%			2050	**	1	
	Galvanized Steel	80%			2028	\$143,900	1	
Water Heater	Gas Fired	100%			2028	\$25,000	2	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dual Fuel / Instantaneous Type, No Capacity</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2030	\$6,300	4	\$1,300
Backflow Preventer	No Component	98%						
	Generic	2%			2035	**	1	\$100
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler	No Component	95%						
	Generic	5%			2040	**	1-2	\$600
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Storage Areas</i>								
<i>Explanation : Serves Storage Areas</i>								

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

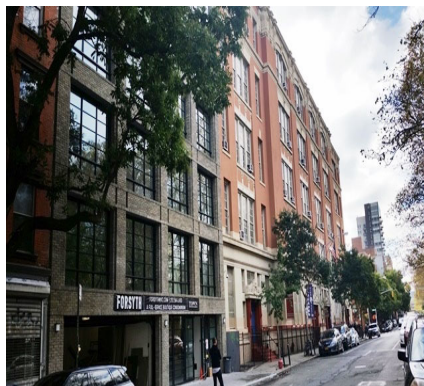
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CASCADES HIGH SCHOOL - M
Address : 198 FORSYTH STREET @ STANTON ST.
Borough : MANHATTAN **Agency's Number** : M650
Program / Asset # : BOE0137.000 / 1629 **Yr Built/Renovated** : 1908 / 2009
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 08-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 422 **Lot** : 72 **BIN** : 1005626

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$53,500	\$773,000
Interior Architecture		\$395,100
Electrical	\$148,500	\$417,900
Mechanical	\$126,700	\$311,300
Site Pavements	\$96,800	
Total	\$425,500	\$1,897,300
Importance Code A	\$53,500	\$812,500
Importance Code B	\$310,200	\$1,084,800
Importance Code C	\$61,800	
Total	\$425,500	\$1,897,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,400	\$18,400		\$500
Interior Architecture	\$49,400	\$11,600		\$17,300
Electrical	\$12,300	\$2,700	\$2,900	\$9,200
Mechanical	\$65,900	\$11,500	\$16,900	\$10,700
Site Enclosure	\$6,800			
Site Pavements	\$5,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$180,500	\$49,100	\$24,700	\$42,600
Importance Code A	\$43,000	\$25,900	\$7,500	\$8,200
Importance Code B	\$92,100	\$20,800	\$17,200	\$34,400
Importance Code C	\$45,400	\$2,400		
Total	\$180,500	\$49,100	\$24,700	\$42,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$370,200	
Masonry: Brick	85%			LIFE	**	5	\$402,800	
Masonry: Limestone	5%			LIFE	**	5	\$17,800	
Windows								
Aluminum	100%			2045	**	5	\$19,000	
Parapets								
Cast Stone/Terra Cotta	6%			LIFE	**	5	\$1,900	
Cast Stone/Terra Cotta	4%			LIFE	**	5	\$1,300	
Copper/Terne	5%			2049	**	5	\$1,000	
Masonry: Brick	65%	4+	\$32,600	LIFE	**	5	\$2,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Parapet</i>								
Metal Rail	10%			2046	**	5-10	\$7,300	
Metal Security Bars	5%			2044	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	80%			2034	**	10	\$53,500	
Copper/Terne	5%			2057	**	10	\$8,400	
Metal Panel	15%			2042	**	10	\$18,400	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	3%			2032	**	5	\$3,400	
Ceramic Tile	2%			2042	**	5	\$2,300	
Marble Panels	5%			LIFE	**	5	\$4,200	
Sheet Vinyl/Rubber	10%			2034	**	5	\$16,900	
Terrazzo	5%			LIFE	**	5	\$4,400	
Vinyl Tile	45%			2034	**	3	\$19,000	
Vinyl Tile 9" X 9"	25%	4+	\$16,600	2029	\$331,700	3	\$10,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms</i>								
Wood	5%			2044	**	5	\$10,600	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$4,800	
Masonry: Brick	15%			LIFE	**			
Plaster	80%	4+	\$32,800	LIFE	**	5	\$23,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 509,507,513 And 4th Floor Corridor</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Plaster	90%			LIFE	**	5	\$63,500	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	45%	4+	\$3,500	2049		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard Area</i>								
Iron Picket	55%	4+	\$3,300	2064		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Free Standing Walls								
Masonry: Brick	100%			2049		**		
Retaining Walls								
Cast in Place Concrete	60%			2064		**		
Masonry: Brick	40%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$35,000	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Forsyth Street</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2042		**		
Masonry: Granite	10%	4+	\$61,800	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Steps On Stanton Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps On Stanton Street</i>								
Parking/Driveway								
Asphalt	100%	4+	\$5,800	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stanton Street And Eldridge Street</i>								
Activity Yard								
Cast in Place Concrete	100%			2042		**		
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	\$78,300	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3- Vertical Sections</i>								
Fused Disc Sw	50%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	10%			2037	**	5	\$200	
Molded Case Bkrs	80%			2028	\$114,900	5	\$1,600	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$300	
Motor Control Center	50%			2034	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$66,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Auditorium, Gymnasium</i>								
<i>Explanation : LED Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$9,200	
Exit, Service	50%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	2%			2024	\$6,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 2- HID</i>								
No Component	98%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$14,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Horns And Smoke Detectors, Manual Pull Stations</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$75,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$25,700	2039	**	4	\$3,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Losing Water From Steam Return System</i>								
Terminal Devices								
Air Handler	20%			2034	**	1	\$9,400	
Convactor/Radiator	80%			2042	**	1	\$19,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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

DEPARTMENT OF EDUCATION - 040
CASCADES HIGH SCHOOL - M
Asset # : 1629

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	80%			2024	\$126,700	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,400
Exhaust Fans								
	Interior	50%			2029	\$135,200	2	\$1,200
	Roof	50%			2029	\$63,100	2	\$1,200
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%	0-2	\$1,300	2027	\$66,700	1	
<i>Loose, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main Near The Boilers</i>								
Water Heater								
	Gas Fired	100%			2028	\$46,400	2	\$1,100
Sanitary Piping								
	Cast Iron	100%	Now	\$27,800	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$2,400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2029	\$22,300	1-2	\$600

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CESIAH TORO MELLAN SCHOOL - BK
Address : 696 JAMAICA AVENUE @ RICHMOND ST.
Borough : BROOKLYN **Agency's Number** : K798
Program / Asset # : BOE1088.000 / 14439 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 98,435 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 4102 **Lot** : 19 **BIN** : 3327184

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$186,000	\$318,400
Interior Architecture	\$257,700	\$79,400
Electrical		\$87,600
Mechanical		\$60,000
Total	\$443,700	\$545,300
Importance Code A	\$186,000	\$318,400
Importance Code B	\$208,000	\$227,000
Importance Code C	\$49,700	
Total	\$443,700	\$545,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,000			
Interior Architecture	\$102,600		\$14,100	\$26,200
Electrical	\$15,500	\$13,400	\$13,100	\$11,800
Mechanical	\$102,900	\$10,700	\$51,800	\$10,700
Site Pavements	\$4,400			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$279,300	\$38,900	\$93,800	\$63,500
Importance Code A	\$44,100	\$4,900	\$4,900	\$4,900
Importance Code B	\$195,200	\$34,000	\$88,900	\$36,000
Importance Code C	\$39,900			\$22,600
Total	\$279,300	\$38,900	\$93,800	\$63,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$227,400	
Metal Panel	20%	4+	\$4,400	2050	**	5	\$53,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
<hr/>								
Windows								
Aluminum	100%	4+	\$22,400	2046	**	5	\$12,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell A</i>								
<hr/>								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$144,600	
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$14,400	
Metal Panel	35%			2050	**	5	\$19,000	
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Roof								
IRMA/Protected Membrane	100%			2035	**	10	\$79,100	
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Soffits								
Metal Panel	100%			2050	**	5-10		
<hr/>								
Interior								
Floors								
Carpet	2%			2029	\$39,300	3	\$4,300	
Cast in Place Concrete	5%			LIFE	**	5	\$31,600	
Ceramic Tile	5%			2039	**	5	\$7,200	
Sheet Vinyl/Rubber	5%			2035	**	5	\$10,800	
Terrazzo	8%			LIFE	**	5	\$18,000	
Vinyl Tile	70%			2035	**	3	\$37,900	
Wood	5%	Now	\$101,600	2058	**	5	\$6,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Water Damage From Broken Pipe.</i>								
<hr/>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$18,800	
Ceramic Tile	30%			2039	**	5	\$45,200	
Concrete Masonry Unit	35%			LIFE	**	5	\$42,200	
Gypsum Board	30%			LIFE	**	5-10	\$76,800	
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	60%			2043	**	5	\$86,600	
Exposed Struc: Steel	10%			LIFE	**	10	\$28,900	
Fiber Board	5%			2035	**			
Gypsum Board	20%			LIFE	**	5-10	\$99,200	
Metal Panel	5%			LIFE	**	5	\$18,000	
<hr/>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2065	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$4,400	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Entrance</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043		**		
Parking/Driveway								
Cast in Place Concrete	100%			2043		**		
Activity Yard								
Asphalt	15%			2039		**		
Cast in Place Concrete	10%			2043		**		
Pavers/Stone	15%			2039		**		
Rubber Matting	20%			2035		**		
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Activity Yard</i>								
<i>Explanation : This Is Actually Artificial Grass Surface</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056		**	\$400	
Raceway								
Conduit	100%			2056		**		1
Panelboards								
Fused Disc Sw	10%			2052		**	\$200	
Molded Case Bkrs	90%			2052		**	\$2,300	
Wiring								
Thermoplastic	100%			2056		**		1
Motor Controllers								
Locally Mounted	100%			2047		**	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$2,900	
Stand-by Power								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$30,300	
Generators								
Diesel	100%			2043	**	1	\$38,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 255 Kilowatt Supplied Emergency Power To Fire Pump And Lighting</i>						
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$3,600	
Fuel Storage								
Main Tank	100%			2065	**	5	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
		<i>Explanation : One 275 Gallon</i>						
Lighting								
Interior Lighting								
Fluorescent	87%			2038	**	10	\$78,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	10%			2038	**	10	\$9,000	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	3%			2038	**	10	\$100	
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, Service	40%			2038	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$300	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2065	**	5	\$2,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$11,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Door And Main Hallway And Rear Door</i>						
		<i>Explanation : Camera</i>						
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2038	**	1-3	\$42,500	

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

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	100%			2035	**	1	\$48,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	\$22,200	2035	**	2	\$4,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dampers And Controls On Rooftop Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Units</i>								
Split Unit	10%			2035	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$160,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$86,900	
Exhaust Fans								
Roof	100%	Now	\$8,200	2035	**	2	\$2,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2 Units On The Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$60,000	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,900	
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPARTMENT OF EDUCATION - 040
CESIAH TORO MELLAN SCHOOL - BK
Asset # : 14439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	80%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
	Hydraulic	20%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To Ground Floor</i>								
<i>Explanation : One Unit Is Not Being Used</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2050	**	1-2	\$27,600
Fire Pump								
	Generic	100%			2039	**	1	\$18,400
Chemical System								
	No Component	95%						
	Generic	5%			2028	\$1,400	1-3	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CHELSEA VOCATIONAL H.S. - M
Address : 131 AVENUE OF AMERICAS @ BROOME ST
Borough : MANHATTAN **Agency's Number** : M615
Program / Asset # : BOE0143.000 / 2698 **Yr Built/Renovated** : 1905 / 2011
Area Sq Ft : 99,600 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 491 **Lot** : 16 **BIN** : 1007378

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$438,500	\$312,700
Interior Architecture	\$624,700	\$1,081,500
Electrical	\$109,100	\$343,600
Mechanical	\$60,700	\$1,461,700
Total	\$1,233,100	\$3,199,500
Importance Code A	\$438,500	\$312,700
Importance Code B	\$593,000	\$2,831,800
Importance Code C	\$201,700	\$54,900
Total	\$1,233,100	\$3,199,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,700		\$7,700	
Interior Architecture	\$40,800			\$13,000
Electrical	\$2,900	\$700	\$1,100	\$1,400
Mechanical	\$48,400	\$16,300	\$23,700	\$17,700
Total	\$110,700	\$17,100	\$32,500	\$32,100
Importance Code A	\$28,600	\$9,900	\$17,600	\$9,900
Importance Code B	\$67,200	\$7,200	\$14,900	\$22,300
Importance Code C	\$14,900			
Total	\$110,700	\$17,100	\$32,500	\$32,100



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

DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$289,200	
Masonry: Brick	75%			LIFE	**	5	\$185,100	
Masonry: Limestone	5%			LIFE	**	5	\$9,300	
Stucco Cement	5%			2043	**	5	\$15,400	
Windows								
Aluminum	97%	Now	\$93,700	2046	**	5	\$20,900	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$38,800	2055	**	5	\$6,500	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	**	5-10	\$94,700	
Copper/Terne	20%			2065	**	5	\$10,800	
Masonry: Brick	20%			LIFE	**	5-10	\$15,200	
Metal Panel	20%			2050	**	5	\$8,600	
Slate	10%			LIFE	**	5	\$2,200	
Roof								
Built-Up (BUR)	100%			2035	**	10	\$75,600	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	7%	Now	\$5,800	LIFE	**	5	\$22,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	3%	Now	\$4,600	2033	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Toilets</i>								
Vinyl Tile	70%	Now	\$189,100	2030	\$945,600	3	\$39,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Corridors, All Floors</i>								
Wood	20%	2-4	\$52,400	2045	**	5	\$27,900	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								

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DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$3,800	2033	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$44,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement Boiler Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement Boiler Area</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Basement Boiler Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement Boiler Area</i>								
Metal Panel	7%	0-2	\$11,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Wells</i>								
Plaster	85%	Now	\$156,800	LIFE	**	5	\$54,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Heads Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Heads Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$3,100	2035	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$12,400	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Plaster	90%	Now	\$181,600	LIFE	**	5	\$81,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Perimeter Windows Throughout And 5th Floor Classrooms</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 1,200 Amperes Each</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$400	
<hr/>								
Raceway								
Conduit	50%			2050	**	1		
Conduit	50%			2030		1	\$92,100	
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Panelboards								
Molded Case Bkrs	50%			2046	**	5	\$1,300	
Molded Case Bkrs	50%			2029		5	\$95,800	\$1,300
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Wiring								
Braided Cloth	40%	2-4	\$109,100	2055	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	60%			2050	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$700	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Main Water Pipe</i>						
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$91,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
		<i>Explanation : Lamps T-8</i>						
<hr/>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
<hr/>								
Exterior Lighting								
HID	20%			2035	**	10	\$100	
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2025		1	\$64,300	\$7,400
<hr/>								
Fire/Smoke Detection								
No Component	80%							
Under Construction	20%							

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DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two No. 2 Oil Tanks; 4,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$98,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two No. 2 Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2040	**	4	\$4,900	
Terminal Devices								
Air Handler	40%			2025	\$560,200	1	\$24,600	
Convactor/Radiator	55%			2028	\$293,300	1	\$17,700	
Fan Coil Unit/Heat	5%			2025	\$74,600	1	\$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2030	\$212,600			
Window/Wall Unit	75%			2025	\$155,700	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,900	
Exhaust Fans								
Roof	100%			2025	\$165,400	2	\$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2060	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Installation In Progress</i>								
Water Heater								
Gas Fired	100%			2023	\$60,700	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Tanks 175 Gallons Each</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$15,200	4	\$3,200	

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

DEPARTMENT OF EDUCATION - 040
CHELSEA VOCATIONAL H.S. - M
Asset # : 2698

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2038	**	1	\$6,100
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2040	**	1-2	\$2,800
	Chemical System							
	Wet	2%			2028	\$600	1-3	\$100
	No Component	98%						

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

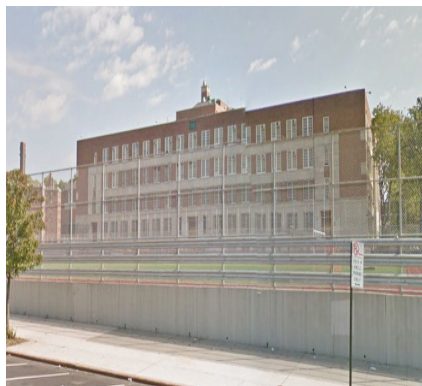
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CHRISTOPHER COLUMBUS H.S. - BX
Address : 925 ASTOR AVE.
Borough : BRONX **Agency's Number** : X415
Program / Asset # : BOE0322.000 / 352 **Yr Built/Renovated** : 1939 / 2009
Area Sq Ft : 262,000 **Project Type** : EDUCATION
Date of Survey : 13-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4358 **Lot** : 1 **BIN** : 2050179

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$815,800	\$3,077,200
Interior Architecture	\$506,600	\$474,100
Electrical	\$234,500	\$1,643,900
Mechanical	\$487,400	\$3,487,200
Site Pavements		\$1,247,500
Total	\$2,044,200	\$9,929,800
Importance Code A	\$815,800	\$3,077,200
Importance Code B	\$1,228,500	\$6,802,200
Importance Code C		\$50,500
Total	\$2,044,200	\$9,929,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$42,800	\$47,700	\$10,500	
Electrical	\$17,300	\$11,600	\$7,400	\$11,500
Mechanical	\$50,700	\$41,600	\$60,400	\$38,800
Site Enclosure	\$7,800			
Site Pavements	\$13,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,500	\$104,800	\$82,300	\$54,300
Importance Code A	\$25,900	\$25,900	\$25,900	\$26,500
Importance Code B	\$80,700	\$78,900	\$45,800	\$27,800
Importance Code C	\$28,800		\$10,500	
Total	\$135,500	\$104,800	\$82,300	\$54,300



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

DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$200,600	
Masonry: Limestone	25%	4+	\$156,000	LIFE	**	5	\$50,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	55%	Now	\$232,800	2037	**	5	\$26,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	45%			LIFE	**	5	\$26,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inner Courtyard</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$18,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof Areas</i>								
Masonry: Brick	55%			LIFE	**	5	\$13,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof Areas</i>								
Masonry: Brick	30%			LIFE	**	5	\$7,200	
Masonry: Limestone	5%			LIFE	**	5	\$1,500	
Roof								
Built-Up (BUR)	55%	Now	\$35,800	2029	\$1,792,500			
<i>Water Penetration, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Over Room 408 And 410</i>								
Copper/Terne	10%			2057	**	10	\$56,200	
Modified Bitumen	5%			2037	**	10	\$11,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Smaller Lower Roof Areas</i>								
Modified Bitumen	30%	Now	\$391,100	2029	\$977,700			
<i>Alligatoring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium And Library Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium And Library Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium And Library Roof</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5	\$1,700	
Interior								

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DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$92,700	
Ceramic Tile	5%			2032	**	5	\$21,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Mosaic Tile	5%	Now	\$270,600	2034	**	5	\$26,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$16,500	
Traffic Topping	5%	Now	\$14,000	2034	**	5	\$13,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Science Rooms</i>								
Vinyl Tile	30%			2034	**	3	\$47,700	
Wood	40%			2044	**	5	\$317,700	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$21,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$8,400	
Masonry: Brick	20%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	40%	Now	\$28,800	LIFE	**	5	\$50,500	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 408 And 410</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$42,400	
Exposed Concrete	25%			LIFE	**	5	\$16,500	
Plaster	65%	Now	\$77,200	LIFE	**	5	\$172,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Class Rooms 408 And 410</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Chain Link	10%			2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Parking Area</i>								
Iron Picket	20%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$7,800	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$13,000	2034		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Colden Avenue</i>							
<hr/>								
On-Site Walkways								
Asphalt	40%			2032		**		
Cast in Place Concrete	50%			2034		**		
Masonry: Granite	10%			LIFE		**		
<hr/>								
Parking/Driveway								
Asphalt	90%			2032		**		
Cast in Place Concrete	10%			2034		**		
<hr/>								
Activity Yard								
Rubber Matting	15%			2029	\$248,300			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Playing Field</i>							
	<i>Explanation : Running Track</i>							
<hr/>								
Traffic Topping	85%			2029	\$999,200			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Playing Field</i>							
	<i>Explanation : This Is Actually Artificial Turf</i>							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2039		**	5	\$800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 1600 Ampere Main Disconnect Switch</i>							
<hr/>								
Fused Disc Sw	30%			2049		**	5	\$300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2049		**	5	\$200
Molded Case Bkrs	80%			2039		**	5	\$5,500
<hr/>								
Raceway								
Conduit	95%			2039		**	1	
Conduit	5%			2049		**	1	
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$51,100		5	\$600
Molded Case Bkrs	80%			2037		**	5	\$5,500
Molded Case Bkrs	10%			2045		**	5	\$700

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DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	90%			2029	\$749,200	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	72%			2029	\$444,200	10	\$173,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
Fluorescent	20%			2034	**	10	\$48,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	2%			2029	\$9,000	10	\$200	
Incandescent	6%			2024	\$186,400	2	\$400	
Egress Lighting								
Emergency, Battery	50%			2029	\$188,600	10	\$31,600	
Exit, Service	50%			2029	\$37,700	1		
Exterior Lighting								
LED	30%			2034	**			
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$19,600	
Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2034	**	1-3	\$56,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$259,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 5 Boilers. 1 Heat Exchanger To Provide Hot Water Heating In Basement</i>								
Distribution								
Hot Wtr Piping/Pump	10%			2045	**	4	\$1,900	
Steam Piping/Pump	90%			2039	**			
Terminal Devices								
Air Handler	20%			2029	\$736,800	1	\$32,400	
Convactor/Radiator	50%			2034	**	1	\$42,300	
Fan Coil Unit/Heat	30%			2029	\$1,177,100	1	\$25,400	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	10%			2029	\$559,300			
Window/Wall Unit	60%			2024	\$327,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$146,100	
Exhaust Fans								
Interior	90%			2029	\$838,900	2	\$7,200	
Roof	10%	Now	\$8,700	2029	\$43,500	2	\$600	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Hood Exhaust</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2024	\$159,800	2	\$3,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$8,300	
Backflow Preventer								
Generic	100%			2029	\$66,600	1	\$16,000	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
CHRISTOPHER COLUMBUS H.S. - BX
Asset # : 352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2039	**	1-2	\$7,300
Chemical System								
	No Component	95%						
	Generic	5%	Now	\$1,400	2029	\$1,400	1-3	\$200
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Hood</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CITY AS SCHOOL ALT. H.S. - M
Address : 16 CLARKSON ST. BTWN: 7 AVE. SOUTH, HUDSON ST.
Borough : MANHATTAN **Agency's Number** : M641
Program / Asset # : BOE0146.000 / 541 **Yr Built/Renovated** : 1911 / 2014
Area Sq Ft : 111,000 **Project Type** : EDUCATION
Date of Survey : 14-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 581 **Lot** : 54 **BIN** : 1009757

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$527,000	\$318,100
Interior Architecture	\$276,800	\$424,700
Electrical	\$267,800	\$570,400
Mechanical	\$343,700	\$1,607,200
Total	\$1,415,300	\$2,920,300
Importance Code A	\$527,000	\$331,500
Importance Code B	\$777,400	\$2,588,800
Importance Code C	\$111,000	
Total	\$1,415,300	\$2,920,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$88,500		\$28,800	
Interior Architecture	\$113,500		\$29,800	\$8,800
Electrical	\$16,000	\$3,300	\$2,900	\$2,600
Mechanical	\$98,800	\$17,300	\$26,200	\$21,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$321,900	\$25,600	\$92,600	\$37,400
Importance Code A	\$99,500	\$11,000	\$39,800	\$11,000
Importance Code B	\$186,000	\$14,600	\$48,600	\$26,400
Importance Code C	\$36,300		\$4,300	
Total	\$321,900	\$25,600	\$92,600	\$37,400



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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$149,100	
Copper/Terne	5%			2065	**	10	\$22,400	
Masonry: Brick	78%			LIFE	**	5	\$297,600	
Masonry: Limestone	10%			LIFE	**	5	\$28,600	
Metal Panel	2%			2056	**	5-10	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Elevator Bulkhead</i>								
Windows								
Aluminum	61%	Now	\$303,600	2038	**	5	\$17,000	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	34%			LIFE	**	5	\$23,600	
Metal Louvers	5%			2033	**	10	\$17,400	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$29,600	
Masonry: Brick	80%	4+	\$20,600	LIFE	**	5	\$16,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Side Of Parapets In Various Locations</i>								
Metal Rail	5%			2043	**	5-10	\$18,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$26,200	
Roof								
Built-Up (BUR)	58%			2035	**	10	\$49,300	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Metal Panel	2%			2035	**	10	\$3,100	
Panel/Paver: Cer/Brk	40%			2050	**	10	\$45,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Courtyard</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$69,800	
Ceramic Tile	6%			2039	**	5	\$9,600	
Mosaic Tile	4%			2035	**	5	\$16,000	
Marble Panels	2%			LIFE	**	5	\$4,800	
Quarry Tile	3%			2043	**	5	\$7,200	
Terrazzo	10%	Now	\$79,200	LIFE	**	5	\$12,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Corridor To Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Corridor To Auditorium</i>								
Vinyl Tile	35%			2035	**	3	\$20,900	
Vinyl Tile 9" X 9"	20%			2025	\$375,200	3	\$16,000	
Wood	10%			2058	**	5	\$29,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$57,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Service Room In Basement</i>								
Ceramic Tile	10%			2033	**	5	\$8,500	
Glass: Single Pane	5%	4+	\$6,800	LIFE	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Masonry: Brick	15%	Now	\$53,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Panel Area In Basement</i>								
Marble Panels	3%			LIFE	**	10	\$1,000	
Plaster	47%			LIFE	**	5-10	\$34,100	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$6,400	
Ceilings								
Exposed Struc: Steel	15%			LIFE	**	10	\$29,700	
Metal Panel	5%			LIFE	**	5	\$12,400	
Plaster	80%			LIFE	**	5-10	\$136,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	50%			2050	**			
Masonry: Brick	50%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	20%			2035	**			
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	75%			2033	**			

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2030	\$13,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 400 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$500	
Raceway								
Conduit	80%			2030	\$178,200	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Fused Disc Sw	5%			2029	\$9,600	5	\$100	
Molded Case Bkrs	10%			2046	**	5	\$300	
Molded Case Bkrs	80%	4+	\$7,700	2029	\$153,200	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Computer Laboratories</i>								
<i>Explanation : Inadequate Amount Of Receptacles Extension Cords In Use</i>								
Wiring								
Braided Cloth	70%	2-4	\$223,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	40%			2028	\$49,200	5	\$300	
Locally Mounted	60%			2043	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Located In Room Behind Switchboard</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$86,500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2025	\$65,800	2	\$100	
LED	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Observed</i>								

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	15%			2025	\$24,000	10	\$4,000	
Emergency, Battery	35%			2035	**	10	\$9,400	
Exit, Service	30%			2030	\$9,600	1		
Exit, Service	20%			2035	**	1		
Exterior Lighting								
HID	10%	Now	\$44,800	2040	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2040	**	1-3	\$27,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : System Is New But Not Approved By The Fire Department</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	\$2,400	2050	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fuel Tank Intake Pipe</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 7,500 Gallon Tank For No. 2 Fuel Oil</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$109,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Boilers</i>								
Distribution								
Steam Piping/Pump	80%	Now	\$78,500	2030	\$392,700			
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Condensate Return Lines</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Low Pressure Condensate Return Piped To Service Sinks Rather Than Condensate Return Tank.</i>								
Steam Piping/Pump	20%			2040	**			

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	48%			2030	\$749,200	1	\$33,000	
Air Handler	2%	Now	\$31,200	2040	**	1	\$1,200	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	10%			2028	\$59,400	1	\$3,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, New Thermostatic Steam Traps Observed</i>								
Convactor/Radiator	40%	0-2	\$237,700	2050	**	1	\$12,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classrooms, Defective Temperature Control Systems</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$118,500			
Window/Wall Unit	95%			2025	\$219,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$98,000	
Exhaust Fans								
Roof	100%			2035	**	2	\$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	50%			2030	\$33,800	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 400 Gallon Unit, New Unit Needs Final Testing</i>								
Gas Fired	50%			2029	\$33,800	2	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Temporary Backup Unit Installed</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$16,200	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : No Indirect Drain On 3 Compartment Sink</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$23,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
CITY AS SCHOOL ALT. H.S. - M
Asset # : 541

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Submersible	100%			2024	\$3,800	4	\$3,500
	Backflow Preventer No Component Generic	80% 20%			2035	* *	1	\$1,400
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Unit Serves Boilers Only</i>					
Fixtures								
	Generic	100%	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor To Roof</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler No Component Generic	80% 20%			2040	* *	1-2	\$6,200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CLARA BARTON HIGH SCHOOL - BK
Address : 901 CLASSON AVE @ WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : K600
Program / Asset # : BOE0647.000 / 1210 **Yr Built/Renovated** : 1940 / 2010
Area Sq Ft : 200,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1187 **Lot** : 1 **BIN** : 3029686

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$188,600
Interior Architecture	\$1,800,200	\$535,600
Electrical	\$1,917,400	\$1,092,700
Mechanical	\$1,700,600	\$2,648,600
Total	\$5,418,200	\$4,465,400
Importance Code A	\$1,294,300	\$233,500
Importance Code B	\$3,511,300	\$4,127,200
Importance Code C	\$612,500	\$104,700
Total	\$5,418,200	\$4,465,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,300	\$33,700		\$21,300
Interior Architecture	\$79,600			\$16,700
Electrical	\$17,900	\$63,300	\$2,200	\$1,900
Mechanical	\$37,700	\$91,500	\$44,800	\$28,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$168,500	\$192,500	\$51,000	\$72,100
Importance Code A	\$29,300	\$54,000	\$19,800	\$41,100
Importance Code B	\$139,200	\$138,500	\$31,200	\$31,000
Total	\$168,500	\$192,500	\$51,000	\$72,100



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DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$188,600	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	**	5	\$7,400	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%			2049	**	5	\$42,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,900	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%			LIFE	**	5	\$9,200	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Roof								
Built-Up (BUR)	75%	Now	\$29,300	2032	**			
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Over Room 450</i>							
Modified Bitumen	25%			2032	**	10	\$33,700	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$8,300	LIFE	**	5	\$32,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	0-2	\$15,400	2036	**	5	\$7,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	0-2	\$36,900	LIFE	**	5	\$11,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	30%	0-2	\$81,100	2032	**	3	\$33,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile 9" X 9"	15%	Now	\$26,300	2022	\$525,200	3	\$16,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Wood	40%	Now	\$419,300	2042	**	5	\$111,600	
	<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	Now	\$135,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	0-2	\$149,500	LIFE	**	5	\$104,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$328,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$19,300	2040	**	5	\$27,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$7,000	
Fiber Board	10%	Now	\$10,400	2027	\$207,600			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$125,100	LIFE	**	5	\$111,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$260,900	5	\$900	
Raceway								
Conduit	100%			2027	\$308,600	1		
Panelboards								
Fused Disc Sw	10%			2026	\$27,100	5	\$500	
Fused Toggle Switch	5%	2-4	\$13,600	2052	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	85%			2026	\$230,600	5	\$4,500	

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DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$291,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Thermoplastic	30%			2027	\$124,900	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Lighting								
Interior Lighting								
Fluorescent	96%			2022	\$452,100	10	\$176,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	2%			2022	\$6,800	10	\$100	
Incandescent	2%			2022	\$47,400	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$144,000	10	\$24,100	
Exit, Service	50%			2022	\$28,800	1		
Exterior Lighting								
HID	100%			2022	\$806,400	10	\$600	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$7,500	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$12,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$393,000	5	\$62,000	
Conversion Equipment								
Steam Boiler	100%	2-4	\$1,294,300	2047	**	1	\$178,300	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : #1 Re-feed Pump, #3 Smoke Sensor</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Old Units</i>								

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DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$169,200	2037	**	4	\$9,900	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i> <i>Location : Underneath Of Cafeteria Floor</i>								
Terminal Devices								
Air Handler	20%			2027	\$562,500	1	\$24,700	
Convactor/Radiator	60%			2032	**	1	\$38,800	
Fan Coil Unit/Heat	20%			2027	\$599,100	1	\$12,900	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2022	\$62,500	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,500	
Exhaust Fans								
Interior	90%			2027	\$640,400	2	\$5,500	
Roof	10%			2027	\$33,200	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	85%			2037	**	1		
Galvanized Steel	15%			2025	\$131,600	1		
HW Heat Exchanger								
HTHW/HW	50%	Now	\$174,500	2057	**			
<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement</i> <i>Explanation : One Tank Needs Replacement</i>								
HTHW/HW	50%			2027	\$174,500			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$30,500	4	\$6,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement To 4th Floor</i> <i>Explanation : One Unit</i>								

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DEPARTMENT OF EDUCATION - 040
CLARA BARTON HIGH SCHOOL - BK
Asset # : 1210

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2027	\$97,900	1-2	\$2,800
Chemical System	Generic	100%			2021	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)
Address : 347 BALTIC STREET (NEAR SMITH ST.)
Borough : BROOKLYN **Agency's Number** : K804
Program / Asset # : BOE0662.000 / 2683 **Yr Built/Renovated** : 1907 / 2008
Area Sq Ft : 96,000 **Project Type** : EDUCATION
Date of Survey : 20-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 397 **Lot** : 11 **BIN** : 3006356

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$362,600	\$98,000
Interior Architecture	\$228,800	\$230,500
Electrical	\$250,500	\$316,900
Mechanical	\$333,500	\$869,800
Site Pavements	\$75,200	
Total	\$1,250,700	\$1,515,200
Importance Code A	\$362,600	\$98,000
Importance Code B	\$797,300	\$1,367,200
Importance Code C	\$90,700	\$50,000
Total	\$1,250,700	\$1,515,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,700			
Interior Architecture	\$143,400		\$12,300	\$17,000
Electrical	\$3,800	\$3,400	\$4,400	\$3,500
Mechanical	\$47,900	\$17,000	\$19,300	\$19,500
Total	\$249,800	\$20,500	\$36,000	\$40,000
Importance Code A	\$67,100	\$9,500	\$9,700	\$9,500
Importance Code B	\$149,900	\$11,000	\$26,300	\$30,500
Importance Code C	\$32,800			
Total	\$249,800	\$20,500	\$36,000	\$40,000



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

DEPARTMENT OF EDUCATION - 040
COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,800	
Masonry: Brick	65%			LIFE	**	5	\$61,200	
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Stucco Cement	25%			2041	**	5	\$58,800	
Windows								
Aluminum	100%	Now	\$263,200	2044	**	5	\$14,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,200	
Masonry: Brick	65%			LIFE	**	5	\$8,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,200	
Stucco Cement	20%			2041	**	5	\$6,800	
Roof								
Built-Up (BUR)	75%	Now	\$99,400	2033	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
Paver: Asphalt	25%	4+	\$21,900	2037	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Court Entrance</i>								
Interior								
Floors								
Carpet	5%	Now	\$103,100	2030	\$103,100	3	\$11,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$33,100	
Ceramic Tile	5%			2031	**	5	\$7,600	
Terrazzo	5%			LIFE	**	5	\$5,900	
Traffic Topping	5%			2028	\$100,100	5	\$9,500	
Vinyl Tile	70%	4+	\$48,100	2033	**	3	\$39,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 308</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040
COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	6%	Now	\$90,700	2031	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Landings</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landings</i>								
Glass Block	2%			LIFE	**			
Glass: Single Pane	2%			LIFE	**	5	\$3,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	4+	\$21,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staircase "m"</i>								
Plaster	60%			LIFE	**	5	\$46,200	
Plaster	5%	Now	\$11,000	LIFE	**	5	\$3,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landings</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$15,100	
AcousTileSusp.Lay-In	5%			2041	**	5	\$7,600	
Plaster	85%	4+	\$90,100	LIFE	**	5	\$80,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various, Staircase H & E</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2038	**			
Iron Picket	40%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$75,200	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Baltic Ave</i>								
Activity Yard								
Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1- Vertical Section</i>						
<hr/>								
Raceway								
Conduit	80%			2028	\$147,400	1		
Conduit	20%			2048	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	60%			2027	\$114,900	5	\$1,500	
Molded Case Bkrs	20%			2044	**	5	\$500	
Molded Case Bkrs	20%			2036	**	5	\$500	
<hr/>								
Wiring								
Braided Cloth	60%	0-2	\$163,700	2053	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Upper Floors</i>						
Thermoplastic	20%			2028	\$54,600	1		
Thermoplastic	20%			2048	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$600	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2033	**	10	\$83,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T- 8 Lamps</i>						
Fluorescent	1%			2023	\$2,300	10	\$900	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Room 102</i>						
HID	4%			2033	**	10	\$100	
<hr/>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2033	**	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Exterior Lights Controlled By Photocell</i>						
No Component	70%							
<hr/>								
Alarm								

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DEPARTMENT OF EDUCATION - 040
COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

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

Alarm

Security System

No Component

70%

Generic

30%

2036

**

1

\$10,800

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

Location : Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

**

1-3

\$18,300

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

Location : Hallways, Auditorium, Gymnasium And Basement

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2048

**

1

Conversion Equipment

Steam Boiler

100%

Now

\$12,400

2041

**

1

\$85,600

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

Location : Boiler Room

Explanation : 3 Units. Ignition System Of #3 Boiler Is Down.

Distribution

Steam Piping/Pump

100%

Now

\$8,500

2038

**

Leak Evident, Extent : Severe, Area Affected : 2%

Location : Condensate Return Line, Boiler Room

Other Observation, Extent : Moderate, Area Affected : 2%

Location : Refeed Tank. Room #213, 313, 413.

Explanation : Refeed System Over Flood. Lack Of Heat At South East Side Of The Building.

Terminal Devices

Air Handler

10%

2033

**

1

\$5,900

Convector/Radiator

85%

2026

\$436,800

1

\$26,400

Fan Coil Unit/Heat

5%

Now

\$7,200

2023

\$71,900

1

\$1,400

Broken, Extent : Severe, Area Affected : 3%

Location : 2 Motors, Student Lunch Area

Air Conditioning

Energy Source

Electricity

100%

2036

**

1

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

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

DEPARTMENT OF EDUCATION - 040
COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%			2029	\$204,200	2	\$600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit For Auditorium. Refrigerant R-407 C</i>								
	Split Unit	5%	Now	\$5,100	2028	\$102,500		
<i>Not in Service, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Unit Doesn't Work, Rm#103</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
	Window/Wall Unit	65%			2023	\$130,000	1	
	No Component	20%						
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2023	\$73,100	1	\$1,600
	No Component	95%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2028	\$7,700	2	\$3,300
	Dry Cooler	10%			2033	**	2	\$6,700
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,700
	No Component	80%						
Exhaust Fans								
	Interior	10%			2033	**	2	\$300
	Roof	10%			2033	**	2	\$300
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2038	**	1	
	Galvanized Steel	30%			2026	\$126,400	1	
Water Heater								
	Gas Fired	100%			2023	\$58,600	2	\$1,400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	50%			2028	\$7,300	4	\$1,000
	Submersible	50%			2021	\$1,600	4	\$1,500
Sewage Ejector(s)								
	Electric	100%			2028	\$27,600	4	\$3,800
Backflow Preventer								
	Generic	100%			2033	**	1	\$5,900

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
COBBLE HILL SCHOOL OF AMERICAN STUDIES - (OLD PS 6 - BK)

Asset # : 2683

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%			2048	**	1-2	\$6,700
Fire Pump								
	Generic	100%	Now	\$6,200	2037	**	1	\$16,100
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Fire Pump Room, Basement</i>					
			<i>Explanation : Defective Unit</i>					
Chemical System								
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : COMM. SCHL. COMP. ED. P. S. 932 - BK
Address : 631 BELMONT AVENUE BTWN: JEROME ST., BARBEY ST.
Borough : BROOKLYN **Agency's Number** : K932
Program / Asset # : BOE0668.000 / 4419 **Yr Built/Renovated** : 1927 / 2001
Area Sq Ft : 20,000 **Project Type** : EDUCATION
Date of Survey : 12-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 4014 **Lot** : 34 **BIN** : 3089171

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$323,900	\$423,800
Interior Architecture		\$140,200
Electrical	\$44,200	\$140,900
Mechanical		\$367,000
Total	\$368,100	\$1,071,900
Importance Code A	\$323,900	\$553,300
Importance Code B	\$44,200	\$518,600
Total	\$368,100	\$1,071,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$64,700			
Interior Architecture	\$109,800		\$1,100	\$3,200
Electrical	\$41,300	\$400	\$500	\$400
Mechanical	\$28,800	\$3,100	\$5,100	\$2,700
Site Pavements	\$28,400			
Total	\$273,000	\$3,500	\$6,700	\$6,400
Importance Code A	\$66,700	\$2,000	\$2,000	\$2,000
Importance Code B	\$170,500	\$1,500	\$3,900	\$4,400
Importance Code C	\$35,800		\$800	
Total	\$273,000	\$3,500	\$6,700	\$6,400



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

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

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

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
Masonry: Brick	75%	Now	\$54,900	LIFE	**	5	\$8,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%	Now	\$13,200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	15%	Now	\$10,500	2035	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%	Now	\$32,100	2038	**	5	\$1,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$184,200	LIFE	**	5	\$10,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Parapets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And West Parapets</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Side Of Parapets</i>								
<i>Explanation : Cement Stucco Finish Cracking And Crumbling</i>								
Pre-Cast Concrete	5%	Now	\$6,000	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	0-2	\$84,800	2030	\$423,800			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Sides</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Rooms 303, 304 And Stairs</i>								
Interior								

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

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

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

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,000	
Ceramic Tile	2%			2033	**	5	\$600	
Mosaic Tile	3%			2035	**	5	\$2,200	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Bathrooms</i>								
Vinyl Tile	45%	Now	\$24,400	2035	**	3	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Classrooms And Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	40%			2025		3	\$6,000	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$1,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Masonry: Brick	5%			LIFE	**	10	\$500	
Plaster	20%	Now	\$15,700	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 103, 203, 303, 304 And Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 103, 203, 303, 304, Cafeteria And Rear Stairwell</i>								
Plaster	65%			LIFE	**	5-10	\$16,900	
Ceilings								
Gypsum Board	5%			LIFE	**	5-10	\$5,100	
Metal Panel	5%			LIFE	**	5	\$3,700	
Plaster	30%	Now	\$25,100	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 103, 203, 303, 304 And Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 103, 203, 303, 304 And Cafeteria</i>								
Plaster	60%			LIFE	**	5-10	\$30,700	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2050	**			
Chain Link	90%			2040	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$20,300	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas Adjacent To Jerome Street</i>								

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

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

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

Site Pavements

On-Site Walkways

Asphalt	15%			2033	**			
Cast in Place Concrete	85%			2035	**			

Parking/Driveway

Asphalt	100%	Now	\$8,200	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Parking Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Parking Area</i>								
<i>Explanation : Patching Evident</i>								

Activity Yard

Cast in Place Concrete	50%			2035	**			
Rubber Matting	50%			2030				

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 800 Ampere Service</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$100	
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Raceway

Conduit	100%			2030	\$23,700	1		
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Panelboards

Fused Disc Sw	25%			2038	**	5	\$100	
Molded Case Bkrs	63%	2-4	\$20,100	2055	**	5	\$200	

Obsolete Equipment, Extent : Moderate, Area Affected : 90%

Location : Basement

On Extended Life, Extent : Light, Area Affected : 100%

Location : Basement

Molded Case Bkrs	12%			2038	**	5	\$100	
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Wiring

Braided Cloth	80%	2-4	\$20,700	2055	**	1		
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Insulation Aged, Extent : Light, Area Affected : 90%

Location : Throughout

Thermoplastic	20%			2030	\$5,200	1		
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Motor Controllers

Locally Mounted	100%			2028	\$48,400	5	\$100	
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Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting Fluorescent	95%			2038	**	10	\$17,400	
<i>Other Observation, Extent : Light, Area Affected : 98%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2030	\$4,100			
LED	3%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
<i>Explanation : New LED Lighting</i>								
Egress Lighting								
Emergency, Service	25%			2035	**	1		
Emergency, Service	25%			2025	\$2,600	1		
Exit, Service	50%			2025	\$2,900	1		
Exterior Lighting								
LED	100%			2025	\$92,500			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : New Lighting Fixtures Installed In 2018.</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$12,900	1	\$1,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	0-2	\$44,200	2040	**	1-3	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Obsolete Fire Alarm With Frequent Problems.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2040	**	5	\$6,200	

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

DEPARTMENT OF EDUCATION - 040
COMM. SCHL. COMP. ED. P. S. 932 - BK
Asset # : 4419

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2028	\$129,400	1	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	0-2	\$1,800	2030	\$88,400			
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library Bathroom</i>								
<hr/>								
Terminal Devices Air Handler	10%			2025	\$28,100	1	\$1,200	
Convector/Radiator	90%			2035	**	1	\$5,800	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
<hr/>								
Conversion Equipment Window/Wall Unit	80%	Now	\$10,000	2025	\$33,300	1		
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
No Component	20%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,700	
<hr/>								
Exhaust Fans Roof	100%	Now	\$1,700	2030	\$33,200	2	\$500	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Fan For Boiler Room</i>								
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$3,000	2030	\$149,100	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Ceiling</i>								
<hr/>								
Water Heater Oil Fired	100%			2028	\$16,600	1	\$600	
<hr/>								
Sanitary Piping Cast Iron	100%	Now	\$2,900	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Janitors Closet Floor Drain</i>								
<hr/>								
Sump Pump(s) Submersible	100%			2023	\$700	4	\$600	
<hr/>								
Sewage Ejector(s) Electric	100%			2030	\$5,800	4	\$1,200	
<hr/>								
Fixtures Generic	100%							
<hr/>								

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)
Address : 109 RHINE AVE. @STEUBEN AND TARGEE STS.
Borough : STATEN ISLAND **Agency's Number** : R470
Program / Asset # : BOE0953.000 / 1203 **Yr Built/Renovated** : 1894 / 2015
Area Sq Ft : 27,000 **Project Type** : EDUCATION
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2885 **Lot** : 1 **BIN** : 5043479

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$52,500
Electrical	\$158,600	\$44,000
Mechanical	\$45,000	\$334,800
Total	\$203,600	\$431,400
Importance Code A		\$52,500
Importance Code B	\$203,600	\$378,800
Total	\$203,600	\$431,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,800	\$1,900		\$12,800
Interior Architecture		\$8,300	\$100	
Electrical	\$900	\$1,400	\$1,000	\$1,100
Mechanical	\$19,400	\$3,900	\$3,700	\$20,100
Site Pavements	\$17,100			
Total	\$44,200	\$15,500	\$4,700	\$34,000
Importance Code A	\$9,400	\$4,500	\$2,700	\$15,500
Importance Code B	\$34,800	\$10,300	\$2,100	\$18,500
Importance Code C		\$600		
Total	\$44,200	\$15,500	\$4,700	\$34,000



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

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)

Asset # : 1203

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$14,600	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$22,800	
Masonry: Brick	90%			LIFE	**	5	\$52,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2051	**	5	\$13,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$10,100	
Masonry: Brick	55%			LIFE	**	5	\$3,600	
Metal Cornice	25%			2044	**	10	\$5,300	
Roof								
Built-Up (BUR)	37%			2034	**	10	\$7,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2042	**	10	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Steel Stairs At Rear Yard</i>								
<i>Explanation : Metal Standing Seam Roof Over Stairs</i>								
Skylight, Metal/Glass	3%			2039	**	10	\$2,000	
Slate	55%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Wood	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$24,100	
Ceramic Tile	5%			2032	**	5	\$2,200	
Quarry Tile	2%			2042	**	5	\$1,300	
Vinyl Tile	67%			2034	**	3	\$11,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	1%			2029	\$5,200	3	\$200	
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$1,200	
Concrete Masonry Unit	2%			LIFE	**	5	\$300	
Gypsum Board	10%			LIFE	**	5	\$2,500	
Masonry: Brick	20%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$7,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)

Asset # : 1203

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$4,400	
Embossed Metal	10%			LIFE	**	5	\$2,000	
Plaster	80%			LIFE	**	5	\$22,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,900	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Steuben Street</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Cast in Place Concrete	3%			2042	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Stair At Rear Yard</i>								
<i>Explanation : This Is Actually Steel Steps</i>								
Pavers/Stone	2%			2032	**			
Activity Yard								
Cast in Place Concrete	100%	4+	\$13,200	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Play Yard</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Play Yard</i>								
<i>Explanation : Vegetation Growth At Joints</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
Raceway								
Conduit	50%			2029	\$28,100	1		
Conduit	50%			2049	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)

Asset # : 1203

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	30%			2045	**	5	\$200	
Molded Case Bkrs	50%			2037	**	5	\$400	
Molded Case Bkrs	20%			2028	\$16,000	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$49,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$24,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Lighting Fixtures Installed Throughout Building In 2015.</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$108,900	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$3,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2034	**	1-3	\$6,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)

Asset # : 1203

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$26,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
<hr/>								
Distribution								
Steam Piping/Pump	80%			2029	\$95,500			
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Outside Of Basement Steam And Condensate Piping</i>								
Steam Piping/Pump	20%			2039	**			
<hr/>								
Terminal Devices								
Convactor/Radiator	100%	Now	\$7,200	2027	\$144,500	1	\$7,800	
<i>Broken, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Classroom Pneumatic Valves And Thermostats</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Radiators Are Beyond Their Useful Life Cycle Limit</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment								
Split Unit	2%			2029	\$11,500			
Window/Wall Unit	80%			2024	\$45,000	1		
No Component	18%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$800	
No Component	95%							
<hr/>								
Exhaust Fans								
Interior	5%			2029	\$4,800	2		
No Component	95%							
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2049	**	1		
Galvanized Steel	80%	Now	\$9,500	2027	\$94,800	1		
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Hw Pump Not Working</i>								
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Water Fountain</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beyond Boiler Room, The Domestic Hot And Cold Water Lines Are Beyond Their Useful Life Cycle Limit</i>								
<hr/>								
Water Heater								
Gas Fired	100%			2024	\$16,500	2	\$400	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)

Asset # : 1203

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>								
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$900	
Backflow Preventer No Component Generic	80% 20%			2034	**	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Address : 22 E. 128 ST @MADISON AVE.
Borough : MANHATTAN **Agency's Number** : M911
Program / Asset # : BOE0154.000 / 521 **Yr Built/Renovated** : 1905 / 2008
Area Sq Ft : 44,000 **Project Type** : EDUCATION
Date of Survey : 30-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 1752 **Lot** : 59 **BIN** : 1054159

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$126,800	\$146,800
Interior Architecture	\$215,900	\$244,700
Electrical	\$124,600	\$193,000
Mechanical	\$136,300	\$1,348,300
Total	\$603,600	\$1,932,800
Importance Code A	\$126,800	\$431,600
Importance Code B	\$327,200	\$1,501,200
Importance Code C	\$149,600	
Total	\$603,600	\$1,932,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$53,900		\$11,400	
Interior Architecture	\$96,800		\$6,400	\$1,800
Electrical	\$30,600	\$35,700	\$1,400	\$800
Mechanical	\$48,300	\$19,900	\$7,800	\$5,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$234,600	\$60,600	\$31,900	\$13,500
Importance Code A	\$58,300	\$4,500	\$15,800	\$4,400
Importance Code B	\$146,000	\$56,200	\$16,200	\$9,200
Importance Code C	\$30,300			
Total	\$234,600	\$60,600	\$31,900	\$13,500



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

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

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

DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)

Asset # : 521

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	4+	\$32,300	LIFE	**	5	\$72,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	4+	\$47,900	LIFE	**	5	\$74,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th And 5th Floors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th And 5th Floors</i>								
Masonry: Limestone	10%	0-2	\$21,700	LIFE	**	5	\$7,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Windows								
Aluminum	80%			2043	**	5	\$18,200	
Aluminum	20%			2043	**	5	\$4,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Metal Grilles</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Story Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$12,600	
Masonry: Brick	70%			LIFE	**	5	\$11,400	
Metal Rail	10%			2040	**	5-10	\$29,400	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,200	
Roof								
Built-Up (BUR)	90%			2032	**	10	\$43,800	
Built-Up (BUR)	5%	Now	\$35,200	2037	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	10	\$4,500	
Interior								
Floors								
Ceramic Tile	5%	Now	\$22,700	2030	\$75,600	5	\$1,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$22,400	2032	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%			2032	**	3	\$13,700	
Vinyl Tile	20%	Now	\$66,300	2027	\$132,600	3	\$5,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd And 4th Floor Corridors/ Classrooms</i>								
Vinyl Tile	20%			2032	**	3	\$5,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)

Asset # : 521

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass: Single Pane	1%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Stair</i>								
<i>Explanation : Decorative Stained Glass</i>								
Glass: Single Pane	4%			LIFE	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Corridors</i>								
<i>Explanation : Transom Windows</i>								
Masonry: Brick	5%	Now	\$30,300	LIFE	**			
<i>Vertical Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Entrance Vestibule</i>								
Masonry: Brick	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Glazed Bricks</i>								
Masonry: Fieldstone	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Wall Adjacent To Rear Garden</i>								
<i>Explanation : Water Penetration</i>								
Metal: Cage/Fence	2%			LIFE	**			
Plaster	80%	Now	\$149,600	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms, Stairwells, Basement</i>								
Ceilings								
Masonry: Vault Struct	15%	Now	\$21,400	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sidewalk Vault - E 128th Street Facade</i>								
Metal Panel	5%			LIFE	**	5	\$4,600	
Plaster	80%			LIFE	**	5	\$36,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)
Asset # : 521

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2047	**	5	\$100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Electrical Service Rated At 1200 Amperes</i>					
	Fused Disc Sw	50%			2027	\$11,100	5	\$100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : No Rating Available</i>					
Switchgear / Switchboard								
	Fused Disc Sw	50%			2027	\$65,200	5	\$100
	Fused Disc Sw	50%			2047	**	5	\$100
Raceway								
	Conduit	90%			2027	\$66,700	1	
	Conduit	10%			2047	**	1	
Panelboards								
	Fused Disc Sw	10%			2043	**	5	\$100
	Molded Case Bkrs	70%			2043	**	5	\$800
	Molded Case Bkrs	20%			2026	\$22,300	5	\$200
Wiring								
	Braided Cloth	20%	0-2	\$19,500	2052	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	80%			2047	**	1	
Motor Controllers								
	Locally Mounted	50%			2025	\$24,200	5	\$100
	Locally Mounted	50%			2040	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	**	5	\$600
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Covered With Insulation</i>					
Lighting								
Interior Lighting								
	Fluorescent	86%			2022	\$89,100	10	\$34,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
	Fluorescent	14%			2027	\$14,500	10	\$5,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
	Emergency, Battery	50%			2027	\$31,700	10	\$5,300
	Exit, Service	50%			2027	\$6,300	1	

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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)

Asset # : 521

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

Lighting

Exterior Lighting

HID	20%			2022	\$35,500	10		
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2027	\$28,400	1	\$3,300	

Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$5,400	

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

Heating

Energy Source

Fuel Oil No 4	100%			2037	**	5	\$13,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One 5000 Gallon Tank

Conversion Equipment

Steam Boiler	100%			2025	\$284,800	1	\$43,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One #4 Oil Burning Steam Boiler

Distribution

Central Plant Steam Piping/Pmp	90%			2027	\$670,200	4	\$2,000	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Central Plant Steam Piping/Pmp	10%	0-2	\$74,500	2057	**	4	\$200	
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Steam Traps Faulty, Extent : Moderate, Area Affected : 50%

Location : Basement

Terminal Devices

Air Handler	10%	0-2	\$61,900	2037	**	1	\$2,400	
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Unit Inoperable, Extent : Severe, Area Affected : 10%

Location : First Floor Fan Room

Convactor/Radiator	85%			2025	\$200,200	1	\$12,100	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Fan Coil Unit/Heat	5%			2027	\$32,900	1	\$700	
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Air Conditioning

Energy Source

Electricity	100%			2035	**	1		
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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)

Asset # : 521

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	30%			2025	\$27,500	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor Coverage Only</i>					
			<i>Explanation : Duct System Extended Through First Floor Only</i>					
No Component	80%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Roof Through Various Floor</i>					
			<i>Explanation : Natural Ventilation Hoods</i>					
Exhaust Fans								
Interior								
	10%	Now	\$15,700	2037	**	2	\$100	
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : First Floor Fan Room</i>					
Roof	5%			2032	**	2	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : One Unit For Science Laboratory</i>					
No Component	85%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$193,100	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Water Heater								
Gas Fired	100%			2021	\$26,800	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Sump Pump(s)								
Non-Submersible	100%			2022	\$6,700	4	\$1,400	
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)

Asset # : 521

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 5th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%			2037	**	1-2	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : COOPERATIVE TECHNICAL H.S. - M
Address : 321 E. 96 ST. @FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : M646
Program / Asset # : BOE0148.000 / 543 **Yr Built/Renovated** : 1942 / 2011
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 25-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4
Block : 1668 **Lot** : 1 **BIN** : 1083927

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$251,900
Interior Architecture		\$854,900
Electrical		\$974,800
Mechanical	\$328,500	\$1,024,200
Site Pavements	\$137,100	
Total	\$465,500	\$3,105,900
Importance Code A		\$251,900
Importance Code B	\$465,500	\$2,812,700
Importance Code C		\$41,300
Total	\$465,500	\$3,105,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,400		\$25,300	\$12,000
Interior Architecture	\$77,100	\$3,400		\$9,300
Electrical	\$12,600	\$8,800	\$10,300	\$8,300
Mechanical	\$43,500	\$26,100	\$68,100	\$34,000
Site Pavements	\$25,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$188,700	\$46,100	\$111,700	\$71,500
Importance Code A	\$28,700	\$6,300	\$31,800	\$18,300
Importance Code B	\$134,800	\$39,800	\$79,900	\$53,200
Importance Code C	\$25,200			
Total	\$188,700	\$46,100	\$111,700	\$71,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$1,600	
Masonry: Brick	90%			LIFE	**	5	\$45,300	
Granite Panels	3%			LIFE	**	5	\$1,100	
Slate Panels	2%	0-2	\$5,600	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$24,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,900	
Masonry: Brick	85%			LIFE	**	5	\$5,400	
Metal Rail	5%			2045	**	5-10	\$5,700	
Roof								
Metal Panel	10%			2041	**	10	\$16,800	
Modified Bitumen	85%			2038	**	10	\$78,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs Replaced In 2012</i>								
Sloped Glazing	5%			LIFE	**	5	\$61,100	
Soffits								
Metal Panel	100%			2048	**	5-10	\$92,900	
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$88,800	
Ceramic Tile	5%			2037	**	5	\$6,800	
Quarry Tile	5%	4+	\$4,200	2041	**	5	\$5,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	55%	4+	\$33,800	2028	\$675,300	3	\$27,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$41,300	
Gypsum Board	10%			LIFE	**	5	\$12,400	
Plaster	10%			LIFE	**	5	\$6,200	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2041	**	5	\$41,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout, 2011</i>								
Exposed Concrete	35%			LIFE	**	5	\$7,200	
Metal Panel	30%			LIFE	**	5	\$49,600	
Plaster	10%	2-4	\$18,600	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stairwell C</i>								

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

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2048		**		
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Chain Link Fence Enclosure For Roof Equipment</i>								
Iron Picket	90%			2072		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$137,100	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : E. 96th Street, 1st Avenue</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : E. 96th Street, 1st Avenue</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : E. 96th Street</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2041		**		
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	100%	4+	\$25,200	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : E. 97th Street</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : E. 97th Street</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2038		**	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere And 2,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2038		**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>								

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Transformers								
	Dry Type	50%			2033	**	5	\$200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 300 Kilovolt-ampere 280pri-480/277sec</i>						
	Dry Type	50%			2033	**	5	\$200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1500 Kilovolt-ampere 208pri-480/277sec</i>						
Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	**	5	\$400
Raceway								
	Conduit	100%			2038	**	1	
Panelboards								
	Fused Disc Sw	10%			2036	**	5	\$200
	Molded Case Bkrs	90%			2036	**	5	\$2,000
Wiring								
	Thermoplastic	100%			2038	**	1	
Motor Controllers								
	Locally Mounted	100%			2033	**	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
Stand-by Power								
Transfer Switches								
	Automatic	100%			2033	**	1	\$26,200
Generators								
	Diesel	100%			2031	**	1	\$32,900
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room - Roof</i>						
		<i>Explanation : One 200 Kilowatts</i>						
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$3,100
Fuel Storage								
	Main Tank	100%			2043	**	5	\$2,500
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
	Fluorescent	96%			2028	\$192,200	10	\$74,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
	Fluorescent	4%			2028	\$8,000	10	\$3,100
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 4th Floor Hallway</i>						

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

DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	60%			2028	\$26,800	1		
Exit, Service	40%			2028	\$9,800	1		
<hr/>								
Exterior Lighting								
Fluorescent	20%			2028	\$58,200	10	\$1,600	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Front And Roof Of The Building</i>					
HID	80%			2028	\$274,200	10	\$200	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$82,400	1	\$9,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallway, Offices And Exit Doors</i>					
			<i>Explanation : Intrusion Alarm And Motion Sensor</i>					
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$282,000	1-3	\$15,700	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Under Ground Of Parking Lot</i>					
			<i>Explanation : (1) 7,500 Gallon Tank</i>					
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2031	**	1	\$21,000	
Steam Boiler	50%			2041	**	1	\$42,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Dual Fuel Steam Boilers</i>					
<hr/>								
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$1,300	2044	**	4	\$2,100	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : 1 Of 2 Defective Hot Water Pumps</i>					
Central Plant Steam Piping/Pmp	50%	Now	\$143,900	2048	**	4	\$2,100	
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Vacuum Pump, Boiler Room</i>					
			<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%	Now	\$12,000	2033	**	1	\$23,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom, Steam Coils Leaking On Various VAV Box Reheat Coil</i>								
Convactor/Radiator	50%			2033	**	1	\$13,700	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2028	\$108,200	1	\$5,900	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room</i>								
Window/Wall Unit	60%			2023	\$106,300	1		
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$4,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$715,000	1	\$52,600	
Heat Rejection								
Water Cooling Tower	15%			2026	\$36,300	2	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Dry Cooler</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$78,300	LIFE	**	2-5	\$47,400	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
Exhaust Fans								
Interior	20%			2033	**	2	\$500	
Roof	80%	Now	\$5,600	2028	\$112,900	2	\$1,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof, 1 Of 6 Mechanical And Or Electrical Defects</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2028	\$51,800	2	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2048	**	4	\$8,400	

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DEPARTMENT OF EDUCATION - 040
COOPERATIVE TECHNICAL H.S. - M
Asset # : 543

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2021	\$2,900	4	\$2,700
	Backflow Preventer							
	Generic	100%			2028	\$21,600	1	\$5,200
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2048	**	1-5	\$44,400
	Sprinkler							
	Generic	100%			2048	**	1-2	\$23,800
	Fire Pump							
	Generic	100%			2037	**	1	\$15,900
	Chemical System							
	Dry	100%			2023	\$27,900	1-3	\$3,600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CROWN HEIGHTS CHARTER SCHOOL -BK
Address : 1485 PACIFIC STREET BROOKLYN AVE - KINGSTON AVE
Borough : BROOKLYN **Agency's Number** : K434
Program / Asset # : BOE1103.000 / 14559 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 65,000 **Project Type** : EDUCATION
Date of Survey : 11-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,5,6
Block : 1203 **Lot** : 44 **BIN** : 3848792

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,400	\$59,600
Interior Architecture	\$331,100	\$204,800
Electrical		\$56,600
Mechanical	\$40,700	\$853,400
Total	\$410,200	\$1,174,500
Importance Code A	\$38,400	\$59,600
Importance Code B	\$103,900	\$946,200
Importance Code C	\$267,800	\$168,600
Total	\$410,200	\$1,174,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,300		\$5,400	
Interior Architecture	\$40,800		\$49,000	\$8,600
Electrical	\$35,000	\$6,800	\$8,900	\$8,400
Mechanical	\$31,000	\$11,100	\$17,500	\$9,800
Site Enclosure	\$400			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$163,400	\$23,900	\$86,700	\$32,800
Importance Code A	\$53,800	\$2,900	\$8,900	\$2,900
Importance Code B	\$99,300	\$21,000	\$77,800	\$23,700
Importance Code C	\$10,300			\$6,200
Total	\$163,400	\$23,900	\$86,700	\$32,800



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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOL -BK
Asset # : 14559

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	86%	Now	\$38,400	LIFE	**	5	\$59,600	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Facades</i>								
<i>Explanation : Loose Metal Drip Flashing At Brick Relieving Angles</i>								
Metal Coiling Doors	5%			2043	**	5	\$10,800	
Granite Panels	2%			LIFE	**	5	\$2,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$22,500	
Window Wall	2%			2050	**	5	\$5,200	
Windows								
Aluminum	100%			2046	**	5	\$31,200	
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5-10	\$8,300	
Masonry: Brick	30%			LIFE	**	5-10	\$12,400	
Metal Panel	5%			2050	**	5	\$1,200	
Metal: Cage/Fence	40%	Now	\$2,600	2043	**	5	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Rooftop Play Yard</i>								
<i>Explanation : Nylon Safety Netting Has Failed</i>								
Roof								
Asphalt Shingle	25%			2039	**	10	\$1,600	
IRMA/Protected Membrane	40%	Now	\$2,700	2035	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Generator Location</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	33%			2035	**	10	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Play Yard Over Sixth Floor</i>								
<i>Explanation : Artificial Grass Covering</i>								
Skylight, Metal/Glass	2%			2050	**	10	\$2,600	
Interior								
Floors								
Carpet	10%			2029	\$132,500	3	\$14,600	
Cast in Place Concrete	10%			LIFE	**	5	\$42,500	
Ceramic Tile	5%			2039	**	5	\$4,900	
Sheet Vinyl/Rubber	25%			2035	**	5	\$36,500	
Traffic Topping	10%			2035	**	5	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : This Is A Fluid Applied Topping</i>								
Vinyl Tile	30%			2035	**	3	\$10,900	
Wood	10%			2058	**	5	\$18,200	

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOL -BK

Asset # : 14559

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$12,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$19,800	
Gypsum Board	80%			LIFE	**	5-10	\$337,300	
Wood	5%			LIFE	**	5	\$99,200	
Ceilings								
AcousTileSusp.Lay-In	65%			2043	**	5	\$62,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$9,600	
Gypsum Board	30%			LIFE	**	5-10	\$99,400	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2065	**			
Chain Link	60%	Now	\$400	2050	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Alley</i>								
<i>Explanation : Hole In Fence</i>								
Iron Picket	30%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2043	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room</i>								
<i>Explanation : 25 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$200	
Molded Case Bkrs	90%			2046	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOL -BK
Asset # : 14559

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2043	**	5	\$300	
Variable Frequency Drive	30%	Now	\$2,400	2043	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 10%</i> <i>Location : Mechanical Rooms</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Custodian Office</i> <i>Explanation : All Controllers Monitored By Building Management System</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$20,000	
Generators								
Diesel	100%			2039	**	1	\$25,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : One 500 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,400	
Fuel Storage								
Day Tank	50%			2046	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 200 Gallon Capacity</i>								
Main Tank	50%			2058	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$56,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i> <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i> <i>Location : Throughout</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Gymnasium</i> <i>Explanation : LEDs Observed</i>								
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, LED	35%			2058	**	1		
Exit, Service	5%			2035	**	1		

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOL -BK

Asset # : 14559

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	20%			2035	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Switches</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2058	**	5	\$1,900	
Alarm								
Security System No Component Generic	50%	Now	\$21,000	2035	**	1	\$10,900	
<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2035	**	1-3	\$12,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity Natural Gas	10%			2050	**	1		
	90%			2050	**	1		
Conversion Equipment Furnace	90%			2035	**	1	\$28,900	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 11 Rooftop Package Units</i>								
Radiant Heater	10%			2035	**	2	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 15 Reheat Coils</i>								
Terminal Devices Convactor/Radiator No Component	80%			2043	**	1	\$16,800	
	20%							
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		

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DEPARTMENT OF EDUCATION - 040
CROWN HEIGHTS CHARTER SCHOOL -BK
Asset # : 14559

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%	Now	\$40,700	2030	\$813,800	2	\$3,200
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i> <i>Location : Variable Frequency Drives On Units</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 11 Package Units</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400
Exhaust Fans								
	Roof	100%			2035	**	2	\$2,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2050	**	1	
Water Heater								
	Gas Fired	100%			2025	\$39,600	2	\$900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$1,400
Sewage Ejector(s)								
	Electric	100%			2030	\$18,700	4	\$3,900
Backflow Preventer								
	Generic	100%			2035	**	1	\$4,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Lobby To 6th Floor</i> <i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$32,800
Sprinkler								
	Generic	100%			2050	**	1-2	\$18,200
Fire Pump								
	Generic	100%			2039	**	1	\$12,100
Chemical System								
	No Component	95%						
	Generic	5%			2028	\$1,400	1-3	\$200

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CSE 3 (REGION 10) - M
Address : 133 MORNINGSIDE AVE @ W. 125 ST.
Borough : MANHATTAN **Agency's Number** : LEASE-M808
Program / Asset # : BOE1075.000 / 14421 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 32,707 **Project Type** : EDUCATION
Date of Survey : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 6,7,8
Block : 1951 **Lot** : 4 **BIN** : 1087468

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$39,000
Total		\$39,000
Importance Code C		\$39,000
Total		\$39,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture			\$5,800	\$24,500
Electrical	\$300	\$300	\$400	\$800
Mechanical	\$4,900	\$2,300	\$8,200	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$9,200	\$6,500	\$18,300	\$31,500
Importance Code B	\$9,200	\$6,500	\$18,300	\$31,500
Importance Code C				
Total	\$9,200	\$6,500	\$18,300	\$31,500



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

DEPARTMENT OF EDUCATION - 040
CSE 3 (REGION 10) - M
Asset # : 14421

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

Interior

Floors

Ceramic Tile	5%			2040	**	5	\$2,400	
Vinyl Tile	95%			2035	**	3	\$17,400	

Interior Walls

Ceramic Tile	5%			2040	**	5	\$3,400	
Gypsum Board	95%			LIFE	**	5	\$39,000	

Ceilings

AcousTileSusp.Lay-In	100%			2044	**	5	\$49,000	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Main Service Equipment And Switch Gear Maintain By Building Owner*

Transformers

Not Accessible 100%

Switchgear / Switchboard

Not Accessible 100%

Raceway

Conduit 100% 2053 ** 1

Panelboards

Molded Case Bkrs 100% 2049 ** 5 \$900

Wiring

Thermoplastic 100% 2053 ** 1

Motor Controllers

Locally Mounted 100% 2044 ** 5 \$200

Ground

Grounding Devices

Not Accessible 100%

Stand-by Power

Transfer Switches

Not Accessible 100%

Generators

Not Accessible 100%

Batteries

Not Accessible 100%

Fuel Storage

Not Accessible 100%

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CSE 3 (REGION 10) - M
Asset # : 14421

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$28,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamp</i>								
Fluorescent	5%			2035	**	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$3,900	
Exit, LED	50%			2062	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$100	
Lightning Protection								
Arresters/Cabling	100%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$1,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby Fisrt Floor</i>								
<i>Explanation : Fire Alarm Located At Lobby By The Building Security.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Leased Space - 6th, 7th And 8th Floors Only</i>								
<i>Explanation : Hot Water Service Provided From Base Building Heating Equipment</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th, 7th And 8th Floors</i>								
<i>Explanation : Hot Water Service Provided From Base Building Heating Equipment</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2035	**	1	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th, 7th And 8th Floors</i>								
<i>Explanation : Vav Box With Reheat Coils</i>								

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

DEPARTMENT OF EDUCATION - 040
CSE 3 (REGION 10) - M
Asset # : 14421

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2031	**	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th, 7th And 8th Floors</i>								
<i>Explanation : Packaged Water Cooled Air Conditioning Units</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th, 7th And 8th Floor</i>								
<i>Explanation : Condenser Water Pumps And Piping Maintained And Operated By Building Owner</i>								
<hr/>								
Heat Rejection								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated And Maintained By Building Owner</i>								
<hr/>								
Ventilation								
Distribution								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated And Maintained By Building Owner</i>								
<hr/>								
Exhaust Fans								
Not Accessible	100%							
<hr/>								
Plumbing								
H/C Water Piping								
Not Accessible	100%							
<hr/>								
Water Heater								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Owned, Operated And Maintained By Building Owner</i>								
<hr/>								
Sanitary Piping								
Not Accessible	100%							
<hr/>								
Storm Drain Piping								
Not Accessible	100%							
<hr/>								
Sump Pump(s)								
Not Accessible	100%							
<hr/>								
Backflow Preventer								
Not Accessible	100%							
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								

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

DEPARTMENT OF EDUCATION - 040
CSE 3 (REGION 10) - M
Asset # : 14421

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Not Accessible	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : 6th, 7th And 8th Floors</i>					
			<i>Explanation : Maintained By Building Owner</i>					
Fire Suppression	Standpipe							
	Generic	100%			2053	**	1-5	\$16,500
	Sprinkler							
	Generic	100%			2053	**	1-2	\$9,200
	Fire Pump							
	Not Accessible	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CURTIS HIGH SCHOOL - SI
Address : 105 HAMILTON AVE. @ ST. MARKS PL.
Borough : STATEN ISLAND **Agency's Number** : R450
Program / Asset # : BOE0950.000 / 1201 **Yr Built/Renovated** : 1904 / 2015
Area Sq Ft : 247,300 **Project Type** : EDUCATION
Date of Survey : 10-Sep-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1
Block : 22 **Lot** : 1 **BIN** : 5106483

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$710,300	\$515,700
Interior Architecture	\$1,911,100	\$3,096,200
Electrical	\$927,700	\$3,584,300
Mechanical	\$5,415,800	\$1,687,900
Total	\$8,965,000	\$8,884,000
Importance Code A	\$2,449,300	\$613,200
Importance Code B	\$5,742,100	\$7,530,200
Importance Code C	\$773,700	\$740,600
Total	\$8,965,000	\$8,884,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$21,300	\$22,700		\$22,700
Electrical	\$18,300	\$5,800	\$5,600	\$4,600
Mechanical	\$117,600	\$74,400	\$62,900	\$36,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$165,200	\$110,900	\$76,400	\$71,500
Importance Code A		\$25,000	\$24,500	\$24,500
Importance Code B	\$165,200	\$85,800	\$51,900	\$47,000
Importance Code C				
Total	\$165,200	\$110,900	\$76,400	\$71,500



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

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$185,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	3%			LIFE	**	5	\$8,900	
Masonry: Brick	70%			LIFE	**	5	\$207,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	12%			LIFE	**	5	\$26,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	7%			LIFE	**	5	\$67,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$452,700	2043	**	5	\$46,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$3,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%			LIFE	**	5	\$27,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$9,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	60%			2032	**	10	\$113,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Copper/Terne	25%	Now	\$73,900	2042	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library, Auditorium</i>								
Slate	15%	Now	\$69,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1904 Wing</i>								
Interior								

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

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

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

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$36,500	LIFE	**	5	\$66,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$34,000	2036	**	5	\$7,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Swimming Pool Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Swimming Pool Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Swimming Pool</i>								
<i>Explanation : Tiling Of Low Wall At Pool Seating Area</i>								
Ceramic Tile	5%	Now	\$68,100	2030	\$340,500	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$40,800	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$537,800	2027	\$1,792,600	3	\$68,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st, 2nd And 3rd Floors</i>								
Wood	15%	0-2	\$86,900	2055	**	5	\$42,600	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$33,300	2036	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$133,200	2030	\$665,800	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$16,600	
Masonry: Brick	10%	Now	\$188,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$232,300	LIFE	**	5	\$74,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	0-2	\$186,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	0-2	\$21,300	2032	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%			2032	**	5	\$45,400	
Exposed Concrete	10%	0-2	\$56,500	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$75,700	
Plaster	20%	Now	\$276,700	LIFE	**	5	\$37,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Swimming Pool</i>								
<i>Explanation : Finish Layer Needs To Be Replaced</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$97,500	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2027	\$283,500	5	\$500	
Fused Disc Sw	50%			2037	**	5	\$500	
Raceway								
Conduit	80%			2027	\$536,400	1		
Conduit	20%			2037	**	1		
Panelboards								
Molded Case Bkrs	80%			2026	\$443,900	5	\$5,200	
Molded Case Bkrs	20%			2035	**	5	\$1,300	
Wiring								
Braided Cloth	80%	2-4	\$723,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$213,600	5	\$1,300	
Locally Mounted	20%			2032	**	5	\$300	

Ground

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

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	2-4	\$11,000	LIFE	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	60%			2032	**	10	\$136,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	30%			2032	**	10	\$68,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	5%			2027		10	\$400	
Incandescent	5%			2027		2	\$300	
Egress Lighting								
Exit, Service	60%			2027		1	\$46,400	
Exit, Battery	40%			2027		10	\$6,700	
Exterior Lighting								
HID	100%			2027		10	\$800	
Lightning Protection								
Arresters/Cabling Generic	100%			2030		5	\$7,300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$18,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$30,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%	0-2	\$528,100	2057	**	5	\$38,300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One Tank Has Been Condemned, Other Tank Is On Extended Life</i>								

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

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$1,739,000	2047	**	1	\$220,400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units. Oil Leaks At #6 Burner.</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$454,800	2037	**	4	\$12,200	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steam Leaks In Basement Various Locations. Vacuum Pumps And Header Valves.</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : #7 Circulating Pump.</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices Air Handler	30%			2022	\$1,133,500	1	\$45,900	
Convactor/Radiator	70%			2025	\$1,007,000	1	\$55,900	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2032	**	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Unit Covering Auditorium - Refrigerant 410a</i>								
Window/Wall Unit	60%	Now	\$33,600	2022	\$336,000	1		
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
No Component	30%							
<hr/>								
Dehumidifier No Component Generic	90%			2028				
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : On Swimming Pool Roof</i>								
<i>Explanation : 1 Exterior Unit</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$137,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%	Now	\$38,200	2022	\$764,800	2	\$4,800	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 2 Units, Basement</i>							
Roof	20%	Now	\$4,500	2022	\$89,200	2	\$1,200	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%	Now	\$11,800	2025	\$235,800	1		
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Water Main And Throughout Basement</i>							
HW Heat Exchanger								
Steam Fired	50%	Now	\$214,000	2057	**	4	\$12,200	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Unit Corroded Very Much, Sub-Cellar Of 1936 Wing.</i>							
Steam Fired	50%			2027	\$214,000	4	\$12,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$28,000	LIFE	**	1		
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Repair Shop Next To Boiler Room, Auditorium, And Sub-Cellar.</i>							
Sump Pump(s)								
Non-Submersible	100%			2022	\$41,000	4	\$7,800	
Pool Filter/Treatment								
Sand	100%	Now	\$28,100	2032	**	4		
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 1 Circulating Pump, Filter Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-Cellar</i>							
	<i>Explanation : 3 Units.</i>							
Sewage Ejector(s)								
Electric	100%			2022	\$77,400	4	\$14,800	
Backflow Preventer								
No Component	50%							
Generic	50%			2027	\$34,100	1	\$7,600	
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Various</i>							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI
Asset # : 1201

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Passenger Unit From Basement To 4th Floor, 1 Freight Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units - Freight Elevator Needs Replacement</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2027	\$131,600	1-2	\$3,500
Chemical System								
	Generic	100%			2022	\$30,300	1-3	\$3,700

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : CURTIS HIGH SCHOOL - SI FIELDHOUSE
Address : 105 HAMILTON AVE. @ ST. MARKS PL.
Borough : STATEN ISLAND **Agency's Number** : R450
Program / Asset # : BOE0950.010 / 2945 **Yr Built/Renovated** : 1964 / 2003
Area Sq Ft : 3,000 **Project Type** : EDUCATION
Date of Survey : 10-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 22 **Lot** : 1 **BIN** : 5106483

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$100,600
Total		\$100,600
Importance Code B		\$100,600
Total		\$100,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,300			
Interior Architecture	\$10,100			
Electrical		\$12,100		
Mechanical	\$2,000	\$7,200	\$400	\$100
Total	\$31,400	\$19,300	\$400	\$100
Importance Code A	\$19,400	\$7,200	\$100	\$100
Importance Code B	\$10,500	\$12,100	\$300	
Importance Code C	\$1,400			
Total	\$31,400	\$19,300	\$400	\$100



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

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2945

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	0-2	\$2,900	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	65%	0-2	\$3,900	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$5,800	2035	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%	Now	\$6,700	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$8,800	
Ceramic Tile	10%	Now	\$900	2036	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$1,200	2036	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	65%			LIFE	**	5	\$1,000	
Gypsum Board	25%	Now	\$200	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	100%	Now	\$7,700	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Closet</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$52,200	5		
Raceway								
Conduit	100%			2027	\$14,800	1		

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

DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2945

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2026	\$23,900	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5		
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$3,500	10	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
HID	50%			2027	\$2,600	10		
Egress Lighting								
Exit, Service	100%			2027	\$900	1		
Exterior Lighting								
HID	100%			2022	\$12,100	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2022	\$7,100	1	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One Unit</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,700	
Exhaust Fans								
Roof	100%			2027	\$5,000	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%	0-2	\$1,800	2027	\$1,800	2		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040
CURTIS HIGH SCHOOL - SI FIELDHOUSE**

Asset # : 2945

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DEWITT CLINTON HIGH SCHOOL - BX
Address : 100 WEST MOSHOLU PARKWAY SOUTH
Borough : BRONX **Agency's Number** : X440
Program / Asset # : BOE0327.000 / 357 **Yr Built/Renovated** : 1929 / 2011
Area Sq Ft : 368,000 **Project Type** : EDUCATION
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3251 **Lot** : 201 **BIN** : 2095215

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,592,100	\$583,200
Interior Architecture	\$3,224,300	\$2,246,200
Electrical	\$1,703,300	\$3,321,700
Mechanical	\$5,956,300	\$18,501,600
Total	\$13,476,000	\$24,652,700
Importance Code A	\$4,973,700	\$672,900
Importance Code B	\$7,139,600	\$23,827,400
Importance Code C	\$1,362,700	\$152,400
Total	\$13,476,000	\$24,652,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,000			
Interior Architecture	\$4,300		\$6,400	\$12,900
Electrical	\$10,300	\$10,600	\$8,700	\$6,900
Mechanical	\$82,200	\$85,000	\$84,800	\$52,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$128,700	\$103,400	\$107,800	\$80,500
Importance Code A	\$24,000	\$37,200	\$36,400	\$36,400
Importance Code B	\$104,700	\$66,200	\$71,400	\$44,100
Importance Code C				
Total	\$128,700	\$103,400	\$107,800	\$80,500



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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$65,800	LIFE	**	5	\$54,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	7%	0-2	\$265,800	LIFE	**	5	\$119,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	88%	Now	\$1,238,500	LIFE	**	5	\$192,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	82%	Now	\$184,100	2043	**	5	\$20,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Glass Block	3%			LIFE	**	5	\$900	
Steel	15%	Now	\$419,700	2052	**	5	\$47,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Library, Pool Area</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Library, Pool Area</i>								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$24,000	LIFE	**	5	\$22,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$100,600	LIFE	**	5	\$16,300	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	58%			2032	**	10	\$137,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Copper/Terne	22%			2055	**	10	\$130,400	
Single Ply Membrane	15%	Now	\$180,300	2032	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Exits 1 And 2, 19 And 20</i>								
Skylight, Metal/Glass	5%			2037	**	10	\$39,500	

Interior

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DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$85,700	LIFE	**	5	\$168,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2030	\$532,500	5	\$25,700	
Quarry Tile	5%			2040	**	5	\$38,600	
Terrazzo	20%	Now	\$255,500	LIFE	**	5	\$80,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$46,700	2027	\$934,500	3	\$38,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2032	**	3	\$19,300	
Wood	25%	0-2	\$453,100	2042	**	5	\$120,600	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	4%	Now	\$499,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fuel Tank Area</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fuel Tank Area</i>								
Gypsum Board	5%			LIFE	**	5	\$27,700	
Masonry: Brick	10%	2-4	\$192,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	6%	2-4	\$235,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$435,300	LIFE	**	5	\$152,400	
<i>Water Penetration, Extent : Severe, Area Affected : 4%</i>								
<i>Location : Basement Corridor To Swimming Pool</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%	0-2	\$37,300	2032	**	5	\$37,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	0-2	\$4,300	2040	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$3,900	
Exposed Concrete	5%			LIFE	**	5	\$3,900	
Plaster	70%	Now	\$983,200	LIFE	**	5	\$219,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridor To Swimming Pool</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$89,700	5	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>							
<hr/>								
Transformers								
Dry Type	100%			2040	**	5	\$1,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 208v</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2027	\$365,200	5	\$1,100	
Molded Case Bkrs	20%			2037	**	5	\$1,900	
Molded Case Bkrs	10%			2053	**	5	\$1,000	
<hr/>								
Raceway								
Conduit	95%			2027	\$586,300	1		
Conduit	5%			2053	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$800	
Molded Case Bkrs	70%			2026	\$357,500	5	\$6,800	
Molded Case Bkrs	20%			2035	**	5	\$1,900	
<hr/>								
Wiring								
Braided Cloth	20%	2-4	\$166,500	2052	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	55%			2027	\$457,800	1		
Thermoplastic	5%			2053	**	1		
Thermoplastic	20%			2037	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2025	\$196,600	5	\$2,000	
Locally Mounted	20%			2032	**	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	20%			2037	**	10	\$67,500	
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	80%			2027	\$693,300	10	\$270,000	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

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

Lighting

Egress Lighting								
Exit, Service	50%			2022	\$53,000	1		
Exit, Battery	50%			2035	**	10	\$12,400	
Exterior Lighting								
HID	100%			2022	\$1,483,800	10	\$1,100	

Alarm

Security System								
No Component	80%							
Generic	20%			2027	\$237,700	1	\$27,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$45,400	

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

Heating

Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$114,000	

Conversion Equipment								
Steam Boiler	100%	2-4	\$2,381,600	2047	**	1	\$328,000	

Obsolete Equipment, Extent : Severe, Area Affected : 100%

Location : Basement

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

Location : Basement Boiler Room

Explanation : 4 Units

Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$311,400	2037	**	4	\$18,100	

Malfunctioning, Extent : Severe, Area Affected : 15%

Location : Thermostats. Throughout

Steam Traps Faulty, Extent : Moderate, Area Affected : 15%

Location : Throughout

Terminal Devices								
Air Handler	20%			2027	\$1,034,900	1	\$45,500	
Convactor/Radiator	60%			2032	**	1	\$71,300	
Fan Coil Unit/Heat	20%			2022	\$1,102,300	1	\$23,800	

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		

Conversion Equipment								
Window/Wall Unit	15%			2025	\$115,000	1		
No Component	85%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$205,200	

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

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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%	Now	\$20,900	2022	\$1,047,400	2	\$7,200	
			<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : The Motor Burnt Out, Basement</i>					
Roof	20%	Now	\$36,700	2027	\$122,200	2	\$1,800	
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Exhaust Fans, Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$322,900	1		
Water Heater								
Gas Fired	100%			2022	\$224,400	2	\$5,400	
HW Heat Exchanger								
Steam Fired	100%	2-4	\$586,000	2057	**	4	\$36,400	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$153,400	LIFE	**	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Back Up In Basement Every Time It Rains</i>					
Sump Pump(s)								
Non-Submersible	100%			2022	\$56,100	4	\$11,700	
Pool Filter/Treatment								
Sand	100%			2025	\$16,689,800	4	\$136,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
			<i>Explanation : 3 Filters</i>					
Sewage Ejector(s)								
Compressed Air	100%			2027	\$68,600	4	\$3,700	
Backflow Preventer								
No Component	70%							
Generic	30%			2032	**	1	\$6,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 2 Units. 1 Unit Is Out Of Service.</i>					
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$5,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX
Asset # : 357

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2022	\$27,900	1-3	\$3,700

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS
Address : 100 WEST MOSHOLU PKWY S. @PAUL AVENUE
Borough : BRONX **Agency's Number** : X440
Program / Asset # : BOE0327.010 / 13427 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 4,000 **Project Type** : EDUCATION
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3251 **Lot** : 201 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$324,800	
Mechanical	\$30,000	
Total	\$354,700	
Importance Code A	\$324,800	
Importance Code B	\$30,000	
Total	\$354,700	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$21,800			
Electrical	\$100	\$17,300		
Mechanical	\$300	\$1,100	\$300	\$400
Total	\$22,200	\$18,400	\$300	\$400
Importance Code A	\$200	\$300	\$200	\$200
Importance Code B	\$22,000	\$18,200	\$100	\$200
Importance Code C				
Total	\$22,200	\$18,400	\$300	\$400



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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS
Asset # : 13427

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$10,600	
Metal Coiling Doors	10%	0-2	\$35,700	2040	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$147,300	2052	**	5	\$1,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$141,800	2037	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Locker Rooms</i>								
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	**	5	\$2,700	
Ceramic Tile	65%	Now	\$9,600	2036	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$5,400	
Ceilings								
Exposed Concrete	100%	Now	\$12,200	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$2,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2027	\$14,800	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$23,900	5	\$100	

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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS
Asset # : 13427

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2027	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$5,200	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2027	\$12,200	10	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	30%			2027	\$2,100	10		
Egress Lighting								
Exit, Service	100%			2022	\$1,200	1		
Exterior Lighting								
HID	100%			2022	\$16,100	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 250 Gallons</i>								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$6,200	4	\$300	
Terminal Devices								
Fan Coil Unit/Heat	50%			2032	**	1	\$700	
Fan Coil Unit/Heat	50%			2022	\$30,000	1	\$700	
Ventilation								
Exhaust Fans								
Roof	100%			2032	**	2	\$100	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS
Asset # : 13427

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2027	\$29,800	1	
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets And Shower Rooms</i>								

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - GIRLS
Address : 100 WEST MOSHOLU PARKWAY SOUTH
Borough : BRONX **Agency's Number** : X440
Program / Asset # : BOE0327.020 / 14434 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 500 **Project Type** : EDUCATION
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3864 **Lot** : 201 **BIN** :

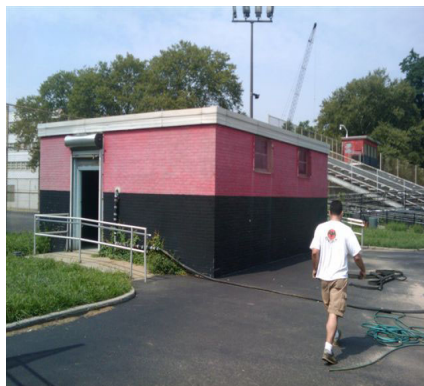
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,600	\$100	
Interior Architecture	\$6,100			
Electrical		\$3,800		
Mechanical		\$400		
Total	\$6,100	\$6,800	\$100	
Importance Code A		\$2,600	\$100	
Importance Code B	\$6,100	\$4,200		
Importance Code C				
Total	\$6,100	\$6,800	\$100	



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

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - GIRLS
Asset # : 14434

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$400	
Masonry: Brick	80%			LIFE	**	5	\$2,500	
Windows								
Aluminum	100%			2043	**	5	\$200	
Roof								
Modified Bitumen	100%			2032	**	10	\$2,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	20%	0-2	\$100	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	80%	0-2	\$1,300	2036	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$700	
Masonry: Brick	5%			LIFE	**			
Ceilings								
Exposed Concrete	80%	Now	\$4,200	LIFE	**	5	\$100	
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$500	LIFE	**	5	\$200	
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2027	\$14,800	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$23,900	5		
Wiring								
Thermoplastic	100%			2027	\$19,800	1		

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - GIRLS

Asset # : 14434

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2022	\$1,200	10	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Exit, Service	100%			2022	\$100	1		
Exterior Lighting HID	100%			2022	\$2,000	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Radiant Heater	100%			2027	\$8,900	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
Water Heater Electric	100%			2022	\$400	4		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DISTRICT 75 CITYWIDE PROGRAMS
Address : 400 1ST AVENUE @E. 23 STREET
Borough : MANHATTAN **Agency's Number** : M844
Program / Asset # : BOE0153.000 / 2696 **Yr Built/Renovated** : 1940 / 2012
Area Sq Ft : 57,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,8,9,10
Block : 955 **Lot** : 1 **BIN** : 1022052

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,839,300	\$105,500
Interior Architecture	\$1,428,500	\$93,300
Electrical	\$1,242,700	\$572,000
Mechanical	\$1,846,000	\$457,800
Total	\$6,356,500	\$1,228,600
Importance Code A	\$1,941,400	\$105,500
Importance Code B	\$4,063,800	\$1,071,700
Importance Code C	\$351,400	\$51,400
Total	\$6,356,500	\$1,228,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,600			
Interior Architecture	\$48,800		\$9,600	\$200,100
Electrical	\$39,900	\$6,000	\$27,300	\$5,300
Mechanical	\$80,800	\$12,600	\$26,500	\$12,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$201,700	\$38,300	\$83,100	\$238,000
Importance Code A	\$15,200	\$2,300	\$2,300	\$2,300
Importance Code B	\$178,000	\$36,000	\$80,900	\$235,700
Importance Code C	\$8,600			
Total	\$201,700	\$38,300	\$83,100	\$238,000



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

DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Egress Stair - North Facade</i>								
<i>Explanation : Component Actually Safety Glass</i>								
Masonry: Brick Cavity	90%			LIFE	**	5	\$105,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners Of Building, Upper Floors Over Lintels</i>								
Granite Panels	5%			LIFE	**	5	\$4,400	
Weathering Steel	3%	Now	\$12,600	LIFE	**	1		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Egress Stair - Floors 2-6</i>								
Windows								
Aluminum	100%	2-4	\$1,797,900	2053	**	5	\$20,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows - Floors 1-8</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Windows - Floors 1-8</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
<i>Explanation : Windows Far Beyond Useful Life</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$15,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,000	
Roof								
Built-Up (BUR)	83%			2033	**	10	\$41,400	
Metal, Corrugated	2%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Roof Atop Exterior Egress Stair</i>								
Plaza Roof: Stone Panels	15%			2048	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : Balconies</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2024	\$190,500	3	\$28,000	
Cast in Place Concrete	5%	Now	\$15,500	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Mechanical Rooms And Corridors - Basement</i> <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i> <i>Location : Steam Room - Basement</i> <i>Water Penetration, Extent : Light, Area Affected : 10%</i> <i>Location : Steam Room - Basement Slab</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Mechanical Rooms And Corridors - Basement</i>								
Ceramic Tile	5%			2031	**	5	\$7,000	
Terrazzo	10%	0-2	\$69,400	LIFE	**	5	\$10,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : First Floor Corridors</i>								
Vinyl Tile	15%			2036	**	3	\$10,500	
Vinyl Tile 9" X 9"	55%			2023	\$904,000	3	\$28,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i> <i>Location : Corridors And Classrooms - Upper Floors</i>								
Interior Walls								
Cast in Place Concrete	6%	Now	\$277,900	LIFE	**			
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i> <i>Location : Wall/ Pipe Penetrations - Perimeter Foundation Wall -basement</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Wall/ Pipe Penetrations - Perimeter Foundation Wall -basement</i>								
Cast Stone/Terra Cotta	6%			LIFE	**			
Ceramic Tile	5%			2031	**	5	\$17,100	
Gypsum Board	15%			LIFE	**	5	\$30,900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	8%			LIFE	**			
Plaster	50%	Now	\$73,400	LIFE	**	5	\$51,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Stair A</i> <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Stair A Bulkhead</i>								

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	50%	Now	\$57,800	2033	**	5	\$41,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First - 7th Floor Corridors And Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First - 7th Floor Corridors And Various Locations Throughout</i>								
AcousTileSusp.Lay-In	20%	4+	\$11,600	2041	**	5	\$13,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floor Rooms</i>								
Exposed Concrete	20%	Now	\$46,000	LIFE	**	5	\$4,200	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Rooms - Basement</i>								
Plaster	10%			LIFE	**	5	\$8,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$36,400	2058	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Main Service Disconnect Switch Is On Extended Life And Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$156,500	2058	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2028	\$119,000	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$5,600	5	\$100	
Fused Knife Sw	5%	0-2	\$5,600	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	80%			2027	\$89,400	5	\$1,200	
Molded Case Bkrs	10%			2036	**	5	\$200	

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	10%	0-2	\$18,600	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	80%			2028	\$148,500	1		
Thermoplastic	10%			2038	**	1		
Motor Controllers								
Locally Mounted	90%			2026	\$43,600	5	\$300	
Locally Mounted	10%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	69%			2028	\$92,600	10	\$36,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2028	\$1,300	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	30%			2023	\$40,300	10	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$41,000	10	\$6,900	
Exit, Service	50%			2028	\$8,200	1		
Exterior Lighting								
Fluorescent	100%			2023	\$195,100	10	\$5,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3 Compact Fluorescent Light Fixtures</i>								
Alarm								
Security System								
Generic	100%			2023	\$184,100	1	\$21,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$630,300	1-3	\$35,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Basement</i>								
<i>Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights</i>								

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2028	\$20,000	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	80%			2024	\$65,700	1	\$22,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Steam To Hot Glycol Heat Exchanger Beyond It's Useful Life Limit</i>						
Pres. Reducing Valve/LP Steam	20%			2031	**	5	\$700	
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$6,200	2027	\$62,200	4	\$2,000	
		<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Basement, 2 Of 3 Defective Hot Glycol Pumps</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement, The Hot Glycol Pumps Are Beyond Their Life Cycle Limit</i>						
Central Plant Steam Piping/Pmp	20%			2028	\$192,900	4	\$600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Throughout, The Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>						
Central Plant Steam Piping/Pmp	10%			2048	**	4	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : The Basement Steam Piping Was Recently Upgraded</i>						
Terminal Devices								
Convactor/Radiator	40%	Now	\$12,200	2026	\$122,100	1	\$6,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout, Defective Climate Control System</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout, The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>						
Fan Coil Unit/Heat	60%	Now	\$153,700	2023	\$512,200	1	\$9,900	
		<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Fan Coil Units Are Beyond Their Useful Life Cycle Limit</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	15%	Now	\$201,900	2043	**	1	\$8,300	
	<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Building Presently Utilizes Window Air Conditioning Units For Cooling</i>							
Window/Wall Unit	85%	0-2	\$20,200	2023	\$101,000	1		
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Obsolete Steam Absorption Unit Not In Service</i>							
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$639,300	1	\$35,300	
Heat Rejection								
Water Cooling Tower	15%	0-2	\$32,400	2033	**	2	\$6,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Unit Was Removed</i>							
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,800	
Exhaust Fans								
Interior	15%			2028	\$30,400	2	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : 1 Unit</i>							
Interior	85%	Now	\$172,400	2038	**	2	\$1,200	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 85%</i>							
	<i>Location : Basement</i>							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Electric	100%			2026	\$50,200	4	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit 80 Gallons</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
DISTRICT 75 CITYWIDE PROGRAMS
Asset # : 2696

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Non-Submersible	100%			2033	**	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To The 8th Floor, 2 Units From 1st To 8th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$28,700	
Sprinkler								
No Component	20%							
Generic	80%			2038	**	1-2	\$12,800	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fire Pump								
Generic	100%			2037	**	1	\$10,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DISTRICT OFF # 7 - BX
Address : 501 COURTLANDT AVE. @E. 148 ST.
Borough : BRONX **Agency's Number** : X807
Program / Asset # : BOE0338.000 / 328 **Yr Built/Renovated** : 1876 / 2010
Area Sq Ft : 20,000 **Project Type** : EDUCATION
Date of Survey : 08-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2329 **Lot** : 75 **BIN** : 2000876

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$143,300	\$384,900
Interior Architecture	\$1,049,700	\$2,436,600
Electrical	\$84,200	
Mechanical		\$445,600
Total	\$1,277,200	\$3,267,100
Importance Code A	\$143,300	\$384,900
Importance Code B	\$342,100	\$749,400
Importance Code C	\$791,800	\$2,132,800
Total	\$1,277,200	\$3,267,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,900		\$4,600	
Interior Architecture	\$25,800	\$1,000		\$4,200
Electrical	\$6,700	\$1,500	\$400	\$400
Mechanical	\$6,800	\$39,900	\$3,100	\$2,900
Total	\$73,200	\$42,400	\$8,200	\$7,500
Importance Code A	\$35,900	\$2,000	\$6,600	\$2,000
Importance Code B	\$26,800	\$40,400	\$1,600	\$5,600
Importance Code C	\$10,500			
Total	\$73,200	\$42,400	\$8,200	\$7,500



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DEPARTMENT OF EDUCATION - 040
DISTRICT OFF # 7 - BX
Asset # : 328

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$143,300	LIFE	**	5	\$44,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	2%			LIFE	**	5	\$700	
Windows								
Aluminum	100%			2043	**	5	\$9,200	
Parapets								
Metal Cornice	35%	Now	\$16,900	2042	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	65%							
Roof								
Modified Bitumen	100%	Now	\$17,000	2027	\$340,400			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,000	
Ceramic Tile	3%	Now	\$1,100	2030	\$22,600	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	92%	0-2	\$60,800	2027	\$303,800	3	\$12,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2030	\$80,500	5	\$2,700	
Fabric on Framing	20%	Now	\$791,800	2025	\$1,979,500	5	\$4,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5	\$13,700	
Masonry: Brick	5%			LIFE	**			
Plaster	27%	Now	\$10,500	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	20%			LIFE	**	5	\$72,800	
Ceilings								
AcousTile,Adhered	5%			2032	**	5	\$2,100	
Embossed Metal	85%	Now	\$197,200	LIFE	**	5	\$15,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$14,200	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFF # 7 - BX
Asset # : 328

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	90%			2027	\$26,700	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$3,200	5		
Fused Toggle Switch	20%	2-4	\$6,400	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Molded Case Bkrs	50%			2026	\$16,000	5	\$300	
Molded Case Bkrs	20%			2043	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$39,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2032	**	10	\$1,000	
Exit, Service	80%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$12,900	1	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFF # 7 - BX
Asset # : 328

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 0-2

\$44,200

2037

* *

1-3

\$2,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Obsolete Equipments; Manual Pull Stations And Alarm Bells*

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$19,800

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

Distribution

Central Plant Steam Piping/Pmp

100%

2027

\$338,500

4

\$1,000

Terminal Devices

Convactor/Radiator

100%

2025

\$107,100

1

\$6,500

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

60%

2022

\$25,000

1

Window/Wall Unit

10% 0-2

\$4,200

2027

\$4,200

1

*On Extended Life, Extent : Moderate, Area Affected : 10%**Location : Various*

No Component

30%

Plumbing

H/C Water Piping

Brass/Copper

70%

2037

* *

1

Galvanized Steel

30%

2025

\$26,300

1

Water Heater

Gas Fired

100%

2022

\$12,200

2

\$300

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Non-Submersible

100%

2032

* *

4

\$400

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFF # 7 - BX
Asset # : 328

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	No Component	98%							
	Generic	2%			2027	\$3,900	1-2	\$100	

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DISTRICT OFFICE #13 - BK
Address : 355 PARK PLACE @ UNDERHILL AVE.
Borough : BROOKLYN **Agency's Number** : K813
Program / Asset # : BOE0665.000 / 4418 **Yr Built/Renovated** : 1953 / 2010
Area Sq Ft : 14,400 **Project Type** : EDUCATION
Date of Survey : 22-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1160 **Lot** : 1 **BIN** : 3028862

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$49,000	
Electrical		\$104,400
Mechanical	\$51,200	\$111,000
Total	\$100,200	\$215,400
Importance Code A		\$111,000
Importance Code B	\$100,200	\$104,400
Total	\$100,200	\$215,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,600	\$2,700		\$16,200
Interior Architecture	\$42,200	\$900	\$1,000	\$500
Electrical	\$61,000	\$200	\$300	\$500
Mechanical	\$1,300	\$1,900	\$2,400	\$55,800
Site Pavements	\$12,600			
Total	\$122,600	\$5,800	\$3,700	\$73,100
Importance Code A	\$6,300	\$3,400	\$700	\$17,100
Importance Code B	\$113,400	\$2,400	\$2,500	\$56,000
Importance Code C	\$3,000		\$500	
Total	\$122,600	\$5,800	\$3,700	\$73,100



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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	90%			LIFE	**	5	\$13,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Facades</i>								
Granite Panels	5%	4+	\$5,600	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2042	**	5	\$2,500	
Windows								
Aluminum	100%			2045	**	5	\$800	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$500	
Masonry: Granite	20%			LIFE	**	5	\$200	
Metal Panel	15%			2049	**	5	\$500	
Metal Rail	15%			2042	**	5-10	\$2,500	
Roof								
Built-Up (BUR)	60%			2034	**	10	\$9,500	
Modified Bitumen	40%			2034	**	10	\$6,400	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$9,100	
Ceramic Tile	5%			2038	**	5	\$1,000	
Terrazzo	20%			LIFE	**	5	\$3,300	
Vinyl Tile	35%			2034	**	3	\$2,700	
Vinyl Tile 9" X 9"	20%	2-4	\$2,400	2024	\$49,000	3	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$900	
Gypsum Board	20%			LIFE	**	5	\$2,200	
Metal Panel	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$3,600	
Ceilings								
Exposed Concrete	25%	2-4	\$17,900	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	2-4	\$21,900	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Site Pavements								

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$9,600	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway Apron On Park Place</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$3,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2029	\$5,200	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$104,400	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								

Raceway

Conduit	90%			2029	\$26,700	1		
Conduit	10%			2039	**	1		

Panelboards

Fused Disc Sw	5%			2028	\$1,600	5		
Molded Case Bkrs	85%			2028	\$27,100	5	\$300	
Molded Case Bkrs	10%			2037	**	5		

Wiring

Braided Cloth	70%	2-4	\$34,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	10%			2039	**	1		
Thermoplastic	20%			2029	\$10,000	1		

Motor Controllers

Locally Mounted	50%			2027	\$15,700	5		
Locally Mounted	50%	2-4	\$15,700	2049	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								

Ground

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	100%			2037	**	10	\$13,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Battery	50%			2037	**	10	\$1,700	
Exit, Service	50%			2037	**	1		
Exterior Lighting HID	30%			2037	**	10		
No Component	70%							
Alarm								
Security System No Component	70%							
Generic	30%			2029	\$14,000	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2029	\$28,100	5	\$4,500	
Conversion Equipment Hot Water Boiler	100%			2027	\$111,000	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2028	\$22,400	4	\$700	
Terminal Devices Air Handler	15%			2024	\$30,400	1	\$1,300	
Convactor/Radiator	70%			2034	**	1	\$3,300	
Fan Coil Unit/Heat	10%			2024	\$21,600	1	\$500	
Unit Heater - Hot Water	5%			2029	\$2,700			
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE #13 - BK
Asset # : 4418

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	70%		2027	\$21,000	1		
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$8,000	
Exhaust Fans								
	Interior	100%		2024	\$51,200	2	\$400	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Water Heater								
	Gas Fired	100%		2027	\$8,800	2	\$200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2022	\$500	4	\$500	
Fixtures								
	Generic	100%						

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL
Address : 797 BUSHWICK AVENUE BTWN: DEKALB AVE - STOCKHOLM ST
Borough : BROOKLYN **Agency's Number** : K865
Program / Asset # : BOE0563.020 / 1282 **Yr Built/Renovated** : 1890 / 1999
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 26-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 3242 **Lot** : 1 **BIN** : 3073761

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$261,900	\$80,700
Interior Architecture	\$344,200	\$42,400
Electrical	\$191,000	\$691,700
Mechanical	\$100,600	\$2,327,700
Total	\$897,700	\$3,142,500
Importance Code A	\$261,900	\$80,700
Importance Code B	\$500,300	\$3,061,800
Importance Code C	\$135,500	
Total	\$897,700	\$3,142,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,000	\$63,400		
Interior Architecture	\$28,300	\$1,700		\$13,600
Electrical	\$2,500	\$16,400	\$2,300	\$1,700
Mechanical	\$47,300	\$13,000	\$25,000	\$13,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$94,900	\$106,400	\$39,200	\$40,100
Importance Code A	\$13,400	\$71,800	\$8,400	\$8,400
Importance Code B	\$66,400	\$34,600	\$30,800	\$31,700
Importance Code C	\$15,100			
Total	\$94,900	\$106,400	\$39,200	\$40,100



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

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

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL

Asset # : 1282

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2062	**	10	\$4,500	
Masonry: Brick Cavity	85%			LIFE	**	5	\$80,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Dekalb Avenue And Stockholm Street Facades</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,400	
Metal Panel	4%			2047	**	5-10	\$26,100	
Slate Panels	5%			LIFE	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Apse Of Old Church</i>								
<i>Explanation : Recent Replace</i>								
Wood	2%			2040	**	5	\$9,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Dormers</i>								
Windows								
Aluminum	100%	Now	\$261,900	2035	**	5	\$14,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,800	
Masonry: Brick Cavity	25%			LIFE	**	5	\$4,400	
<i>Efflorescence, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Parapet Walls</i>								
Metal Cornice	60%			2062	**	10	\$33,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Replacing Wood Cornice Throughout</i>								
<i>Explanation : Fiberglas Cornice</i>								
Metal Rail	10%	Now	\$5,000	2040	**	5	\$12,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL

Asset # : 1282

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2032	**	10	\$3,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
Copper/Terne Metal Panel	2%			2055	**	10	\$3,000	
Modified Bitumen	3%			2040	**	10	\$3,300	
	25%			2032	**	10	\$14,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Flat Roofs</i>								
Slate	65%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pitched Roofs</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$3,000	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Sub-basement</i>								
Ceramic Tile	5%			2036	**	5	\$6,800	
Terrazzo	15%			LIFE	**	5	\$15,900	
Terrazzo	5%	2-4	\$6,700	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Corridor</i>								
Vinyl Tile	40%	Now	\$49,200	2032	**	3	\$20,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Corridors</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Upper Corridors</i>								
Vinyl Tile 9" X 9"	10%			2022		3	\$5,100	
Not Accessible	15%							
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,300	
Concrete Masonry Unit	10%	4+	\$12,500	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	15%	Now	\$135,500	LIFE	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	5%			LIFE	**	5	\$1,600	
Plaster	50%			LIFE	**	5	\$15,800	
Not Accessible	15%							

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

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

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL

Asset # : 1282

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

Interior

Ceilings

AcousTile,Adhered	10%			2044	**	5	\$13,600	
AcousTileSusp.Lay-In	10%			2040	**	5	\$13,600	
Exposed Struc: Steel	15%			LIFE	**			

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

Location : Basement

Explanation : Exposed Metal Decking

Plaster	5%			LIFE	**	5	\$4,200	
Plaster	45%			LIFE	**	5	\$38,100	
Not Accessible	15%							

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	60%			2027	\$109,600	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : 1200 Ampere Main Fused Disconnect Switch In The Switchboard

Molded Case Bkrs	40%			2027	\$73,000	5	\$900	
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Raceway

Conduit	70%			2027	\$129,000	1		
Conduit	30%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	20%			2043	**	5	\$500	
Molded Case Bkrs	70%			2026	\$134,100	5	\$1,600	

Wiring

Braided Cloth	70%	2-4	\$191,000	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2047	**	1		
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Motor Controllers

Locally Mounted	50%			2040	**	5	\$300	
Locally Mounted	50%			2025	\$40,300	5	\$300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Connected With Main Water Pipe

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL

Asset # : 1282

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	60%			2027	\$125,800	10	\$49,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	38%			2037	**	10	\$31,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First And Second Floor</i>						
Incandescent	2%			2027	\$21,100	2		
Egress Lighting								
Emergency, Battery	30%			2032	**	10	\$6,400	
Emergency, Battery	20%			2037	**	10	\$4,300	
Exit, Service	30%			2022	\$7,700	1		
Exit, Service	20%			2037	**	1		
Exterior Lighting								
No Component	80%							
Under Construction	20%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$6,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$11,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit Of 4000 Gallons</i>						
Conversion Equipment								
Hot Water Boiler	10%			2032	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Of The Extension</i>						
		<i>Explanation : One Boiler</i>						
Steam Boiler	90%			2040	**	1	\$79,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL

Asset # : 1282

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2035	**	4	\$400	
Central Plant Steam Piping/Pmp	80%			2027	\$1,205,000	4	\$3,500	
		<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Throughout</i>						
Central Plant Steam Piping/Pmp	10%			2047	**	4	\$400	
Terminal Devices								
Convactor/Radiator	95%			2025	\$452,600	1	\$27,300	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fan Coil Unit/Heat	5%			2027	\$66,600	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	30%			2043	**	1		
No Component	70%							
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2025	\$166,400	2	\$300	
Window/Wall Unit	25%			2022	\$46,400	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,600	
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2047	**	1		
Galvanized Steel	98%			2025	\$382,700	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Water Heater								
Gas Fired	100%	Now	\$54,300	2027	\$54,300	2	\$1,000	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit Of 225 Gallons</i>						
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Cast Iron	5%	Now	\$32,600	LIFE	**	1		
		<i>Cracked, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement North Side Of The Building</i>						

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DEPARTMENT OF EDUCATION - 040
DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL

Asset # : 1282

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$13,600	4	\$1,900	
Backflow Preventer No Component Generic	80%			2027	\$4,500	1	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Unit Serves Boiler Only</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	66%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Passenger Units. One Is Said To Be Condemned</i>								
Hydraulic	34%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : Unit Is Defective</i>								
Fire Suppression								
Sprinkler Generic	100%			2037	**	1-2	\$24,900	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : DIVISION OF SCHOOL FACILITIES -Q
Address : 28-11 QUEENS PLAZA NORTH
Borough : QUEENS **Agency's Number** : Q800
Program / Asset # : BOE0894.000 / 1460 **Yr Built/Renovated** : 1911 / 2005
Area Sq Ft : 182,656 **Project Type** : EDUCATION
Date of Survey : 19-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9, Pen
Block : 417 **Lot** : 2 **BIN** : 4005022

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,771,300	\$237,900
Interior Architecture	\$1,368,400	\$94,600
Electrical	\$1,989,400	\$2,061,800
Mechanical	\$5,079,600	\$4,388,700
Site Pavements	\$75,000	
Total	\$11,283,800	\$6,783,000
Importance Code A	\$2,771,300	\$1,545,800
Importance Code B	\$8,512,400	\$5,237,100
Total	\$11,283,800	\$6,783,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$107,100		\$10,600	
Interior Architecture	\$80,500	\$18,900	\$13,900	\$290,200
Electrical	\$44,800	\$25,500	\$56,700	\$18,400
Mechanical	\$81,700	\$48,000	\$105,500	\$53,500
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$376,300	\$154,600	\$248,900	\$424,300
Importance Code A	\$125,200	\$18,100	\$29,100	\$18,100
Importance Code B	\$230,600	\$136,500	\$219,800	\$406,200
Importance Code C	\$20,500			
Total	\$376,300	\$154,600	\$248,900	\$424,300



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DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$1,177,400	LIFE	**	5	\$105,800	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Chimney Coping</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Chimney Coping</i>								
Masonry: Brick	50%			LIFE	**	5	\$67,700	
Masonry: Brick	15%	Now	\$392,800	LIFE	**	5	\$20,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse, Bulkheads</i>								
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Facades On 28th/ 29th Street And Queens Plaza</i>								
<i>Spalling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Facades On 28th/ 29th Street And Queens Plaza</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse, Bulkheads</i>								
Metal Panel	5%	0-2	\$10,400	2038	**	5	\$12,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	5%			2033	**	5	\$21,200	
Pre-Cast Concrete	10%	2-4	\$47,800	LIFE	**	5	\$44,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Queens Plaza N</i>								
Window Wall	5%	Now	\$34,800	2048	**	5	\$12,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	0-2	\$343,800	2044	**	5	\$12,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$157,900	2053	**	5	\$8,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, Stairs</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cast Iron Window Washer Bolts</i>								

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DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$193,900	LIFE	**	5	\$10,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
Metal Rail	20%	Now	\$22,400	2033	**	5	\$18,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Roof								
Built-Up (BUR)	3%	Now	\$22,900	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Bulkheads</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
IRMA/Protected Membrane	85%	Now	\$381,400	2038	**			1
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over East Stair</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$76,400	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Skylight, Metal/Glass	2%	0-2	\$16,600	2038	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	2-4	\$55,000	2024	\$275,000	3	\$30,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various</i>								
Carpet	5%			2027	\$137,500	3	\$20,200	
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
Ceramic Tile	5%	0-2	\$62,600	2037	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Raised Access Floor	5%			2037	**	5	\$37,800	
Terrazzo	10%	0-2	\$100,200	LIFE	**	5	\$15,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 9th Floor Corridor, Main Lobby</i>								
Vinyl Tile	55%			2023	\$1,007,600	3	\$41,600	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout, 3rd Floor</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$9,600	
Gypsum Board	15%			LIFE	**	5	\$14,300	
Metal Panel	15%			LIFE	**			
Travertine Panels	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$16,700	
Plaster	15%	Now	\$20,500	LIFE	**	5	\$7,200	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 9th Floor, 8th Floor Near Windows</i>								
Ceilings								
AcousTileConcealSpLn	40%			2033	**	5	\$100,900	
AcousTileSusp.Lay-In	25%	4+	\$43,600	2041	**	5	\$25,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor, At Stair Landings</i>								
Exposed Concrete	15%	0-2	\$104,000	LIFE	**	5	\$4,700	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	20%			LIFE	**	5	\$25,200	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$75,000	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 28th Street, Queens Plaza N</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 28th Street, Queens Plaza N</i>								

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DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2028	\$62,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2028	\$62,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2028	\$229,600	5	\$600	
Molded Case Bkrs	20%			2028	\$57,400	5	\$1,000	
Raceway								
Conduit	95%			2028	\$319,700	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$27,100	5	\$400	
Fused Knife Sw	5%	2-4	\$13,600	2053	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	25%			2044	**	5	\$1,200	
Molded Case Bkrs	60%			2027	\$162,800	5	\$2,900	
Wiring								
Braided Cloth	80%	2-4	\$416,100	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	90%			2026	\$28,300	5	\$1,100	
Locally Mounted	8%			2041	**	5	\$100	
Variable Frequency Drive	2%			2048	**			
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$56,200	

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DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$70,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : DOT Area</i>								
<i>Explanation : One 1,000 Kilovolt-ampere For Department Of Transportation Only</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$6,800	
Fuel Storage								
Main Tank	100%			2056	**	5	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	58%			2023	\$644,300	10	\$97,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2028	\$333,300	10	\$50,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2036	**	10	\$16,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2033	**	10	\$3,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	20%			2033	**	1		
Emergency, Battery	35%			2023	\$92,100	10	\$15,400	
Emergency, Battery	5%			2033	**	10	\$2,200	
Exit, Service	10%			2033	**	1		
Exit, Service	30%			2023	\$19,500	1		
Exterior Lighting								
HID	100%			2023	\$736,500	10	\$600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$177,000	1	\$20,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$605,900	1-3	\$33,800	

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DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2026	\$1,182,100	1	\$180,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Natural Gas Steam Boilers And 2 Steam To Hot Water Heat Exchangers In Garage For Building Extension Areas</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2036	**	4	\$1,800	
Central Plant Steam Piping/Pmp	20%	Now	\$618,300	2058	**	4	\$1,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Blown Condensate Pump Seals</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps And Valves</i>								
Central Plant Steam Piping/Pmp	60%			2028	\$1,854,800	4	\$5,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Steam And Condensate Piping Are Beyond Their Useful Life Cycle Limit</i>								
Terminal Devices								
Air Handler	40%			2023	\$1,027,400	1	\$45,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third, Sixth And Ninth Floors, Air Handlers Are Beyond Their Useful Life Cycle Limit</i>								
Convactor/Radiator	60%			2026	\$586,700	1	\$35,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Radiators Are Beyond Their Useful Life Cycle Limit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2026	\$683,000	2	\$1,100	
Reciprocating Compr/Chiller	50%	Now	\$775,200	2038	**	1	\$38,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chiller Plant Is Beyond Its Useful Life Cycle Limit</i>								
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
Window/Wall Unit	40%			2023	\$152,200	1		

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

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

DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	50%	0-2	\$5,600	2038	**	4	\$4,500
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Chilled Water Pipes, Basement Mechanical Equipment Room</i>				
	No Component	50%						
Terminal Devices	Air Handler/Cool/Ht	100%			2023	\$2,048,500	1	\$113,000
Heat Rejection	Air Cooled Condenser Unit	10%			2028	\$36,800	2	\$12,700
	Water Cooling Tower	50%	Now	\$34,700	2022	\$346,600	2	\$73,500
				<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Roof</i>				
	No Component	40%						
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$101,900
Plumbing	H/C Water Piping							
	Galvanized Steel	100%			2033	**	1	
Water Heater	Gas Fired	100%			2023	\$111,400	2	\$2,700
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout, The Sanitary Piping Is Beyond Useful Life Cycle Limit</i>				
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout, The Storm Piping Is Beyond Useful Life Cycle Limit</i>				
Sump Pump(s)	Non-Submersible	100%			2028	\$27,900	4	\$3,900
Fixtures	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	90%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 90%</i>				
				<i>Location : Passenger Floors 1-9, Freight Basement - First Floor</i>				
				<i>Explanation : 5 Geared Traction Passenger Elevators And 1 Freight (Not Working)</i>				
	Hydraulic	10%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Basement-1</i>				
				<i>Explanation : One Hydraulic Freight Elevator</i>				
Fire Suppression								

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF EDUCATION - 040
DIVISION OF SCHOOL FACILITIES -Q
Asset # : 1460

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$92,100
	Sprinkler							
	No Component	98%						
	Generic	2%			2048	**	1-2	\$1,000
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Sprinkler System For Department Of Transportation</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : E. BRONX ACADEMY FOR THE FUTURE
Address : 1716 SOUTHERN BLVD. @ E. 174 ST.
Borough : BRONX **Agency's Number** : LEASE-X973
Program / Asset # : BOE1057.000 / 14352 **Yr Built/Renovated** : 1969 / 2005
Area Sq Ft : 60,410 **Project Type** : EDUCATION
Date of Survey : 05-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2983 **Lot** : 15 **BIN** : 2010604

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$287,900	\$847,700
Interior Architecture	\$38,400	\$78,500
Electrical	\$106,400	
Mechanical	\$122,100	\$1,528,500
Total	\$554,800	\$2,454,700
Importance Code A	\$287,900	\$1,268,500
Importance Code B	\$266,900	\$1,146,100
Importance Code C		\$40,100
Total	\$554,800	\$2,454,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$24,000
Interior Architecture	\$20,100	\$7,300	\$3,500	
Electrical	\$16,000	\$6,900	\$7,500	\$6,700
Mechanical	\$22,200	\$5,800	\$33,100	\$5,800
Site Pavements	\$19,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$85,200	\$27,900	\$52,000	\$44,500
Importance Code A	\$3,800	\$2,100	\$3,800	\$26,300
Importance Code B	\$81,400	\$25,800	\$46,100	\$18,200
Importance Code C			\$2,100	
Total	\$85,200	\$27,900	\$52,000	\$44,500



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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$87,800	
		<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Front Facade</i>						
		<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Front Facade</i>						
Granite Panels	10%			LIFE	**	5	\$7,300	
Windows								
Aluminum	100%			2045	**	5	\$10,200	
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$3,400	
Metal Panel	55%			2049	**	5	\$48,100	
Metal Rail	30%			2042	**	5-10	\$122,400	
Roof								
Modified Bitumen	100%	Now	\$213,500	2029			\$711,800	
		<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Main Roof</i>						
		<i>Blisters, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Over Fourth Floor</i>						
		<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Main Roof</i>						
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Over Fourth Floor</i>						
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,900	
Ceramic Tile	3%			2038	**	5	\$2,700	
Quarry Tile	2%			2042	**	5	\$2,700	
Sheet Vinyl/Rubber	35%	4+	\$20,100	2034	**	5	\$23,700	
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Cafeteria</i>						
Slate	2%			LIFE	**	5	\$1,900	
Vinyl Tile	53%			2034	**	3	\$18,000	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$4,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,400	
Folding Partition	2%			2045	**	5	\$4,300	
Glass: Single Pane	3%			LIFE	**	5	\$1,900	
Gypsum Board	78%			LIFE	**	5	\$40,100	

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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

Interior

Ceilings

AcousTileSusp.Lay-In	85%			2042	**	5	\$76,900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$5,700	
Metal Panel	5%			LIFE	**	5	\$5,700	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$19,000	2034	**			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Southern Boulevard</i>								
<i>Explanation : Temporary Asphalt Patch Through Entire Sidewalk</i>								

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 1600 Amperes Each</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$300	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$1,400	

Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$400	
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Ground

Grounding Devices

Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Water Service Room</i>								
<i>Explanation : Covered In Insulation</i>								

Stand-by Power

Transfer Switches

Automatic	100%	Now	\$11,700	2042	**	1	\$16,700	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%	Now	\$64,800	2038	**	1	\$21,100	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 225 Kilowatt</i>								
Batteries								
Lead/Acid	100%	Now	\$800	2023	\$1,600	5	\$1,100	
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Fuel Storage								
Day Tank	50%			2045	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 108 Multipurpose</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2034	**	10	\$38,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%	Now	\$1,800	2034	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 106a</i>								
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2034	**	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
Fluorescent	10%			2034	**	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Walls</i>								
<i>Explanation : Compact Fluorescent, Timer Controlled</i>								
HID	10%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Timer Controlled</i>								
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

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

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$6,800

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$11,200

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

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

Heating

Energy Source

Electricity

30%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 30%**Location : Various Areas**Explanation : Terminal Units Are Electric*

Natural Gas

70%

2049

* *

1

Conversion Equipment

Furnace

70%

2029

\$99,600

1

\$20,900

*Other Observation, Extent : Light, Area Affected : 70%**Location : Roof**Explanation : 5 Rooftop Package Units*

Radiant Heater

30%

2029

\$321,200

2

\$8,400

*Other Observation, Extent : Light, Area Affected : 30%**Location : Various Areas**Explanation : Unit Heaters, Door Heaters, And Reheat Coils Electrical*

Terminal Devices

Fan Coil Unit/Heat

30%

2029

\$271,400

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 30%**Location : Various Areas**Explanation : All Terminal Units - Reheat Coils, Unit Heaters, Entrance Door Heaters Are Electrical*

No Component

70%

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	85%	Now	\$12,900	2029	\$642,900	2	\$2,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Control System</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 85%</i>								
<i>Location : 5 Rooftop Units, Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Units Of Various Tons, Each R-22 Refrigerant</i>								
Split Unit	15%			2029	\$193,400			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$78,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,700	
Exhaust Fans								
Roof	85%			2024	\$85,300	2	\$1,600	
Not Accessible	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Mechanical And Electrical Rooms Exhaust</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2024	\$36,800	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$17,400	4	\$3,600	
Backflow Preventer								
Generic	100%			2037	**	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2049	**	1-2	\$16,900	

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DEPARTMENT OF EDUCATION - 040
E. BRONX ACADEMY FOR THE FUTURE
Asset # : 14352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2038	**	1	\$11,300
Chemical System	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Hood</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EAGLE ACADEMY FOR YOUNG MEN - BX
Address : 4143 3RD AVENUE @ E.176 ST
Borough : BRONX **Agency's Number** : X465
Program / Asset # : BOE1120.000 / 14576 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 26-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2923 **Lot** : 23 **BIN** : 2000000

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$384,200	\$120,000
Interior Architecture	\$264,200	\$142,700
Electrical		\$71,500
Mechanical		\$47,600
Total	\$648,500	\$381,800
Importance Code A	\$384,200	\$120,000
Importance Code B	\$84,300	\$163,700
Importance Code C	\$179,900	\$98,100
Total	\$648,500	\$381,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,700	\$9,700	\$5,400	
Interior Architecture	\$184,500		\$47,500	\$2,800
Electrical	\$15,700	\$10,700	\$14,400	\$12,300
Mechanical	\$53,600	\$9,100	\$16,800	\$8,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$308,300	\$41,300	\$96,000	\$35,800
Importance Code A	\$48,900	\$13,200	\$9,600	\$3,500
Importance Code B	\$196,000	\$28,200	\$52,300	\$32,300
Importance Code C	\$63,400		\$34,100	
Total	\$308,300	\$41,300	\$96,000	\$35,800



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DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	**	5	\$239,900	
Metal/Glass Curt Wall	10%	Now	\$127,100	LIFE	**	5	\$28,100	
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North And West Facades, 4th Floor Roof Level Has Impact Cracks</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$19,500	
Slate Panels	8%			LIFE	**	5	\$18,000	
Windows								
Aluminum	95%	4+	\$73,400	2052	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Has Wind Damage</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Corridors</i>								
<i>Explanation : Gasketing Within Panes Displaced</i>								
Metal Louvers	5%			2043	**	10	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Actually Metal Perforated Protective Grilles</i>								
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5-10	\$74,700	
Metal Rail	10%			2047	**	5-10	\$24,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$17,200	
Roof								
IRMA/Protected Membrane	90%	4+	\$15,400	2038	**			
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Area Under Generator In South East Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Penetration For Smoke Damper</i>								
Metal Panel	5%			2047	**	10	\$3,700	
Plaza Roof: Stone Panels	5%			2056	**			
Soffits								
Cement-Fiber Panel	100%			2035	**	10		

Interior

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DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$76,800	2032	**	3	\$8,500	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$24,700	
Ceramic Tile	5%			2043	**	5	\$5,600	
Quarry Tile	5%	4+	\$3,500	2047	**	5	\$4,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Floor Drain In Kitchen Leaking Into Gymnasium Below</i>								
Vinyl Tile	75%			2038	**	3	\$31,700	
Wood	5%	4+	\$39,700	2065	**	5	\$5,300	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Floor Boards Cupping In Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$34,100	
Ceramic Tile	25%			2043	**	5	\$68,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Acoustic Block</i>								
Gypsum Board	60%			LIFE	**	5-10	\$278,100	
Operable Wall	5%			2056	**	5	\$47,700	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	**	5	\$89,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$10,500	
Gypsum Board	5%			LIFE	**	5-10	\$18,000	
Metal Panel	5%			LIFE	**	5	\$13,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	50%			2043	**			
Pavers/Stone	50%			2039	**			

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2050	**	5	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>					
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2050	**	5	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Four Vertical Sections</i>					
	Raceway							
	Conduit	100%			2050	**	1	
	Panelboards							
	Fused Disc Sw	15%			2046	**	5	\$300
	Molded Case Bkrs	85%			2046	**	5	\$1,700
	Wiring							
	Thermoplastic	100%			2050	**	1	
	Motor Controllers							
	Locally Mounted	100%			2043	**	5	\$500
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$2,300
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2043	**	1	\$24,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Transfer Switch Room</i>					
			<i>Explanation : Three Automatic Transfer Switches</i>					
	Generators							
	Diesel	100%			2039	**	1	\$30,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Emergency Generator Rated At 230 Kilowatts</i>					
	Batteries							
	Lead/Acid	100%			2024	\$1,600	5	\$2,900
	Fuel Storage							
	Day Tank	20%			2046	**	5	\$2,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 60 Gallons Rated Capacity</i>					
	Main Tank	80%			2058	**	5	\$1,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 275 Gallons Rated Capacity</i>					

Lighting

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DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$64,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	9%			2035	**	10	\$6,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Lobby, Cafeteria And Stairway</i>								
Fluorescent	1%			2035	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Fluorescent	20%			2035	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabbling								
Generic	100%			2058	**	5	\$2,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2056	**	1		
Natural Gas	90%			2056	**	1		

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DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX

Asset # : 14576

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	90%			2035	**	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units</i>								
Radiant Heater	10%	0-2	\$2,800	2035	**	2	\$2,900	
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Staircases And Hallways</i>								
<i>Explanation : 20 Electrical Radiants</i>								
Air Conditioning								
Energy Source Electricity	100%			2052	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	90%			2035	**	2	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units - R407c Refrigerant</i>								
Ext Pkg Unit - Heating/Cooling	5%	0-2	\$14,600	2035	**	2	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4 Compressors Of No. 2 Unit On Roof</i>								
Split Unit	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Ventilation								
Distribution Ductwork/Diffusers	95%			LIFE	**	2-5	\$65,400	
Ductwork/Diffusers	5%	0-2	\$3,600	LIFE	**	2-5	\$2,200	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Defective Building Management System, Throughout</i>								
Exhaust Fans Roof	100%			2035	**	2	\$2,400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2050	**	1		
Water Heater Gas Fired	100%			2028		2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
EAGLE ACADEMY FOR YOUNG MEN - BX
Asset # : 14576

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s) Electric	100%			2035	**	4	\$3,100
	Backflow Preventer Generic	100%			2038	**	1	\$4,800
	Fixtures Generic	100%						
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement And 4th Floor Restrooms</i>								
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
<i>Controller Not Working, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : No. 2 Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From The Basement To 4th Floor, One Unit From The 1st To 2nd Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
	Sprinkler Generic	100%			2056	**	1-2	\$21,900
	Fire Pump Generic	100%			2039	**	1	\$14,600
	Chemical System Generic	100%			2028	\$27,900	1-3	\$3,700

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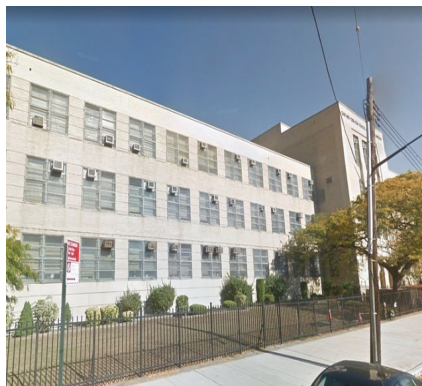
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EAST N.Y. TRANSIT TECH. H.S.-BK
Address : 1 WELLS STREET @ FOUNTAIN AVE.
Borough : BROOKLYN **Agency's Number** : K615
Program / Asset # : BOE0649.000 / 1211 **Yr Built/Renovated** : 1941 / 1998
Area Sq Ft : 182,320 **Project Type** : EDUCATION
Date of Survey : 21-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4155 **Lot** : 75 **BIN** : 3327249

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,400	\$1,130,200
Interior Architecture	\$324,900	\$695,000
Electrical		\$1,422,600
Mechanical	\$436,100	\$3,792,300
Total	\$805,400	\$7,040,200
Importance Code A	\$103,400	\$1,130,200
Importance Code B	\$653,400	\$5,909,900
Importance Code C	\$48,600	
Total	\$805,400	\$7,040,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,600	\$18,300		\$32,400
Interior Architecture	\$19,100	\$11,200	\$6,800	\$8,500
Electrical	\$24,900	\$29,000	\$27,200	\$50,300
Mechanical	\$79,100	\$33,800	\$47,700	\$86,000
Site Enclosure	\$7,400			
Site Pavements	\$8,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$181,800	\$100,300	\$89,600	\$185,100
Importance Code A	\$34,600	\$36,400	\$18,100	\$50,800
Importance Code B	\$125,400	\$63,900	\$71,600	\$134,300
Importance Code C	\$21,700			
Total	\$181,800	\$100,300	\$89,600	\$185,100



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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Concrete Masonry Unit	2%			LIFE	**	5	\$2,800	
Masonry: Brick Cavity	85%			LIFE	**	5	\$193,000	
Masonry: Fieldstone	2%			LIFE	**	5	\$3,400	
Masonry: Granite	5%			LIFE	**	5	\$8,500	
Masonry: Limestone	3%			LIFE	**	5	\$5,100	
Metal Coiling Doors	1%	0-2	\$27,500	2042	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2045	**	5	\$51,600	
Bronze/Brass	3%			2037	**	5	\$10,200	
Glass Block	2%	Now	\$5,800	LIFE	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$22,800	
Metal Rail	5%			2042	**	5-10	\$21,700	
Roof								
Built-Up (BUR)	23%			2034	**	10	\$32,400	
Copper/Terne	5%			2057	**	10	\$17,600	
IRMA/Protected Membrane	70%			2029		10	\$98,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Gymnasium, Room 314, And Rail Car Laboratory</i>								
Skylight, Metal/Glass	2%	0-2	\$44,400	2039	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rail Car Laboratory</i>								
Soffits								
Exposed Struc: Steel	80%	4+	\$1,300	LIFE	**	5	\$800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout the large metal lintel</i>								
Stucco Cement	20%			2042	**	5	\$200	
Interior								

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$59,600	
Ceramic Tile	3%	0-2	\$84,500	2032	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	0-2	\$13,500	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2034	**	3	\$25,500	
Vinyl Tile	20%			2029	\$494,300	3	\$20,400	
Wood	40%	4+	\$191,700	2044	**	5	\$102,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st And 2nd Floors Throughout</i>								
Interior Walls								
Ceramic Tile	2%	0-2	\$5,600	2038	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Marble Panels	3%			LIFE	**			
Plaster	60%	2-4	\$48,600	LIFE	**	5	\$34,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%			2034	**	5	\$17,000	
AcousTileSusp.Lay-In	2%			2042	**	5	\$5,400	
Exposed Concrete	65%			LIFE	**	5	\$27,600	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	23%			LIFE	**	5	\$39,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%	0-2	\$7,400	2064	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Base Of Fence Wells St. And Fountain Ave.</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Wells Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$8,700	2042		**		
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*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Parking Area**Misaligned/Bulging, Extent : Severe, Area Affected : 5%**Location : Parking Area*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039		**	5	\$800
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 2000 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw	100%			2039		**	5	\$800
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Eight Vertical Sections*

Raceway

Conduit	95%			2029	\$293,100		1	
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Conduit	5%			2039		**	1	
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Panelboards

Fused Disc Sw	10%			2028	\$27,100		5	\$400
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Molded Case Bkrs	85%			2028	\$230,600		5	\$4,100
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Molded Case Bkrs	5%			2037		**	5	\$200
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Wiring

Thermoplastic	95%			2029	\$395,400		1	
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Thermoplastic	5%			2039		**	1	
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Motor Controllers

Locally Mounted	5%			2034		**	5	\$100
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Locally Mounted	95%			2027	\$116,700		5	\$1,200
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$2,700
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Stand-by Power

Transfer Switches

Automatic	100%			2034		**	1	\$56,100
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Generators

Diesel	100%			2032		**	1	\$70,600
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room**Explanation : Emergency Generator Rated At 175 Kilowatts*

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

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$40,600	
Fuel Storage								
Main Tank	100%			2044	**	5	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$158,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2037	**	10	\$3,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Service	50%			2029	\$47,900	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
LED	30%			2037	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$176,700	1	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$112,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$358,300	5	\$56,500	

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$59,000	2034	**	1	\$162,500	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boilers</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : No. 4 Unit Tubes And All 4 Burners, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Boilers</i>								
Distribution								
Steam Piping/Pump	10%	0-2	\$24,200	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Pneumatic Control System</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Vibrating And Noisy At Vacuum Pumps</i>								
Steam Piping/Pump	90%			2029	\$725,600			
Terminal Devices								
Air Handler	20%			2029	\$512,700	1	\$22,600	
Convactor/Radiator	70%			2034	**	1	\$41,200	
Fan Coil Unit/Heat	10%			2029	\$273,000	1	\$5,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	10%			2029	\$389,200			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 3 Units, R-22, 1 Unit, R-410a Refrigerant</i>								
Window/Wall Unit	70%	0-2	\$26,600	2024	\$265,900	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	\$277,500	1	\$5,900	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2029	\$79,300	2	\$12,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$101,700	
Exhaust Fans								
Interior	40%			2029	\$259,500	2	\$2,200	
Roof	60%			2029	\$181,600	2	\$3,400	
Plumbing								

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DEPARTMENT OF EDUCATION - 040
EAST N.Y. TRANSIT TECH. H.S.-BK
Asset # : 1211

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	50%			2039	**	1	
	Galvanized Steel	50%			2027	\$400,000	1	
Water Heater	Gas Fired	100%			2022	\$111,200	2	\$2,700
HW Heat Exchanger	Steam Fired	100%			2029	\$290,300	4	\$27,000
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)	Electric	100%			2034	**	4	\$10,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	50%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
	Hydraulic	50%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$95,300
Sprinkler								
	No Component	90%						
	Generic	10%			2039	**	1-2	\$5,100
Chemical System								
	Generic	100%			2027	\$27,900	1-3	\$4,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EAST NY FAMILY ACADEMY - BK
Address : 2057 LINDEN BLVD
Borough : BROOKLYN **Agency's Number** : K819
Program / Asset # : BOE1138.000 / 14884 **Yr Built/Renovated** :
Area Sq Ft : 46,128 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4328 **Lot** : 15 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$100,400	\$1,057,400
Interior Architecture	\$112,800	\$376,000
Electrical	\$439,200	\$297,200
Mechanical	\$262,800	\$1,066,600
Total	\$915,300	\$2,797,100
Importance Code A	\$100,400	\$1,355,900
Importance Code B	\$814,900	\$1,441,300
Total	\$915,300	\$2,797,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,700	\$3,600		\$13,200
Interior Architecture	\$42,600			\$11,700
Electrical	\$57,700	\$2,200	\$2,000	\$12,000
Mechanical	\$21,000	\$6,300	\$9,600	\$13,500
Site Enclosure	\$500			
Total	\$150,500	\$12,100	\$11,600	\$50,300
Importance Code A	\$33,300	\$8,200	\$4,600	\$17,800
Importance Code B	\$98,900	\$4,000	\$7,100	\$32,400
Importance Code C	\$18,400			
Total	\$150,500	\$12,100	\$11,600	\$50,300



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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK
Asset # : 14884

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,400	
Masonry: Brick	90%			LIFE	**	5	\$34,000	
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	85%	Now	\$100,400	2037	**	5	\$5,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$1,700	
Steel	13%	Now	\$28,700	2037	**	5	\$10,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,200	
Masonry: Brick	50%			LIFE	**	5	\$4,000	
Metal Rail	15%			2034	**	5-10	\$21,700	
Metal: Cage/Fence	10%			2042	**	5-10	\$6,200	
No Component	15%							
<hr/>								
Roof								
Built-Up (BUR)	100%			2029		10	\$989,100	\$68,300
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 80%</i>								
<i>Location : South Side</i>								
<hr/>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$1,900	
<i>Paint Peeling, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK
Asset # : 14884

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,600	
Ceramic Tile	15%	Now	\$10,700	2032	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	10%			LIFE	**	5	\$5,400	
Vinyl Tile	60%	2-4	\$112,800	2029	\$376,000	3	\$15,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$12,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement By Pool</i>								
Ceramic Tile	5%	Now	\$14,000	2032	**	5	\$2,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Showers, Toilets</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout, Pool Showers</i>								
Concrete Masonry Unit	80%			LIFE	**	5	\$30,500	
Plaster	10%	Now	\$4,100	LIFE	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	25%	Now	\$8,100	2034	**	5	\$8,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$5,700	2034	**	5	\$3,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$1,500	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
Exposed Struc: Wood	15%			LIFE	**			
Plaster	35%			LIFE	**	5	\$14,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK
Asset # : 14884

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2049		**		
Iron Picket	10%	Now	\$300	2049		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$200	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2034		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2032		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%			2038		**		
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Yard</i>								
<i>Explanation : Temporary Classrooms</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039		**	\$200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2039		**	\$200	
Raceway								
Conduit	100%			2029	\$74,100	1		

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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK
Asset # : 14884

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	30%			2028	\$33,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Panelboards Are Overloaded.</i>								
Fused Knife Sw	20%			2028	\$22,300	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Panelboards Are Overloaded.</i>								
Molded Case Bkrs	50%			2037	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Panelboards Are Overloaded.</i>								
Wiring								
Braided Cloth	60%	0-2	\$58,500	2054	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Thermoplastic	40%			2029	\$39,000	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Crowded Room.</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2029	\$76,000	10	\$29,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Building.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Most General Lights Were Replaced With T8 Lamp Fixtures About 4 Years Ago.</i>								
LED	30%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : e</i>								
Egress Lighting								
Emergency, Battery	50%	0-2	\$33,200	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Exit, Battery	20%			2024	\$9,100	10	\$600	
Exit, Battery	30%	0-2	\$13,600	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								

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DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK
Asset # : 14884

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	95%	2-4	\$176,700	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
LED	5%			2034	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Yard. 2 Pole With Fixtures Each.</i>								
Alarm								
Security System No Component Generic	60%			2029	\$59,600	1	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : There Are CCTV Cameras In Corridors.</i>								
Fire/Smoke Detection No Component Generic, Analog	60%	40%	\$204,000	2039	**	1-3	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Existing Fire Alarm Operates But It Is An Obsolete And Limited In Its Coverage.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2029	\$90,700	5	\$14,300	
Conversion Equipment Steam Boiler	100%			2027	\$298,500	1	\$45,700	
Distribution Steam Piping/Pump	100%			2029	\$204,000			
Terminal Devices Convactor/Radiator Fan Coil Unit/Heat	80%	20%		2027	\$197,600	1	\$11,900	
				2024	\$138,200	1	\$3,000	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit No Component	50%	50%		2022	\$48,100	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,700	
Exhaust Fans Roof	100%			2024	\$76,600	2	\$1,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
EAST NY FAMILY ACADEMY - BK
Asset # : 14884

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2027	\$202,400	1	
HW Heat Exchanger	Steam Fired	100%			2029	\$73,500	4	\$6,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Produced Via Boiler</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Pool Filter/Treatment	Sand	49%	Now	\$12,700	2034	**	4	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pool Mechanical Room</i>								
	Sand	51%			2042	**	4	
Fixtures								
	Generic	100%						

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EAST SIDE COMMUNITY SCHOOL - M
Address : 420 EAST 12 STREET BTWN: 1 AVE., AVE.A
Borough : MANHATTAN **Agency's Number** : M060
Program / Asset # : BOE0037.000 / 1700 **Yr Built/Renovated** : 1924 / 2013
Area Sq Ft : 120,000 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 439 **Lot** : 17 **BIN** : 1005974

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$912,900	\$126,100
Interior Architecture	\$610,500	\$1,039,800
Electrical	\$862,400	\$868,400
Mechanical	\$549,600	\$1,867,600
Total	\$2,935,400	\$3,901,900
Importance Code A	\$912,900	\$170,900
Importance Code B	\$1,540,400	\$3,690,000
Importance Code C	\$482,000	\$40,900
Total	\$2,935,400	\$3,901,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$13,600
Interior Architecture	\$57,200	\$18,200	\$10,000	\$5,000
Electrical	\$11,500	\$3,800	\$4,800	\$40,000
Mechanical	\$68,100	\$21,100	\$30,000	\$49,300
Site Pavements	\$27,700			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$169,400	\$47,900	\$49,700	\$112,800
Importance Code A	\$13,200	\$13,200	\$13,200	\$27,100
Importance Code B	\$128,500	\$29,000	\$36,500	\$85,700
Importance Code C	\$27,700	\$5,700		
Total	\$169,400	\$47,900	\$49,700	\$112,800



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

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$76,900		
Masonry: Brick	75%	2-4	\$158,500	LIFE	**	5	\$49,200		
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	5%			LIFE	**	5	\$2,500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%	Now	\$38,300	LIFE	**	5	\$2,500		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	98%	Now	\$533,100	2045	**	5	\$29,800		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Metal Louvers	2%			2038	**	10	\$7,600		
Parapets									
Masonry: Brick	70%			LIFE	**	5	\$11,900		
Metal Rail	25%			2042	**	5-10	\$76,800		
Pre-Cast Concrete	5%			LIFE	**	5	\$5,300		
Roof									
Built-Up (BUR)	5%	Now	\$56,500	2039	**				
<i>Debris Present, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Lower Roof</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Lower Roof, Above Corridor Next To Auditorium</i>									
Copper/Terne	5%			2044	**	10	\$9,700		
IRMA/Protected Membrane	5%			2034	**	10	\$3,900		
Modified Bitumen	50%			2034	**	10	\$39,000		
Paver: Asphalt	35%			2032	**	10	\$40,900		
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$11,100	LIFE	**	5	\$21,900		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement And Sub-basement</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement And Sub-basement</i>									
Ceramic Tile	5%			2038	**	5	\$10,000		
Quarry Tile	5%			2042	**	5	\$15,000		
Sheet Vinyl/Rubber	40%			2034	**	5	\$119,900		
Terrazzo	5%			LIFE	**	5	\$7,800		
Vinyl Tile	20%	0-2	\$18,100	2029	\$362,800	3	\$15,000		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Auditorium, Corridors, Classrooms</i>									
Vinyl Tile 9" X 9"	20%			2029	\$470,100	3	\$15,000		

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

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DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$153,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2032	**	5	\$11,400	
Gypsum Board	5%			LIFE	**	5	\$6,800	
Masonry: Brick	10%	0-2	\$94,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**			
Plaster	60%	2-4	\$233,800	LIFE	**	5	\$40,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2042	**	5	\$10,000	
Exposed Concrete	10%	Now	\$68,500	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gas Meter Room In The Basement</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gas Meter Room In The Basement</i>								
<i>Explanation : A Large Piece Of The Plaster Fell On The Ground</i>								
Plaster	10%	Now	\$28,000	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair No.6 To Roof</i>								
Plaster	75%			LIFE	**	5	\$93,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$27,700	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Steps At All Entries</i>								

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

Under 600 Volts

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

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DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2029	\$187,800	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Fused Disc Sw	10%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
<hr/>								
Raceway								
Conduit	90%			2029	\$200,500	1		
Conduit	10%			2049	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$300	
Molded Case Bkrs	10%			2045	**	5	\$300	
Molded Case Bkrs	80%			2028	\$153,200	5	\$2,500	
<hr/>								
Wiring								
Braided Cloth	70%	0-2	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Thermoplastic	20%			2029	\$63,700	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2027	\$98,300	5	\$600	
Locally Mounted	20%			2042	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$120,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$96,100	10	\$16,100	
Exit, Service	50%			2024	\$19,200	1		

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DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	30%			2024	\$145,200	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$13,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$398,100	2039	**	1-3	\$20,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Obsolete Equipment, Manual Pull Stations And Alarm Bells Only</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$132,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Steam Boilers</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$29,500	2029	\$590,400			
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Locations In Basement</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : All Float And Thermostatic Traps Defective.</i>						
Terminal Devices								
Air Handler	10%			2024	\$187,800	1	\$8,300	
		<i>Abandoned in Place, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Several Abandoned Units Remain In Basement</i>						
Convactor/Radiator	90%			2027	\$643,300	1	\$38,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Window/Wall Unit	30%	0-2	\$4,200	2024	\$83,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	60%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2034	**	1	\$4,300	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	**	2	\$9,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$61,500	LIFE	**	2-5	\$74,500	
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Supply Duct For Auditorium, Cross Bay Area In Basement</i>								
Exhaust Fans								
Interior	95%	0-2	\$135,400	2029	\$451,300	2	\$3,100	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Basement</i>								
<i>Explanation : Disconnected</i>								
Roof	5%			2034	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$117,200	1		
Water Heater								
Gas Fired	100%			2024	\$81,400	2	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Electrical Defect. One Temporary Unit Being Used.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$13,900	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 11th Street Court Yard Roof</i>								
Sump Pump(s)								
Non-Submersible	100%			2029	\$18,300	4	\$3,800	

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

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

DEPARTMENT OF EDUCATION - 040
EAST SIDE COMMUNITY SCHOOL - M
Asset # : 1700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
Generic		100%						
Vertical Transport								
Elevators								
Geared Traction		100%			LIFE			* *
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component		95%						
Generic		5%			2029	\$65,400	1-2	\$1,900
Chemical System								
Generic		100%			2024	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EAST SIDE MIDDLE SCHOOL - M
Address : 331 EAST 91ST STREET @ FIRST AVE
Borough : MANHATTAN **Agency's Number** : M114
Program / Asset # : BOE1107.000 / 14563 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 12-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 1554 **Lot** : 23 **BIN** : 1087665

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$177,300	\$195,000
Interior Architecture	\$257,500	\$117,200
Electrical	\$873,600	\$72,500
Mechanical		\$48,200
Total	\$1,308,400	\$432,800
Importance Code A	\$177,300	\$195,000
Importance Code B	\$972,900	\$120,600
Importance Code C	\$158,100	\$117,200
Total	\$1,308,400	\$432,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,100			
Interior Architecture	\$46,400		\$49,100	\$2,800
Electrical	\$13,900	\$15,600	\$10,800	\$12,300
Mechanical	\$60,300	\$34,300	\$26,900	\$37,400
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$189,400	\$64,800	\$101,600	\$67,300
Importance Code A	\$58,200	\$3,900	\$3,900	\$3,900
Importance Code B	\$101,600	\$60,900	\$97,700	\$63,400
Importance Code C	\$29,600			
Total	\$189,400	\$64,800	\$101,600	\$67,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M
Asset # : 14563

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	3%			LIFE	**	5	\$28,100	
Masonry: Brick Cavity	80%	4+	\$96,100	LIFE	**	5	\$120,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 423</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$28,100	
Metal Panel	10%			2050	**	5-10	\$103,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Mechanical Enclosures</i>								
<i>Explanation : Louvered Wall Panels</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$19,500	
Windows								
Aluminum	85%			2046	**	5	\$14,700	
Glass Block	3%			LIFE	**	5	\$600	
Metal Louvers	12%			2039	**	10	\$13,000	
Parapets								
Masonry: Brick Cavity	55%			LIFE	**	5-10	\$51,400	
Metal Panel	10%			2050	**	5	\$5,300	
Metal Rail	25%			2043	**	5-10	\$61,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$17,200	
Roof								
IRMA/Protected Membrane	85%			2035	**	10	\$34,100	
Plaza Roof: Stone Panels	15%			2050	**			
Soffits								
Exposed Struc: Steel	50%			LIFE	**	5		
Stucco Cement	50%			2043	**	5		
Interior								
Floors								
Carpet	2%			2029	\$30,700	3	\$3,400	
Cast in Place Concrete	5%			LIFE	**	5	\$24,700	
Ceramic Tile	5%			2039	**	5	\$5,600	
Quarry Tile	3%			2043	**	5	\$5,100	
Terrazzo	5%			LIFE	**	5	\$8,800	
Traffic Topping	8%			2035	**	5	\$11,300	
Vinyl Tile	65%			2035	**	3	\$27,500	
Wood	7%			2058	**	5	\$14,800	
Interior Walls								
Ceramic Tile	50%			2039	**	5	\$136,300	
Concrete Masonry Unit	15%	4+	\$19,400	LIFE	**	5	\$16,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gym</i>								
Glass: Single Pane	5%			LIFE	**	5	\$20,400	
Gypsum Board	30%			LIFE	**	5-10	\$139,000	

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M
Asset # : 14563

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2043	**	5	\$57,700	
Exposed Struc: Steel	20%			LIFE	**	10	\$42,000	
<i>Other Observation, Extent : Light, Area Affected : 65%</i>								
<i>Location : Basement, Mechanical Penthouses</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	25%			LIFE	**	5-10	\$90,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	**	5	\$300	
Raceway								
Conduit	100%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2052	**	5	\$200	
Molded Case Bkrs	90%			2052	**	5	\$1,900	
Wiring								
Thermoplastic	100%			2056	**	1		
Motor Controllers								
Locally Mounted	50%			2047	**	5	\$300	
Variable Frequency Drive	50%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M
Asset # : 14563

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$24,300	
Generators								
Diesel	100%			2043	**	1	\$30,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room On The 6th Floor</i>					
			<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>					
Batteries								
Lead/Acid	100%	Now	\$6,000	2025	\$6,000	5	\$1,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Generator Batteries Failed A Year Ago. Generator Has Not Been Tested Since The Batteries Failed.</i>					
Fuel Storage								
Day Tank	50%			2052	**	5	\$7,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Available Nameplate Rating Capacity</i>					
Main Tank	50%			2065	**	5	\$1,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 275 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$65,200	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2035	**	10	\$7,200	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2058	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$873,600	2040	**	1-3	\$44,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Fire Alarm Is On Alarm Mode, It Needs Software Upgrade.</i>					

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M
Asset # : 14563

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2060	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$39,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room 5th Floor</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2052	**	4	\$3,900	
Terminal Devices								
Air Handler	90%			2038	**	1	\$44,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor Different Locations</i>								
<i>Explanation : 6 Air Handlers With Cooling And Heating Coils</i>								
Fan Coil Unit/Heat	10%			2038	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Whole Building</i>								
<i>Explanation : Fan Coil Units Along All Windows And Stairs</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	**	1	\$36,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : 2 Chillers, R-407 Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	**	4	\$3,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	**	1	\$48,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	**	2	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,700	
Exhaust Fans								
Roof	100%			2038	**	2	\$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040
EAST SIDE MIDDLE SCHOOL - M
Asset # : 14563

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2029	\$48,200	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room 5th Floor</i>								
<i>Explanation : 400 Gallon Tank</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2038	**	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sewage Ejector(s) Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : In Progress Of Modification Or Replacement</i>								
Backflow Preventer Generic	100%			2038	**	1	\$4,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Freight From Basement To 1st Floor, Two Passenger Elevators From 1st To 5th Floor</i>								
<i>Explanation : 3 Elevators</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2056	**	1-2	\$22,100	
Fire Pump								
Generic	100%	Now	\$15,300	2043	**	1	\$13,300	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System								
No Component	98%							
Generic	2%			2029	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EDWARD R. MURROW HIGH SCHOOL -BK
Address : 1600 AVENUE L BTWN: EAST 17 ST., EAST 18 ST.
Borough : BROOKLYN **Agency's Number** : K525
Program / Asset # : BOE0644.000 / 1207 **Yr Built/Renovated** : 1974 / 2015
Area Sq Ft : 410,600 **Project Type** : EDUCATION
Date of Survey : 09-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 6734 **Lot** : 109 **BIN** : 3180673

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$699,700	\$3,283,100
Interior Architecture	\$1,570,000	\$4,736,900
Electrical		\$5,678,900
Mechanical	\$2,848,400	\$10,117,900
Total	\$5,118,100	\$23,816,800
Importance Code A	\$3,356,900	\$3,363,900
Importance Code B	\$1,298,600	\$20,346,800
Importance Code C	\$462,600	\$106,100
Total	\$5,118,100	\$23,816,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,500		\$21,300	
Interior Architecture	\$170,500			\$65,600
Electrical	\$77,200	\$40,000	\$48,300	\$46,900
Mechanical	\$227,800	\$130,900	\$310,400	\$118,900
Site Enclosure	\$5,400			
Site Pavements	\$24,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$552,000	\$178,800	\$387,800	\$239,300
Importance Code A	\$38,500	\$40,700	\$61,900	\$40,700
Importance Code B	\$415,900	\$138,200	\$325,900	\$198,600
Importance Code C	\$97,600			
Total	\$552,000	\$178,800	\$387,800	\$239,300



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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	87%	4+	\$381,500	LIFE	**	5	\$236,900	
<i>Efflorescence, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$93,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Upper Level Of Auditorium</i>								
Metal Coiling Doors	5%			2043	**	5	\$42,500	
Window Wall	3%			2050	**	5	\$30,600	
Windows								
Aluminum	97%			2046	**	5	\$34,400	
Metal Louvers	3%			2039	**	10	\$6,600	
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$150,600	
<i>Efflorescence, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2043	**	5-10	\$153,000	
Pre-Cast Concrete	10%			LIFE	**	5	\$42,600	
Roof								
Built-Up (BUR)	86%			2030	\$2,676,100	10	\$184,700	
Copper/Terne	2%			2045	**	10	\$10,700	
Metal Panel	10%			2043	**	10	\$39,400	
Sloped Glazing	2%			LIFE	**	5	\$114,500	
Soffits								
Stucco Cement	100%			2043	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%	Now	\$49,900	2032	**	3	\$18,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Planetarium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Planetarium</i>								
Cast in Place Concrete	7%			LIFE	**	5	\$187,000	
Ceramic Tile	3%	Now	\$37,900	2039	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Slate	5%			LIFE	**	5	\$64,900	
Vinyl Tile	78%	Now	\$432,300	2030	\$4,323,200	3	\$178,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$107,500	2058	**	5	\$28,600	
<i>Deflection Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasiums</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasiums</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$69,500	2039	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$62,900	
Folding Partition	3%	Now	\$100,200	2046	**	5	\$29,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasiums And Old Lunch Room</i>								
Masonry: Brick	5%			LIFE	**	10	\$11,800	
Metal Panel	7%			LIFE	**	10	\$24,800	
Mosaic Tile	2%			LIFE	**	10	\$9,800	
Plaster	45%			LIFE	**	5-10	\$300,700	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$98,300	
Ceilings								
AcousTile,Adhered	15%			2043	**	5	\$87,100	
AcousTileConcealSpLn	35%	Now	\$87,800	2043	**	5	\$127,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
Exposed Concrete	48%			LIFE	**	5-10	\$348,400	
Metal Panel	2%	2-4	\$10,400	LIFE	**	5	\$14,500	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$5,000	2040		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Parking Lot</i>								
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Parking Lot</i>								
Iron Picket	48%			2065		**		
Masonry: Brick	2%			2050		**		
Retaining Walls								
Cast in Place Concrete	20%	Now	\$500	2050		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
Cast in Place Concrete	80%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$9,800	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Chestnut Avenue And Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$5,000	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$9,800	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Lot</i>								

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	60%			2030	\$80,700	5	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Five 1,200 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	20%			2050	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	20%			2050	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
	Dry Type	100%			2028	\$16,900	5	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 750 Kilovolt-ampere</i>								
Switchgear / Switchboard								
	Fused Disc Sw	90%			2030	\$704,400	5	\$1,600
	Fused Disc Sw	10%			2050	**	5	\$200
Raceway								
	Conduit	95%			2030	\$879,400	1	
	Conduit	5%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$78,200	5	\$900
	Fused Disc Sw	5%			2046	**	5	\$500
	Molded Case Bkrs	75%			2029	\$586,500	5	\$8,100
	Molded Case Bkrs	10%			2046	**	5	\$1,100
Wiring								
	Thermoplastic	90%			2030	\$1,123,800	1	
	Thermoplastic	10%			2050	**	1	
Motor Controllers								
	Locally Mounted	20%			2043	**	5	\$600
	Locally Mounted	80%			2028	\$294,900	5	\$2,200
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$6,000
	Generic	50%			LIFE	**	5	\$6,000
Stand-by Power								
Transfer Switches								
	Automatic	100%			2028	\$23,500	1	\$126,300
Generators								
	Diesel	100%			2033	**	1	\$159,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 250 Kilowatt</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$15,200	
Fuel Storage								
Main Tank	100%			2033	**	5	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 75 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$320,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$18,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	5%			2025	\$48,300	10	\$18,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closets And Some Areas In Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	3%			2025	\$146,100	2	\$300	
LED	2%			2035	**			
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	30%			2025	\$35,500	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
LED	20%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell And Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$46,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$1,362,100	1-3	\$78,200	

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$806,900	5	\$127,200	
Conversion Equipment								
Steam Boiler	100%	0-2	\$2,657,300	2050	**	1	\$366,000	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boilers Have No Replacement Parts</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$1,815,600			
Terminal Devices								
Air Handler	40%	Now	\$115,500	2030	\$2,309,500	1	\$91,400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Air Louver Motors, Fan Room</i>								
Convactor/Radiator	60%			2035	**	1	\$79,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	30%			2039	**	1	\$133,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : For The Building Interior Only</i>								
Window/Wall Unit	40%			2025	\$342,200	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$667,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$3,223,500	1	\$253,900	
Heat Rejection								
Air Cooled Condenser Unit	20%			2030	\$115,900	2	\$57,200	
Air Cooled Condenser Unit	20%			2035	**	2	\$57,200	
Water Cooling Tower	30%			2031	**	2	\$124,000	
No Component	30%							
Ventilation								

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

DEPARTMENT OF EDUCATION - 040
EDWARD R. MURROW HIGH SCHOOL -BK
Asset # : 1207

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$75,700	LIFE	**	2-5	\$229,000
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : Broken Automatic Controls</i>								
Exhaust Fans								
	Interior	40%			2025	\$584,300	2	\$5,000
	Interior	10%			2035	**	2	\$1,300
	Roof	50%			2025	\$340,900	2	\$6,300
Plumbing								
H/C Water Piping								
	Brass/Copper	90%			2040	**	1	
	Galvanized Steel	10%			2028	\$180,200	1	
HW Heat Exchanger								
	HTHW/HW	100%			2040	**		
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$62,600	4	\$13,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$207,000
Sprinkler								
	No Component	85%						
	Generic	15%			2040	**	1-2	\$17,300

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EDWARD REYNOLDS WEST SIDE HS - M
Address : 140 WEST 102ND STREET @AMSTERDAM AVENUE
Borough : MANHATTAN **Agency's Number** : M506
Program / Asset # : BOE1002.000 / 4509 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1855 **Lot** : 9 **BIN** : 1055911

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$840,000	\$105,200
Interior Architecture	\$90,700	\$91,200
Electrical		\$739,700
Mechanical	\$105,100	\$1,405,500
Site Pavements	\$110,700	
Total	\$1,146,500	\$2,341,600
Importance Code A	\$840,000	\$305,300
Importance Code B	\$195,800	\$1,988,300
Importance Code C	\$110,700	\$47,900
Total	\$1,146,500	\$2,341,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,000			
Interior Architecture	\$1,800	\$3,900	\$9,200	\$13,100
Electrical	\$24,400	\$8,800	\$9,600	\$8,300
Mechanical	\$28,600	\$9,300	\$52,100	\$10,400
Site Pavements	\$4,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$99,200	\$33,800	\$82,700	\$43,600
Importance Code A	\$32,200	\$4,200	\$4,400	\$4,200
Importance Code B	\$62,500	\$27,500	\$78,300	\$39,400
Importance Code C	\$4,500	\$2,100		
Total	\$99,200	\$33,800	\$82,700	\$43,600



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

DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$10,700	
Masonry: Brick	98%	4+	\$677,500	LIFE	**	5	\$105,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Wall Various Locations</i>								
Windows								
Aluminum	100%	Now	\$162,500	2044	**	5	\$18,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Covered With Single Ply Membrane</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$5,200	
Roof								
Single Ply Membrane	100%	Now	\$26,600	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium, Rms. 306,308,312,318,327, 3rd Flr Hallways</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Classroom 327 And Gymnasium</i>								
Soffits								
Cement-Fiber Panel	100%	4+	\$1,400	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entry Soffit</i>								
Interior								
Floors								
Ceramic Tile	3%			2037	**	5	\$3,700	
Quarry Tile	2%			2041	**	5	\$3,700	
Sheet Vinyl/Rubber	10%			2033	**	5	\$18,400	
Vinyl Tile	85%	0-2	\$47,400	2033	**	3	\$39,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$4,200	
Glass: Single Pane	3%			LIFE	**	5	\$3,200	
Gypsum Board	57%			LIFE	**	5	\$47,900	
SGFT/Glazed Masonry	37%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%			2041	**	5	\$86,600	
Exposed Struc: Steel	10%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Gypsum Board	20%			LIFE	**	5	\$30,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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

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

DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%	4+	\$4,500	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Way</i>								
Masonry: Granite	15%	Now	\$110,700	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entry Steps</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Front Entry Steps</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Entry Steps</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front Entry Steps</i>								
Pavers/Stone	5%			2031		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038		**	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038		**	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Raceway								
Conduit	100%			2038		**	1	
Panelboards								
Fused Disc Sw	5%			2036		**	\$100	
Molded Case Bkrs	95%			2036		**	\$2,100	
Wiring								
Thermoplastic	100%			2038		**	1	
Motor Controllers								
Locally Mounted	100%			2033		**	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033		**	\$26,200	

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DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2031	**	1	\$32,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$18,900	
Fuel Storage								
Day Tank								
	50%			2036	**	5	\$7,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Main Tank								
	50%			2043	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	96%			2028	\$192,200	10	\$74,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent								
	1%			2028	\$2,000	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevators</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent								
	1%			2028	\$2,000	10	\$800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
HID								
	2%			2028	\$2,900	10	\$100	
Egress Lighting								
Emergency, Service								
	50%			2028	\$22,300	1		
Exit, Service								
	50%			2028	\$12,200	1		
Exterior Lighting								
HID								
	30%			2028	\$102,800	10	\$100	
No Component								
	70%							
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2028	\$82,400	1	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$282,000

1-3

\$15,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement, Cafeteria And Gym**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Furnace

100%

2028

\$200,200

1

\$42,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 12 Rooftop Units***Air Conditioning**

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

Now

\$53,200

2028

\$1,064,200

2

\$4,200

*Not in Service, Extent : Moderate, Area Affected : 35%**Location : #3, #8, #10. Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 12 Rooftop Package Units. R-22.***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$47,400

Exhaust Fans

Roof

100%

Now

\$7,100

2028

\$141,100

2

\$2,100

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : All Bath Room Exhaust Fans. Roof***Plumbing**

H/C Water Piping

Brass/Copper

100%

2048

* *

1

Water Heater

Gas Fired

100%

2023

\$51,800

2

\$1,200

Sanitary Piping

Cast Iron

100%

Now

\$12,400

LIFE

* *

1

*Corroded, Extent : Severe, Area Affected : 3%**Location : Basement Sprinkler Room*

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

DEPARTMENT OF EDUCATION - 040
EDWARD REYNOLDS WEST SIDE HS - M
Asset # : 4509

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2033	**	1	\$5,200
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
	Standpipe							
	No Component	30%						
	Generic	70%			2048	**	1-5	\$31,100
	Sprinkler							
	Generic	100%			2048	**	1-2	\$23,800
	Chemical System							
	Generic	100%			2023	\$27,900	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EL PUENTE H.S. - BK
Address : 250 HOOPER ST
Borough : BROOKLYN **Agency's Number** : LEASE-K778
Program / Asset # : BOE1077.000 / 14423 **Yr Built/Renovated** : 1890 / 2017
Area Sq Ft : 35,407 **Project Type** : EDUCATION
Date of Survey : 09-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,4
Block : 2207 **Lot** : 2 **BIN** : 3060407

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical	\$51,600	\$677,800
Total	\$51,600	\$677,800
Importance Code A		\$272,900
Importance Code B	\$51,600	\$404,900
Total	\$51,600	\$677,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,000	\$5,800		
Interior Architecture	\$20,200	\$2,000	\$3,800	\$25,800
Electrical	\$1,200	\$800	\$600	\$600
Mechanical	\$6,500	\$24,800	\$6,100	\$8,700
Total	\$61,800	\$33,400	\$10,400	\$35,100
Importance Code A	\$35,800	\$7,500	\$1,800	\$1,800
Importance Code B	\$5,900	\$25,800	\$6,200	\$33,400
Importance Code C	\$20,200		\$2,400	
Total	\$61,800	\$33,400	\$10,400	\$35,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

EL PUENTE H.S. - BK

Asset # : 14423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : All Elevations And Roof Currently Under Repair/ Replacement</i>								
Windows								
Aluminum	95%			2037	**	5	\$11,600	
Steel	5%	0-2	\$34,000	2054	**	5	\$3,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
Ceramic Tile	5%			2038	**	5	\$2,700	
Terrazzo	35%			LIFE	**	5	\$14,500	
Vinyl Tile	30%			2034	**	3	\$6,000	
Wood	20%			2044	**	5	\$19,900	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$4,900	
Gypsum Board	45%			LIFE	**	5	\$13,100	
Masonry: Brick	10%	Now	\$20,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Stair And Boiler Room</i>								
Plaster	35%			LIFE	**	5	\$5,100	
Ceilings								
AcousTileSusp.Lay-In	60%			2034	**	5	\$31,800	
Gypsum Board	20%			LIFE	**	5	\$13,200	
Plaster	20%			LIFE	**	5	\$6,600	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2039	**			
Iron Picket	75%			2064	**			
Free Standing Walls								
Masonry: Fieldstone	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : This Is Actually Brownstone Cheek Walls At Entry Stair</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

EL PUENTE H.S. - BK

Asset # : 14423

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2034

* *

Activity Yard

Under Construction

100%

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2055

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Room C005**Explanation : One 1200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100%

2055

* *

5

\$200

Raceway

Conduit

100%

2055

* *

1

Panelboards

Fused Disc Sw

10%

2051

* *

5

\$100

Molded Case Bkrs

90%

2051

* *

5

\$800

Wiring

Thermoplastic

100%

2055

* *

1

Motor Controllers

Locally Mounted

100%

2046

* *

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$500

Lighting

Interior Lighting

Fluorescent

98%

2037

* *

10

\$31,800

*Other Observation, Extent : Light, Area Affected : 98%**Location : Throughout**Explanation : T-8 Lamps*

Incandescent

2%

2037

* *

2

Egress Lighting

Emergency, Battery

50%

2037

* *

10

\$4,300

Exit, Service

50%

2037

* *

1

Exterior Lighting

HID

100%

2037

* *

10

\$100

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$6,500

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

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

DEPARTMENT OF EDUCATION - 040
EL PUENTE H.S. - BK
Asset # : 14423

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$11,000	
Conversion Equipment								
Hot Water Boiler	100%			2027	\$272,900	1	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$3,100	2029	\$156,600			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	100%			2027	\$189,600	1	\$11,400	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2024	\$51,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,700	
Exhaust Fans								
Roof	100%			2029	\$58,800	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2022	\$21,600	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$2,200	
Fixtures								
Generic	100%							

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ELIZABETH A. CONNELLY CAMPUS -SI
Address : 280 REGIS DRIVE @ GOETHALS RD. N.
Borough : STATEN ISLAND **Agency's Number** : R861
Program / Asset # : BOE1097.000 / 14448 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 108,688 **Project Type** : EDUCATION
Date of Survey : 16-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4
Block : 1653 **Lot** : 1 **BIN** : 5032481

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$214,500	\$153,700
Interior Architecture	\$69,900	\$126,200
Electrical	\$99,700	
Mechanical		\$66,300
Total	\$384,000	\$346,100
Importance Code A	\$214,500	\$153,700
Importance Code B	\$169,500	\$136,200
Importance Code C		\$56,300
Total	\$384,000	\$346,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,200		\$11,200	
Interior Architecture		\$16,500		\$23,800
Electrical	\$21,700	\$17,400	\$16,800	\$15,200
Mechanical	\$5,000	\$25,900	\$48,800	\$9,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$44,800	\$67,700	\$84,700	\$56,200
Importance Code A	\$10,200	\$200	\$11,200	
Importance Code B	\$34,600	\$67,500	\$73,500	\$36,100
Importance Code C				\$20,100
Total	\$44,800	\$67,700	\$84,700	\$56,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	**	5	\$102,500		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$12,800		
Metal Panel	20%			2052	**	5-10	\$187,800		
Windows									
Aluminum	100%			2048	**	5	\$22,500		
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$17,700		
Masonry: Limestone	10%			LIFE	**	5	\$2,500		
Roof									
Copper/Terne	5%			2061	**	10	\$10,200		
IRMA/Protected Membrane	95%			2034	**	10	\$77,900		
Interior									
Floors									
Ceramic Tile	5%			2039	**	5	\$7,400		
Terrazzo	5%			LIFE	**	5	\$5,700		
Vinyl Tile	90%			2034	**	3	\$49,600		
Interior Walls									
Ceramic Tile	30%			2039	**	5	\$40,200		
Gypsum Board	70%			LIFE	**	5	\$56,300		
Ceilings									
AcousTileSusp.Lay-In	95%			2043	**	5	\$139,700		
Gypsum Board	5%			LIFE	**	5	\$9,200		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	80%			2052	**	5	\$400		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>									
Fused Disc Sw	20%			2052	**	5	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>									
Transformers									
Dry Type	100%			2043	**	5	\$400		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 500 Kilovolt-ampere, One 150 Kilovolt-ampere, One 75 Kilovolt-ampere And One 45 Kilovolt-ampere 480hv-208/120lv</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2052	**	5	\$500		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	100%			2052	**	1	
Panelboards								
	Fused Disc Sw	10%			2048	**	5	\$300
	Molded Case Bkrs	90%			2048	**	5	\$2,600
Wiring								
	Thermoplastic	100%			2052	**	1	
Motor Controllers								
	Locally Mounted	100%			2043	**	5	\$700
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,600
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$33,400
Generators								
	Diesel	100%			2039	**	1	\$42,100
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room - Outside</i>				
				<i>Explanation : One 300 Kilowatt</i>				
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$4,000
Fuel Storage								
	Main Tank	100%			2061	**	5	\$3,200
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Underground</i>				
				<i>Explanation : One 275 Gallons</i>				
Lighting								
Interior Lighting								
	Fluorescent	95%			2034	**	10	\$94,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-8 Lamps</i>				
	Fluorescent	5%			2034	**	10	\$5,000
				<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Egress Lighting								
	Emergency, Service	60%			2034	**	1	
	Exit, Service	40%			2034	**	1	
Exterior Lighting								
	HID	100%			2034	**	10	\$300
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2061	**	5	\$3,200
Alarm								

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

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

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

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$12,200

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$67,000

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

Heating

Energy Source

Electricity

50%

2052

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Feeds Rooftop Air Conditioning Units*

Natural Gas

50%

2052

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Feeds Rooftop Air Conditioning Units*

Air Conditioning

Energy Source

Electricity

50%

2051

* *

1

Natural Gas

50%

2056

* *

1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

100%

2034

* *

2

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Package Units 40 Tons Each Provides Heating And Cooling Through The Entire Building*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$141,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Entire Building**Explanation : Duct Provides Heating And Cooling*

Terminal Devices

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : V A V With Auxillary Heating Coil*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$60,600

Exhaust Fans

Roof

100%

2036

* *

2

\$3,300

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
ELIZABETH A. CONNELLY CAMPUS -SI
Asset # : 14448

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2056	**	1		
Water Heater Gas Fired	100%			2026	\$66,300	2	\$1,600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2036	**	1	\$6,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 2 Hydraulic Type</i>								
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$54,800	
Sprinkler								
Generic	100%			2056	**	1-2	\$30,500	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ELMHURST EDUCATIONAL CAMPUS
Address : 45-10 94TH STREET
Borough : QUEENS **Agency's Number** : LEASE-Q744
Program / Asset # : BOE1083.000 / 14429 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 194,025 **Project Type** : EDUCATION
Date of Survey : 07-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1600 **Lot** : 61 **BIN** : 4437166

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$546,000	\$511,200
Interior Architecture	\$130,700	\$263,600
Electrical	\$178,000	
Mechanical	\$159,500	\$48,100
Total	\$1,014,100	\$822,800
Importance Code A	\$546,000	\$511,200
Importance Code B	\$468,100	\$242,300
Importance Code C		\$69,400
Total	\$1,014,100	\$822,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$1,800
Interior Architecture		\$27,200	\$40,800	\$10,900
Electrical	\$26,500	\$36,500	\$31,700	\$27,500
Mechanical	\$63,900	\$34,300	\$62,700	\$30,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$98,300	\$105,900	\$143,100	\$78,200
Importance Code A	\$9,600	\$9,600	\$9,600	\$11,800
Importance Code B	\$88,700	\$96,300	\$107,200	\$66,400
Importance Code C			\$26,300	
Total	\$98,300	\$105,900	\$143,100	\$78,200



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

DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	97%			LIFE	**	5	\$414,100	
Pre-Cast Concrete	3%			LIFE	**	5	\$8,300	
Windows								
Aluminum	100%	0-2	\$338,600	2045	**	5	\$37,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2049	**	5	\$3,600	
Metal Rail	90%			2042	**	5-10	\$150,700	
Roof								
IRMA/Protected Membrane	100%			2034	**	10	\$115,900	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$63,500	
Ceramic Tile	10%			2038	**	5	\$29,000	
Sheet Vinyl/Rubber	5%			2034	**	5	\$21,800	
Vinyl Tile	75%			2034	**	3	\$81,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	25%			2038	**	5	\$52,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Gypsum Board	55%			LIFE	**	5	\$69,400	
Mosaic Tile	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	90%			2042	**	5	\$261,400	
Exposed Concrete	5%			LIFE	**	5	\$2,300	
Gypsum Board	5%			LIFE	**	5	\$18,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2049	**			
Iron Picket	10%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Asphalt	100%			2032	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

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

Site Pavements

Activity Yard

Asphalt

100%

2032

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Nine Vertical Sections*

Raceway

Conduit

100%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2045

* *

5

\$400

Molded Case Bkrs

90%

2045

* *

5

\$4,600

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2042

* *

5

\$1,300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,900

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$59,700

Generators

Diesel

100%

2038

* *

1

\$75,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Rear Of The Building**Explanation : Emergency Generator Rated At 300 Kilowatts*

Batteries

Lead/Acid

100%

2023

\$1,600

5

\$7,200

Fuel Storage

Main Tank

100%

2057

* *

5

\$5,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Rear Of The Building**Explanation : 275 Gallons Rated Capacity*

Lighting

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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2034	**	10	\$160,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$17,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10	\$200	
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	100%			2057	**	5	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Lightning Rods</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$21,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Perimeter Of The Building</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$119,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment							
	Furnace	80%			2034	**	1	\$76,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 9 Rooftop Package Units</i>						
	Hot Water Boiler	20%			2042	**	1	\$19,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 5 Boilers Piped In Series</i>						
	Distribution							
	Hot Wtr Piping/Pump	20%			2051	**	4	\$1,900
	No Component	80%						
	Terminal Devices							
	Fan Coil Unit/Heat	20%	0-2	\$29,100	2034	**	1	\$11,300
		<i>Broken, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Motors, Various Locations</i>						
	No Component	80%						
Air Conditioning								
	Energy Source							
	Electricity	100%			2045	**	1	
	Conversion Equipment							
	Reciprocating Compr/Chiller	50%	0-2	\$41,200	2034	**	1	\$40,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Enclosure</i>						
		<i>Explanation : Multiple Chillers Piped In Series. R-407c. 50% With Electrical Defects In Controls.</i>						
	Ext Pkg Unit - Heating/Cooling	50%			2034	**	2	\$5,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 9 Package Units Using Refrigerant R-407c</i>						
	Distribution							
	CW & CHW Wtr Pipe/Pump	50%			2055	**	4	\$4,800
	No Component	50%						
	Terminal Devices							
	Fan Coil - 4 Pipe	50%			2034	**	1	\$31,300
	No Component	50%						
	Heat Rejection							
	Air Cooled Condenser Unit	50%	0-2	\$9,800	2034	**	2	\$54,100
		<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Exterior Of The Building</i>						
		<i>Explanation : 13 Condensing Fans Mechanical Defects.</i>						
	No Component	50%						

Ventilation

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DEPARTMENT OF EDUCATION - 040
ELMHURST EDUCATIONAL CAMPUS
Asset # : 14429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$108,200
Exhaust Fans								
	Roof	100%			2034	**	2	\$5,900
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2024	\$118,300	2	\$2,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$11,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 - Duplex Units</i>					
Backflow Preventer								
	Generic	100%			2037	**	1	\$11,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Water Meter Room</i>					
			<i>Explanation : Fire And Domestic</i>					
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units From Basement To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Sprinkler								
	Generic	100%			2055	**	1-2	\$54,300
Fire Pump								
	Generic	100%			2038	**	1	\$36,200
Chemical System								
	Generic	100%			2028	\$27,900	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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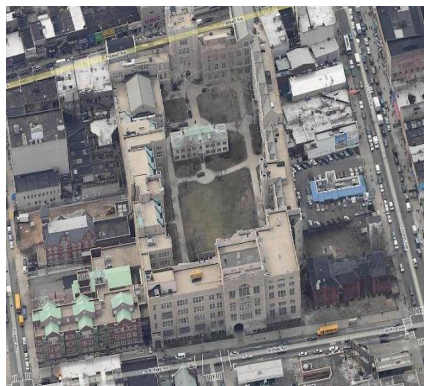
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ERASMUS HALL EDUCATIONAL CAMPUS - BK
Address : 911 FLATBUSH AVENUE
Borough : BROOKLYN **Agency's Number** : K465
Program / Asset # : BOE0634.000 / 141 **Yr Built/Renovated** : 1905 / 1999
Area Sq Ft : 384,000 **Project Type** : EDUCATION
Date of Survey : 17-Sep-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 5103 **Lot** : 10 **BIN** : 3336215

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,134,700	\$3,758,900
Interior Architecture	\$608,500	\$787,500
Electrical	\$391,500	\$3,426,400
Mechanical	\$3,035,600	\$4,872,100
Total	\$6,170,200	\$12,844,900
Importance Code A	\$2,269,700	\$3,758,900
Importance Code B	\$3,850,500	\$8,909,700
Importance Code C	\$50,000	\$176,300
Total	\$6,170,200	\$12,844,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$85,100			
Interior Architecture	\$50,300			\$42,700
Electrical	\$35,300	\$54,700	\$38,800	\$35,300
Mechanical	\$72,000	\$113,400	\$114,200	\$75,600
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$277,200	\$202,700	\$187,600	\$188,200
Importance Code A	\$85,100	\$38,900	\$38,000	\$38,000
Importance Code B	\$171,300	\$163,800	\$149,500	\$150,100
Importance Code C	\$20,800			
Total	\$277,200	\$202,700	\$187,600	\$188,200



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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$161,000	
Masonry: Brick	70%	Now	\$505,000	LIFE	**	5	\$288,600	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$15,500	
Masonry: Limestone	10%	Now	\$290,000	LIFE	**	5	\$30,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5-10	\$141,700	
Stucco Cement	5%	0-2	\$34,600	2040	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	85%	0-2	\$311,100	2043	**	5	\$64,000	
<i>Crtrw/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$4,700	
Steel	10%			2035	**	5	\$188,200	
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$55,400	LIFE	**	5	\$47,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$163,800	LIFE	**	5	\$48,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$13,700	2047	**	5	\$5,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	0-2	\$4,600	2040	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	3%	Now	\$1,600	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	62%	Now	\$512,700	2027	\$2,563,400			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 4e1 And 4e4 3w1, 3w3, Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Rooms 4e1 And 4e4 3w1, 3w3, Throughout.</i>								
Copper/Terne	15%	Now	\$30,700	2042	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout.</i>								
Modified Bitumen	5%			2027	\$206,700	10	\$13,100	
Skylight, Metal/Glass	10%			2047	**	10	\$87,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Slate	5%	Now	\$258,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout.</i>								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$80,500	
Ceramic Tile	5%	0-2	\$29,600	2036	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Marble Panels	3%	0-2	\$66,300	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout.</i>								
Quarry Tile	5%			2040	**	5	\$39,400	
Terrazzo	5%	0-2	\$70,900	LIFE	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Vinyl Tile	65%	Now	\$168,600	2032	**	3	\$128,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Wood	10%			2042	**	5	\$98,600	

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	7%	2-4	\$50,000	2036	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Masonry: Brick	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$80,300	
Plaster	5%	Now	\$20,800	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	5%			LIFE	**	5	\$89,300	
Ceilings								
AcousTileSusp.Lay-In	25%			2040	**	5	\$127,900	
Exposed Concrete	5%	0-2	\$47,700	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	5%			2027	\$193,700			
Gypsum Board	5%			LIFE	**	5	\$32,000	
Plaster	10%	Now	\$155,700	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Plaster	40%			LIFE	**	5	\$127,900	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2037	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 2500 And 1200 Amperes</i>								
Fused Disc Sw	50%			2047	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Disconnect Switches Rated At 2,500, 2,000 And 1,600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2047	**	5	\$1,200	
Fused Disc Sw	25%			2037	**	5	\$400	

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	60%			2047	**	1	
	Conduit	10%			2027	\$67,100	1	
	Conduit	30%			2037	**	1	
Panelboards								
	Fused Disc Sw	15%			2043	**	5	\$1,300
	Molded Case Bkrs	85%			2043	**	5	\$8,600
Wiring								
	Thermoplastic	30%			2047	**	1	
	Thermoplastic	30%			2037	**	1	
	Thermoplastic	40%			2027	\$361,800	1	
Motor Controllers								
	Locally Mounted	30%			2025	\$80,100	5	\$800
	Locally Mounted	70%			2040	**	5	\$1,800
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2032	**	1	\$118,100
Generators								
	Diesel	100%			2036	**	1	\$148,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - On The Roof</i>								
<i>Explanation : 300 Kilovolt-ampere</i>								
Batteries								
	Nickel Cadmium	100%			2022	\$1,700	5	\$85,600
Fuel Storage								
	Day Tank	20%			2035	**	5	\$14,200
	Main Tank	80%			2042	**	5	\$9,000
Lighting								
Interior Lighting								
	Fluorescent	99%			2032	**	10	\$348,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps And Some Compact Fluorescent</i>								
	Incandescent	1%			2032	**	2	\$100
Egress Lighting								
	Exit, Service	50%			2032	**	1	
	Exit, Battery	50%			2032	**	10	\$13,000
Exterior Lighting								
	HID	100%			2027	\$1,682,300	10	\$1,200
Alarm								

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

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

Alarm

Security System

No Component

80%

Generic

20%

2027

\$269,500

1

\$28,700

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2027

\$922,700

1-3

\$48,800

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2037

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$135,000

2032

* *

1

\$342,300

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Tubes Leak, Oil Leak At Boiler Burners**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units***Distribution**

Central Plant Steam

100%

Now

\$706,200

2037

* *

4

\$18,900

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Vacuum Pumps**Steam Traps Faulty, Extent : Severe, Area Affected : 60%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : High Temperature Returns***Terminal Devices**

Air Handler

20%

2027

\$1,173,400

1

\$47,500

Convactor/Radiator

60%

2025

\$1,340,200

1

\$74,400

Fan Coil Unit/Heat

20%

Now

\$62,500

2022

\$1,249,700

1

\$22,300

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Various***Air Conditioning**

Energy Source

Electricity

100%

2035

* *

1

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2027	\$337,900	2	\$2,400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	40%			2022	\$347,800	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$214,100	
Exhaust Fans								
Interior	75%			2027	\$1,113,300	2	\$8,800	
Roof	25%	0-2	\$17,300	2022	\$173,200	2	\$2,400	
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : The Covers</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : E20 Main Kitchen Exhaust Fan, Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$366,200	1		
Water Heater								
Gas Fired	50%			2022	\$127,200	2	\$2,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Gas Fired	50%			2026	\$127,200	2	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$63,600	2037	**	4	\$8,100	
		<i>Not in Service, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Pool Filter/Treatment								
Sand	100%	Now	\$11,300	2032	**	4		
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Sub-basement Filter Room</i>						
		<i>Explanation : The Chlorine Tank Is Leaking And The Pump Is Out Of Service</i>						

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

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

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

DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS - BK
Asset # : 141

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%	0-2	\$120,200	2037	**	4	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Sewage Ejector Room</i>								
<i>Explanation : The Tank Is Corroded, The Float Control Is Malfunctioning</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	40%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Hydraulic	60%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 4 Units From Basement To 1st Floor</i>								
<i>Explanation : 5 Units</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$193,600	
<hr/>								
Sprinkler								
Generic	100%			2037	**	1-2	\$107,600	
<hr/>								
Fire Pump								
Generic	100%			2030	\$268,600	1	\$71,700	
<hr/>								
Chemical System								
Generic	100%			2022	\$30,300	1-3	\$3,700	
<hr/>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK
Address : 911 FLATBUSH AVENUE
Borough : BROOKLYN **Agency's Number** : K465
Program / Asset # : BOE0634.010 / 14343 **Yr Built/Renovated** : 1786 /
Area Sq Ft : 8,000 **Project Type** : EDUCATION
Date of Survey : 17-Sep-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5103 **Lot** : 1 **BIN** : 3336215

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$998,200	\$46,000
Interior Architecture	\$135,900	
Mechanical	\$115,600	\$66,900
Total	\$1,249,800	\$112,900
Importance Code A	\$998,200	\$46,000
Importance Code B	\$251,500	\$66,900
Total	\$1,249,800	\$112,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,300			
Interior Architecture	\$59,300			
Electrical	\$22,700	\$10,700		
Mechanical	\$37,900	\$300	\$400	\$300
Total	\$122,100	\$11,000	\$400	\$300
Importance Code A	\$2,300			
Importance Code B	\$88,000	\$11,000	\$400	\$300
Importance Code C	\$31,800			
Total	\$122,100	\$11,000	\$400	\$300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK
Asset # : 14343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$99,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fire Escape</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fire Escape</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Building Is Presently Vacant.</i>								
Masonry: Brick	3%	Now	\$2,300	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout.</i>								
Masonry: Granite	7%	Now	\$41,600	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout.</i>								
Wood	85%	Now	\$672,100	2032	**	5	\$46,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	Now	\$77,600	2052	**	5	\$11,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%	Now	\$59,800	2057	**	5	\$7,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Roof								
Metal Panel	100%	Now	\$47,300	2032	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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

DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK
Asset # : 14343

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

Interior**Floors**

Cast in Place Concrete	10%			LIFE	**	5	\$2,100	
Wood	90%	0-2	\$97,200	2042	**	5	\$7,900	

Deteriorated Finish, Extent : Moderate, Area Affected : 30%
Location : Throughout.

Interior Walls

Ceramic Tile	5%	Now	\$4,300	2036	**	5	\$300	
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Cracking/Crumbling, Extent : Light, Area Affected : 20%
Location : Throughout.

Concrete Masonry Unit	5%	Now	\$1,700	LIFE	**	5	\$300	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Throughout.

Masonry: Brick	10%	Now	\$6,000	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 20%
Location : Throughout.

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%
Location : Throughout.

Plaster	80%	Now	\$19,800	LIFE	**	5	\$3,200	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : Throughout
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%
Location : Throughout
Water Penetration, Extent : Moderate, Area Affected : 20%
Location : Throughout

Ceilings

Exposed Struc: Wood	10%	Now	\$27,400	LIFE	**			
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Dry Rot/Decay, Extent : Moderate, Area Affected : 40%
Location : Attic

Water Penetration, Extent : Moderate, Area Affected : 40%
Location : Attic

Plaster	90%	Now	\$38,700	LIFE	**	5	\$5,300	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : Throughout
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%
Location : Throughout
Water Penetration, Extent : Moderate, Area Affected : 25%
Location : Throughout

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

Under 600 Volts**Raceway**

Conduit	100%			2027	\$16,100	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK
Asset # : 14343

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%			2026	\$20,800	5	\$200	
Molded Case Bkrs	20%			2035	**	5		
Wiring								
Braided Cloth	30%	0-2	\$6,400	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2027	\$15,000	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$6,400	10	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 And Compact Fluorescent Lamps</i>								
Fluorescent	40%			2037	**	10	\$2,300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	20%	2-4	\$16,200	2037	**	2		
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Exit, Service	100%			2022	\$2,000	1		
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Adjacent School Building</i>								

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DEPARTMENT OF EDUCATION - 040
ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY - BK
Asset # : 14343

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$115,600	2057	**	4	\$300
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
	Convactor/Radiator	100%			2032	**	1	\$2,000
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	10%	Now	\$1,400	2027	\$1,400	1	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st And 2nd Floors</i>								
	No Component	90%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	0-2	\$30,000	2047	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	100%	Now	\$6,000	2027	\$6,000	4	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2027	\$66,900	1-2	\$1,800

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : EVANDER CHILDS HIGH SCHOOL - BX
Address : 800 E. GUN HILL RD. BTWN: BARNES AVE - BRONXWOOD AVE
Borough : BRONX **Agency's Number** : X425
Program / Asset # : BOE0324.000 / 354 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 325,000 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 4633 **Lot** : 40 **BIN** : 2057045

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,909,900	\$897,700
Interior Architecture	\$2,326,100	\$2,441,800
Electrical	\$1,789,100	\$1,990,600
Mechanical	\$3,128,000	\$11,317,700
Total	\$9,153,100	\$16,647,800
Importance Code A	\$1,909,900	\$3,090,700
Importance Code B	\$6,725,200	\$12,819,100
Importance Code C	\$518,000	\$738,000
Total	\$9,153,100	\$16,647,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,800		\$26,300	\$33,500
Interior Architecture	\$6,600			\$16,400
Electrical	\$6,400	\$7,900	\$6,300	\$7,900
Mechanical	\$40,600	\$77,300	\$91,100	\$49,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$78,200	\$95,000	\$133,400	\$116,800
Importance Code A	\$47,000	\$32,900	\$58,500	\$65,700
Importance Code B	\$31,300	\$62,200	\$75,000	\$51,100
Importance Code C				
Total	\$78,200	\$95,000	\$133,400	\$116,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$161,000	
Masonry: Brick	90%			LIFE	**	5	\$371,000	
Masonry: Limestone	5%			LIFE	**	5	\$15,500	
Windows								
Aluminum	90%	Now	\$1,212,700	2043	**	5	\$67,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$80,200	LIFE	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pool</i>								
Steel	5%	Now	\$420,000	2052	**	5	\$47,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Solarium Areas</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Solarium Areas</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$23,700	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$23,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered Wirh Roofing Membrane</i>								
Copper/Terne	10%			2071	**	5	\$29,600	
Masonry: Brick	75%			LIFE	**	5	\$45,900	
Metal Rail	5%			2044	**	5-10	\$55,200	
Roof								
Built-Up (BUR)	60%			2035	**	10	\$157,600	
Copper/Terne	30%			2062	**	10	\$197,000	
IRMA/Protected Membrane	5%			2035	**	10	\$13,100	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Small Section Of Main Roof</i>								
Skylight, Metal/Glass	3%			2053	**	10	\$26,300	
Skylight, Metal/Glass	2%			2037	**	10	\$17,500	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$172,500	
Ceramic Tile	5%			2030	\$544,000	5	\$26,300	
Panel/Paver: Cer/Brk	5%			2035	**	5	\$59,200	
Terrazzo	10%			LIFE	**	5	\$41,100	
Vinyl Tile	10%			2027	\$477,300	3	\$26,300	
Vinyl Tile 9" X 9"	15%	Now	\$927,600	2037	**	3	\$29,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Wood	40%			2042	**	5	\$394,400	
Interior Walls								
Cast in Place Concrete	5%	Now	\$452,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pool Wall</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool Wall</i>								
Ceramic Tile	5%	Now	\$65,800	2030	\$657,600	5	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Columns In Boys Pool</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Columns In Boys Pool</i>								
Glass: Single Pane	5%			LIFE	**	5	\$16,700	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$80,300	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	2-4	\$507,700	2047	**	5	\$25,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	5%	Now	\$175,700	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Boys Pool Deck</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Boys Pool Deck</i>								
Plaster	85%			LIFE	**	5	\$271,700	

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

Under 600 Volts

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

DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2027	\$89,700	5	\$1,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4,000 Amperes And 3,000 Amperes.</i>								
<hr/>								
Transformers								
	Dry Type	100%			2044	**	5	\$1,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilovolt-ampere, 480/277/208 Volts</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2027	\$417,400	5	\$1,100
	Fused Disc Sw	20%			2047	**	5	\$300
<hr/>								
Raceway								
	Conduit	90%			2027	\$555,400	1	
	Conduit	10%			2047	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	20%			2026	\$102,100	5	\$1,500
	Fused Disc Sw	5%			2043	**	5	\$400
	Molded Case Bkrs	75%			2026	\$383,000	5	\$6,400
<hr/>								
Wiring								
	Braided Cloth	80%	2-4	\$666,000	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2047	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	50%			2025	\$122,900	5	\$1,100
	Locally Mounted	30%	2-4	\$73,700	2047	**	5	\$300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Locally Mounted	20%			2032	**	5	\$400
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,800
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	96%			2032	**	10	\$286,200
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	2%			2032	**	10	\$6,000
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	HID	1%			2027	\$5,600	10	\$100
	Incandescent	1%			2022	\$38,500	2	\$100

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2027	\$234,000	10	\$39,200	
Exit, Service	50%			2027	\$46,800	1		
Exterior Lighting								
HID	20%			2032	**	10	\$200	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$24,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$718,800	2037	**	1-3	\$36,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Old Fire Alarm System Is Still Functional. The New Fire Alarm System Was Not Completed And Abandoned.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$638,700	5	\$100,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Tons Of Coal Still Remains In Basement For Years, It Might Cause Environmental Issue, Removal Is Recommended.</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$2,103,300	1	\$321,900	
<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 4 Old Units. 2 Of Them Are Abandon Units.</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$5,500,500	4	\$16,000	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Steam Traps And Vacuum Pumps, Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX
Asset # : 354

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2022	\$914,000	1	\$40,200	
Convactor/Radiator	70%	Now	\$60,900	2025	\$1,217,900	1	\$66,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Fan Coil Unit/Heat	10%			2022	\$486,700	1	\$10,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2027	\$263,200	2	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Roof</i>								
Window/Wall Unit	75%			2025	\$507,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$181,200	
Exhaust Fans								
Interior	95%			2022	\$1,098,400	2	\$9,500	
Roof	5%			2027	\$27,000	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2037	**	1		
Galvanized Steel	40%			2025	\$570,400	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$517,600	2057	**	4	\$32,100	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Units. Mechanical Room In Sub-basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$49,600	4	\$6,900	
Pool Filter/Treatment								
Sand	100%			2032	**	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool Equipment Room</i>								
<i>Explanation : Two Pools</i>								
Sewage Ejector(s)								
Electric	100%			2027	\$93,600	4	\$12,900	
Backflow Preventer								
Generic	100%			2027	\$82,600	1	\$19,900	

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**DEPARTMENT OF EDUCATION - 040
EVANDER CHILDS HIGH SCHOOL - BX**

Asset # : 354

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Water Sinks, Throughout</i>								
Vertical Transport	Elevators							
	Gearred Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Passenger Elevators, 1 Sidewalk Freight Lift</i>								
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2027	\$159,100	1-2	\$4,500
Chemical System	Generic	100%			2022	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FAR ROCKAWAY HIGH SCHOOL - Q
Address : 821 BAY 25TH STREET
Borough : QUEENS **Agency's Number** : Q465
Program / Asset # : BOE0882.000 / 1474 **Yr Built/Renovated** : 1929 / 1997
Area Sq Ft : 227,000 **Project Type** : EDUCATION
Date of Survey : 25-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 15736 **Lot** : 1 **BIN** : 4300730

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$215,400	\$261,700
Interior Architecture	\$2,083,000	\$989,800
Electrical	\$541,100	\$1,577,300
Mechanical	\$343,700	\$4,914,100
Site Enclosure	\$202,500	
Site Pavements	\$565,000	
Total	\$3,950,600	\$7,743,100
Importance Code A	\$215,400	\$351,400
Importance Code B	\$3,301,600	\$7,391,600
Importance Code C	\$433,700	
Total	\$3,950,600	\$7,743,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,400	\$3,800	\$4,000	
Interior Architecture	\$64,800		\$16,200	\$6,100
Electrical	\$26,900	\$7,300	\$8,400	\$8,200
Mechanical	\$54,400	\$35,900	\$53,900	\$32,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$202,400	\$50,900	\$86,500	\$50,600
Importance Code A	\$74,900	\$26,300	\$26,500	\$22,500
Importance Code B	\$83,000	\$24,600	\$60,000	\$28,100
Importance Code C	\$44,500			
Total	\$202,400	\$50,900	\$86,500	\$50,600



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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	**	5	\$211,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 78%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	10%			LIFE	**	5	\$19,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : All Facades</i>								
Metal Panel	5%			2056	**	5-10	\$43,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium Bulkhead</i>								
<i>Explanation : Copper Panels</i>								
Metal Coiling Doors	2%			2043	**	5	\$8,000	
Windows								
Aluminum	5%	4+	\$12,800	2046	**	5	\$500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Aluminum	47%			2046	**	5	\$8,900	
Aluminum	40%			2052	**	5	\$7,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 40%</i>								
<i>Location : 1948 Building</i>								
Glass Block	5%			LIFE	**	5	\$1,200	
Metal Louvers	3%			2039	**	10	\$3,600	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$128,500	
<i>Recent Construction, Extent : Light, Area Affected : 90%</i>								
<i>Location : Parapet Walls</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$26,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parapet Wall Coping Stones</i>								
Roof								
Copper/Terne	5%			2070	**	10	\$20,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Flashing Over Cornice</i>								
Modified Bitumen	95%			2040	**	10	\$156,100	
<i>Recent Installation, Extent : Light, Area Affected : 95%</i>								
<i>Location : All Roofs</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$354,800	
Mosaic Tile	5%	0-2	\$103,600	2043	**	5	\$20,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	5%			2043	**	5	\$24,300	
Terrazzo	5%	0-2	\$40,200	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entry Area, 1st Floor Corridors</i>								
Vinyl Tile	10%			2038	**	3	\$12,200	
Vinyl Tile 9" X 9"	15%	Now	\$171,700	2025	\$572,200	3	\$18,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 117, 122, 137, 138, 140, 135, 153, 109, 112, 111, 237, 240</i>								
Wood	35%	0-2	\$799,600	2045	**	5	\$106,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Classrooms</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$30,900	2033	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	20%	2-4	\$49,700	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Brick	15%			LIFE	**	10	\$9,400	
Marble Panels	5%			LIFE	**	10	\$4,200	
Plaster	55%	Now	\$98,800	LIFE	**	5	\$34,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Hallways, Classrooms, Staircases</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircase</i>								
Ceilings								
AcousTile,Adhered	45%	Now	\$434,700	2035	**	5	\$73,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	20%			LIFE	**	5-10	\$81,100	
Metal Panel	5%			LIFE	**	5	\$40,500	
Plaster	30%	0-2	\$136,400	LIFE	**	5	\$60,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Chain Link	55%	Now	\$202,500	2060	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Iron Picket	5%			2065	**			

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$428,500	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basy 25 Street, Ocean Crest Boulevard, Hartman Lane</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$82,600	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Courtyard, Walkways</i>								
Activity Yard								
Asphalt	100%	Now	\$53,800	2039		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Tennis Courts</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$89,700	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches With No Available Nameplate Rating Capacity.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$521,800	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six Vertical Sections</i>								
Raceway								
Conduit	30%			2050		**	1	
Conduit	70%			2030	\$432,000		1	
Panelboards								
Fused Disc Sw	5%			2029	\$25,500	5	\$300	
Fused Disc Sw	5%			2046		**	5	\$300
Fused Knife Sw	2%	0-2	\$10,200	2055		**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	30%			2052		**	5	\$1,800
Molded Case Bkrs	58%			2029	\$296,200		5	\$3,500

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	65%	2-4	\$541,100	2055	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	35%			2050	**	1		
Motor Controllers								
Locally Mounted	5%			2028	\$12,300	5	\$100	
Locally Mounted	95%			2043	**	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$199,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$27,400	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircases And Cafeteria</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2035	**	1-3	\$42,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement And Cafeteria</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

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

Heating

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$224,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Steam Piping/Pump	20%	0-2	\$80,300	2040	**			
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Vacuum Pump, Basement</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Steam Piping/Pump	80%			2030			\$803,000	
Terminal Devices								
Air Handler	10%	Now	\$63,800	2025	\$319,200	1	\$12,600	
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Moter, Basement</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Units For Auditorium, Basement</i>						
Air Handler	20%			2025	\$638,400	1	\$28,100	
Convactor/Radiator	20%			2043	**	1	\$14,700	
Convactor/Radiator	50%			2028	\$607,600	1	\$36,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2025	\$242,300			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 4 Units. Various Locations</i>						
Window/Wall Unit	5%			2025	\$23,700	1		
No Component	90%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2025	\$21,600	1	\$3,700	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2025	\$2,300	2	\$7,900	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$200,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2035	**	2	\$1,400	
Interior	15%	Now	\$121,100	2040	**	2	\$800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Units For Auditorium And Swimming Pool Pump Room, Basement</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Units For Auditorium And Swimming Pool Pump Room, Basement</i>								
Interior	55%	0-2	\$22,200	2025	\$444,200	2	\$3,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Rooms</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Rooms</i>								
Roof	10%			2025	\$37,700	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2030	\$1,269,100	1		
Galvanized Steel	25%			2028	\$249,000	1		
Water Heater								
Gas Fired	100%			2025	\$138,400	2	\$3,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$34,600	4	\$7,200	
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Compressed Air	100%			2030	\$42,300	4	\$3,400	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Gear Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%	0-2	\$3,300	2030	\$66,700	1-2	\$1,700	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Valve</i>								

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DEPARTMENT OF EDUCATION - 040
FAR ROCKAWAY HIGH SCHOOL - Q
Asset # : 1474

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

Fire Suppression								
Chemical System								
No Component	99%							
Generic	1%			2023	\$300	1-3		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : 1 Set</i>							

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FLUSHING HIGH SCHOOL - Q
Address : 35-01 UNION STREET @NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : Q460
Program / Asset # : BOE0881.000 / 2758 **Yr Built/Renovated** : 1915 / 2008
Area Sq Ft : 230,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 5002 **Lot** : 1 **BIN** : 4113172

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$2,734,500
Interior Architecture	\$149,400	\$313,900
Electrical	\$2,089,000	\$2,302,800
Mechanical	\$2,569,600	\$9,350,300
Site Enclosure	\$43,400	
Site Pavements	\$40,400	
Total	\$4,891,700	\$14,701,500
Importance Code A	\$178,400	\$4,351,800
Importance Code B	\$4,629,600	\$10,197,900
Importance Code C	\$83,800	\$151,800
Total	\$4,891,700	\$14,701,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,600		\$35,200	
Interior Architecture	\$78,600		\$16,100	\$40,700
Electrical	\$18,300	\$8,900	\$6,400	\$6,400
Mechanical	\$36,800	\$32,800	\$51,700	\$46,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$146,200	\$45,700	\$113,400	\$97,700
Importance Code A	\$8,600	\$22,800	\$58,000	\$22,800
Importance Code B	\$127,200	\$22,900	\$55,400	\$64,500
Importance Code C	\$10,400			\$10,400
Total	\$146,200	\$45,700	\$113,400	\$97,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$231,600	
Masonry: Brick	40%			LIFE	**	5	\$118,600	
Masonry: Brick	36%			LIFE	**	5	\$106,700	
Masonry: Fieldstone	3%			LIFE	**	5	\$6,700	
Metal Panel	5%			2048	**	5-10	\$101,900	
Granite Panels	2%			LIFE	**	5	\$4,400	
Pre-Cast Concrete	2%			LIFE	**	5	\$19,300	
Stucco Cement	2%			2033	**	5	\$14,800	
Windows								
Aluminum	90%			2050	**	5	\$83,800	
Aluminum	10%			2050	**	5	\$9,300	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$45,500	
Masonry: Brick	68%			LIFE	**	5	\$26,600	
Masonry: Limestone	15%			LIFE	**	5	\$7,400	
Metal Rail	2%			2041	**	5-10	\$14,200	
Roof								
Built-Up (BUR)	65%			2028		10	\$1,941,500	\$123,300
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Section Of Roof</i>								
Copper/Terne	5%			2056	**	10	\$23,700	
Slate	30%			LIFE	**			
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$15,100	
Terrazzo	5%			LIFE	**	5	\$11,800	
Vinyl Tile	80%			2033	**	3	\$121,200	
Vinyl Tile	5%			2023		3	\$149,400	\$5,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1954 Wing</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2043	**	5	\$28,400	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$20,800	
Folding Partition	2%			2044	**	5	\$20,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	55%			LIFE	**	5	\$68,600	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$83,200	

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$60,600	
Exposed Concrete	40%			LIFE	**	5	\$18,900	
Exposed Struc: Steel	5%			LIFE	**			
Exposed Struc: Wood	5%			LIFE	**			
Fiber Board	5%			2028	\$114,700			
Plaster	25%			LIFE	**	5	\$47,300	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2048	**			
Iron Picket	90%	2-4	\$43,400	2048	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 70%</i>								
<i>Location : All Locations</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$40,400	2041	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Union Street Entrance</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	0-2	\$97,500	2058	**	5	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available And Obsolete Equipment</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$566,900	2058	**	5	\$500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	100%			2028	\$670,500	1		

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2027	\$27,700	5	\$300	
Fused Knife Sw	25%	0-2	\$138,700	2053	**	5	\$700	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fused Toggle Switch	30%	0-2	\$166,500	2053	**	5	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Equipment And On Extended Life</i>								
Molded Case Bkrs	35%			2027	\$194,200	5	\$2,100	
Molded Case Bkrs	5%			2036	**	5	\$300	
Wiring								
Braided Cloth	95%	2-4	\$859,300	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$213,600	5	\$1,200	
Locally Mounted	20%	0-2	\$53,400	2048	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$11,000	LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$202,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2033	**	10	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Service	40%			2028	\$52,500	1		
Exit, LED	20%			2056	**	1		
Exit, Service	40%			2028	\$28,800	1		
Exterior Lighting								
HID	10%			2028	\$100,800	10	\$100	
No Component	90%							

Alarm

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$242,200

1

\$25,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$829,000

1-3

\$42,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Stair Cases**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns, Smoke Detectors*

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

Heating

Energy Source

Fuel Oil No 4

100%

2038

* *

5

\$71,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : In Vault**Explanation : 2 Units, 18,000 Gallon Each Tank*

Conversion Equipment

Steam Boiler

100%

Now

\$80,900

2026

\$1,617,300

1

\$205,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : (3) #4 Oil Burning Steam Boilers*

Distribution

Central Plant Steam

100%

Now

\$845,900

2028

\$4,229,600

4

\$11,300

*Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Throughout, Defective Steam Traps**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

20%

2023

\$702,800

1

\$28,500

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Fan Rooms*

Convactor/Radiator

80%

2026

\$1,070,300

1

\$59,400

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	20%			2023	\$104,200	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$128,300	
Exhaust Fans								
Interior	90%			2023	\$800,200	2	\$6,300	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Fan Rooms</i>						
Roof	10%			2028	\$41,500	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$1,862,900	1		
HW Heat Exchanger								
Steam Fired	100%			2028	\$398,000	4	\$22,700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	100%	Now	\$26,000	LIFE	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Room B02, Room 102 And Room B09</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Non-Submersible	100%			2028	\$38,100	4	\$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Passenger Unit</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : One Sidewalk Hoist</i>						
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2038	**	1-2	\$6,500	

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DEPARTMENT OF EDUCATION - 040
FLUSHING HIGH SCHOOL - Q
Asset # : 2758

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2026	\$30,300	1-3	\$3,700

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FOREST HILLS HIGH SCHOOL - Q
Address : 67-01 110 ST.
Borough : QUEENS **Agency's Number** : Q440
Program / Asset # : BOE0876.000 / 1469 **Yr Built/Renovated** : 1941 / 2002
Area Sq Ft : 281,600 **Project Type** : EDUCATION
Date of Survey : 10-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2189 **Lot** : 2 **BIN** : 4052143

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,186,100	\$332,100
Interior Architecture	\$1,273,000	\$455,200
Electrical	\$666,000	\$2,832,800
Mechanical	\$69,800	\$8,449,800
Site Enclosure	\$63,600	
Site Pavements	\$46,700	
Total	\$5,305,200	\$12,070,000
Importance Code A	\$3,186,100	\$2,154,600
Importance Code B	\$1,818,100	\$9,858,700
Importance Code C	\$300,900	\$56,800
Total	\$5,305,200	\$12,070,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,900			
Interior Architecture	\$50,000		\$46,500	\$5,300
Electrical	\$17,300	\$7,900	\$8,800	\$9,500
Mechanical	\$84,400	\$60,200	\$65,600	\$47,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,500	\$72,000	\$124,900	\$65,700
Importance Code A	\$59,800	\$27,900	\$27,900	\$27,900
Importance Code B	\$109,600	\$44,100	\$86,500	\$37,800
Importance Code C	\$18,100		\$10,500	
Total	\$187,500	\$72,000	\$124,900	\$65,700



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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	83%	Now	\$1,430,500	LIFE	**	5	\$222,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lintels In Courtyard</i>								
Masonry: Granite	5%			LIFE	**	5	\$20,100	
Masonry: Limestone	10%	Now	\$312,100	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2050	**	5-10	\$36,800	
Windows								
Aluminum	95%	4+	\$1,206,300	2046	**	5	\$44,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5	\$2,400	
Metal Louvers	3%			2039	**	10	\$17,700	
Parapets								
Metal Rail	2%			2035	**	5-10	\$8,700	
Under Construction	98%							
Roof								
Built-Up (BUR)	5%			2035	**	10	\$11,200	
Metal Panel	15%			2043	**	10	\$61,900	
Modified Bitumen	2%			2030	\$65,200	10	\$4,500	
Slate	78%			LIFE	**	10	\$175,500	
Soffits								
Stucco Cement	100%	4+	\$20,700	2043	**	5	\$2,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Soffit In Courtyard Area</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	9%			LIFE	**	5	\$166,800	
Ceramic Tile	5%			2033	**	5	\$21,200	
Marble Panels	2%			LIFE	**	5	\$12,700	
Slate	2%			LIFE	**	5	\$18,000	
Terrazzo	5%			LIFE	**	5	\$33,100	
Vinyl Tile	25%			2035	**	3	\$39,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Classrooms</i>								
Vinyl Tile	15%			2035	**	3	\$23,800	
Vinyl Tile 9" X 9"	10%	Now	\$498,200	2040	**	3	\$15,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridor, Basement Classrooms, B9, B5</i>								
Wood	27%			2045	**	5	\$214,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Sanded And Finished</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$21,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$16,800	
Glass: Special Gauge	3%			LIFE	**	1		
Gypsum Board	10%			LIFE	**	5-10	\$71,500	
Masonry: Brick	5%			LIFE	**	10	\$6,300	
Marble Panels	2%			LIFE	**	10	\$3,400	
Plaster	45%			LIFE	**	5-10	\$160,900	
SGFT/Glazed Masonry	25%	4+	\$86,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boys Locker Room At Exist 12 And 13</i>								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$21,200	
AcousTileSusp.Lay-In	2%			2043	**	5	\$8,500	
Exposed Concrete	50%			LIFE	**	5-10	\$264,800	
Gypsum Board	5%			LIFE	**	5-10	\$72,800	
Plaster	35%			LIFE	**	5-10	\$254,800	
Plaster	3%			LIFE	**	5-10	\$21,800	
Site Enclosure								
Fence/Gates								
Chain Link	55%			2050	**			
Iron Picket	45%	Now	\$63,600	2065	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Grand Central Parkway</i>								
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			

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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$46,700	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 110th Street</i>								

On-Site Walkways

Cast in Place Concrete	95%			2043	**			
Pavers/Stone	5%			2039	**			

Parking/Driveway

Asphalt	100%			2039	**			
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Activity Yard

Asphalt	40%			2039	**			
Cast in Place Concrete	60%			2043	**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 2,500 Amperes Each.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six Vertical Sections</i>								

Raceway

Conduit	80%			2030	\$493,700	1		
Conduit	20%			2050	**	1		

Panelboards

Fused Disc Sw	10%			2046	**	5	\$600	
Molded Case Bkrs	90%			2046	**	5	\$6,700	

Wiring

Braided Cloth	80%	2-4	\$666,000	2055	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								

Thermoplastic	20%			2050	**	1		
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Motor Controllers

Locally Mounted	10%			2028	\$24,600	5	\$200	
Locally Mounted	90%			2043	**	5	\$1,700	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$8,300	
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Lighting

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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2030	\$643,200	10	\$250,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2030	\$4,800	10	\$100	
Incandescent	1%			2030	\$33,400	2	\$100	
LED	1%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$202,800	10	\$34,000	
Exit, LED	10%			2065	**	1		
Exit, Service	40%			2030	\$32,400	1		
Exterior Lighting								
HID	25%			2030	\$283,900	10	\$200	
LED	5%			2038	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$31,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Front And Rear Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$934,200	1-3	\$53,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Toilets, Basement And Auditorium</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$553,400	5	\$87,200	
Conversion Equipment								
Steam Boiler	100%			2028	\$1,822,400	1	\$278,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								

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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	3%	0-2	\$700	2030	\$37,400			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Replacement Of Steam Traps Is In Progress.</i>								
Steam Piping/Pump	97%			2030	\$1,207,800			
Terminal Devices								
Air Handler	6%	0-2	\$4,800	2025	\$237,600	1	\$9,400	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Leaking At Auditorium Reheat Coils In B49</i>								
Air Handler	19%			2025	\$752,300	1	\$33,100	
Convactor/Radiator	65%			2028	\$979,900	1	\$59,100	
Fan Coil Unit/Heat	10%			2025	\$421,700	1	\$9,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2030	\$239,000	1	\$13,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
Window/Wall Unit	20%			2025	\$117,400	1		
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	* *	4	\$1,400	
No Component	90%							
Terminal Devices								
Fan Coil - 4 Pipe	10%			2030	\$197,800	1	\$9,100	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	\$17,000	2	\$19,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$248,600	
Exhaust Fans								
Interior	100%			2025	\$1,001,900	2	\$8,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$448,500	4	\$41,800	

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DEPARTMENT OF EDUCATION - 040
FOREST HILLS HIGH SCHOOL - Q
Asset # : 1469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	5%	0-2	\$2,100	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Water Backs Up At Boiler Room When It Rains.</i>						
	Cast Iron	95%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2021	\$9,500	4	\$8,900
	Fixtures							
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Locations</i>						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2030	\$275,700	1-2	\$7,900
	Chemical System							
	No Component	99%						
	Generic	1%			2023	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FORT HAMILTON HIGH SCHOOL - BK
Address : 8301 SHORE RD @ 83RD ST.
Borough : BROOKLYN **Agency's Number** : K490
Program / Asset # : BOE0639.000 / 1231 **Yr Built/Renovated** : 1941 / 2012
Area Sq Ft : 250,000 **Project Type** : EDUCATION
Date of Survey : 30-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 6013 **Lot** : 1 **BIN** : 3152318

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$152,300	\$99,300
Interior Architecture	\$664,500	\$265,800
Electrical	\$688,400	\$1,718,700
Mechanical	\$421,200	\$2,555,900
Site Pavements	\$88,300	
Total	\$2,014,700	\$4,639,700
Importance Code A	\$152,300	\$99,300
Importance Code B	\$1,611,800	\$4,502,600
Importance Code C	\$250,500	\$37,700
Total	\$2,014,700	\$4,639,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$85,900			\$1,200
Interior Architecture	\$57,500	\$10,100		\$22,300
Electrical	\$51,200	\$24,000	\$20,900	\$23,300
Mechanical	\$50,300	\$69,800	\$60,700	\$43,200
Site Enclosure	\$3,700			
Site Pavements	\$700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$257,000	\$111,800	\$89,400	\$97,900
Importance Code A	\$110,600	\$24,800	\$24,800	\$26,500
Importance Code B	\$121,600	\$87,100	\$64,700	\$71,400
Importance Code C	\$24,800			
Total	\$257,000	\$111,800	\$89,400	\$97,900



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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$12,700	
Masonry: Brick	78%			LIFE	**	5	\$99,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,900	
Masonry: Limestone	15%			LIFE	**	5	\$14,300	
Metal Panel	2%	Now	\$5,900	2049	**	5	\$4,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cupola</i>								
Slate Panels	1%			LIFE	**	5	\$1,000	
Windows								
Aluminum	98%			2045	**	5	\$18,600	
Metal Louvers	2%			2038	**	10	\$2,400	
Parapets								
Masonry: Brick	90%	Now	\$23,200	LIFE	**	5	\$18,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$500	
Masonry: Limestone	5%	Now	\$5,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2049	**	5	\$2,400	
Roof								
Built-Up (BUR)	32%	Now	\$152,300	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Modular Classrooms</i>								
Copper/Terne	40%	Now	\$18,800	2044	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
IRMA/Protected Membrane	23%	Now	\$32,200	2034	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Wing</i>								
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Wing</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$27,400	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$35,500	
Ceramic Tile	5%	Now	\$33,600	2032	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Terrazzo	5%			LIFE	**	5	\$12,700	
Vinyl Tile	55%	Now	\$323,900	2034	**	3	\$66,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$68,500	2044	**	5	\$91,200	
<i>Deflection Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dance And Yoga Rooms</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Dance Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dance Room</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$15,400	2032	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	8%	Now	\$4,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircases Throughout</i>								
Marble Panels	2%			LIFE	**			
Plaster	60%	Now	\$53,900	LIFE	**	5	\$37,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium, Classroom</i>								
SGFT/Glazed Masonry	25%	2-4	\$108,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$64,400	2034	**	5	\$32,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%			2042	**	5	\$20,300	
Exposed Concrete	15%			LIFE	**	5	\$7,600	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%	Now	\$3,500	LIFE	**	5	\$20,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mod Classroom</i>								
Plaster	50%	Now	\$45,500	LIFE	**	5	\$101,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Female Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	95%			2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	4%	Now	\$3,700	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	1%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Pavers/Stone	10%	Now	\$88,300	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Steps Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steps Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps Throughout</i>								
Parking/Driveway								
Asphalt	90%			2038	**			
Cast in Place Concrete	10%	2-4	\$700	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Delivery Area</i>								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	45%			2039	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service A - One 4000 Ampere And One 1200 Ampere Main Disconnects Switch</i>								
	Fused Disc Sw	45%			2039	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service B - One 4000 Ampere, Two 800 Ampere And One 100 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	5%			2039	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 83rd Street Module Unit Electrical Room</i>								
<i>Explanation : Four 600 Ampere And One 400 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	5%			2039	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 85th Street Module Unit Electrical Room</i>								
<i>Explanation : Four 600 Ampere And One 400 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	**	5	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Switchboard B Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Raceway								
	Conduit	80%			2029		1	\$493,700
	Conduit	20%			2039	**	1	
Panelboards								
	Fused Disc Sw	5%			2037	**	5	\$300
	Molded Case Bkrs	87%			2037	**	5	\$5,700
	Molded Case Bkrs	2%	0-2	\$10,200	2054	**	5	\$100
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Utility Closet B73 A - Panelboard K L</i>								
<i>Suspect Water Damage, Extent : Light, Area Affected : 100%</i>								
<i>Location : Utility Closet B73 A - Panelboard K L</i>								
	Molded Case Bkrs	6%	4+	\$600	2037	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room And 2nd Floor</i>								
<i>Explanation : Missing Interior Covers - Panelboards C D P, A C P P And Panelboard In Computer Class Room</i>								
Wiring								
	Thermoplastic	100%			2029		1	\$832,400
Motor Controllers								
	Locally Mounted	80%			2034	**	5	\$1,300
	Locally Mounted	20%			2027		5	\$300
Ground								

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2034	**	1	\$76,900	
Generators								
Natural Gas	100%			2032	**	1	\$96,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 170 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$9,300	
Lighting								
Interior Lighting Fluorescent	93%			2034	**	10	\$213,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%	0-2	\$2,400	2034	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boys Locker Room</i>								
<i>Explanation : Fixture Lens Missing Or Damaged</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Service	45%			2029	\$59,100	1		
Emergency, Battery	5%			2029	\$18,000	10	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Modular Units And Gymnasiums</i>								
<i>Explanation : Emergency Fixtures With Backup Battery Pack</i>								
Exit, Battery	50%			2029	\$122,800	10	\$8,400	
Exterior Lighting								
HID	6%	0-2	\$60,500	2039	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : Fixture Cords Insulation Deteriorated And Cracked</i>								
HID	4%			2029	\$40,300	10		
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

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

Alarm

Security System

No Component

85%

Generic

15%

2029

\$121,100

1

\$14,000

Fire/Smoke Detection

No Component

85%

Generic, Analog

15%

2024

\$414,700

1-3

\$23,800

*Other Observation, Extent : Light, Area Affected : 15%**Location : Basement Mechanical Room And Modular Units**Explanation : Three Fire Alarm Control Panels*

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

Heating

Energy Source

Electricity

15%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 15%**Location : 1st Floor**Explanation : For Building Additions*

Natural Gas

85%

2055

* *

1

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room*

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$247,600

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room - 4 New Units*

Distribution

Steam Piping/Pump

100%

2055

* *

*Recent Replace Evident, Extent : Light, Area Affected : 10%**Location : Basement Boiler Room*

Terminal Devices

Air Handler

15%

2029

\$527,300

1

\$23,200

Convactor/Radiator

70%

2027

\$936,900

1

\$56,500

Fan Coil Unit/Heat

15%

2034

* *

1

\$12,100

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

15%

2029

\$318,300

1

\$17,400

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 15%**Location : Roof**Recent Repair Evident, Extent : Light, Area Affected : 15%**Location : Roof*

Window/Wall Unit

60%

2024

\$312,600

1

No Component

25%

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	15%			2029	\$315,400	1	\$23,200
	No Component	85%						
Heat Rejection								
	Dry Cooler	5%			2029	\$51,000	2	\$8,700
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$34,900
	No Component	75%						
Exhaust Fans								
	Interior	25%			2029	\$222,400	2	\$1,900
	Roof	15%	Now	\$3,100	2029	\$62,300	2	\$900
			<i>Not in Service, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
	No Component	60%						
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2039	**	1	
	Galvanized Steel	30%	0-2	\$6,600	2034	**	1	
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Water Main In Coach Room, Basement</i>					
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$24,700
Sanitary Piping								
	Cast Iron	100%	Now	\$36,600	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Backs Up In Cafeteria When It Rains</i>					
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2039	**	4	\$5,300
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Pool Filter/Treatment								
	Sand	100%			2034	**	4	\$92,900
Sewage Ejector(s)								
	Electric	100%			2024	\$72,000	4	\$10,000
Fixtures								
	Generic	100%						
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
FORT HAMILTON HIGH SCHOOL - BK
Asset # : 1231

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	75%			LIFE			* *
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
	Hydraulic	25%			LIFE			* *
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2029	\$122,400	1-2	\$3,500
Chemical System								
	Wet	2%			2022	\$600	1-3	\$100
	No Component	98%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FRANCIS LEWIS HIGH SCHOOL - Q
Address : 58-20 UTOPIA PKWY.-FLUSHING
Borough : QUEENS **Agency's Number** : Q430
Program / Asset # : BOE0874.000 / 2628 **Yr Built/Renovated** : 1960 / 2006
Area Sq Ft : 299,500 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 6882 **Lot** : 1 **BIN** : 4148763

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$236,500	\$330,100
Interior Architecture	\$5,631,800	\$308,000
Electrical	\$618,300	\$4,769,000
Mechanical	\$216,100	\$6,813,100
Site Pavements	\$50,800	
Total	\$6,753,600	\$12,220,100
Importance Code A	\$236,500	\$2,329,000
Importance Code B	\$6,220,000	\$9,748,000
Importance Code C	\$297,100	\$143,100
Total	\$6,753,600	\$12,220,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$79,100			
Interior Architecture	\$77,400			\$59,200
Electrical	\$11,400	\$5,600	\$6,100	\$10,600
Mechanical	\$128,600	\$63,900	\$76,600	\$56,200
Site Enclosure	\$12,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$313,200	\$73,400	\$86,600	\$129,900
Importance Code A	\$108,300	\$29,200	\$29,200	\$29,200
Importance Code B	\$159,100	\$44,200	\$57,400	\$89,500
Importance Code C	\$45,800			\$11,200
Total	\$313,200	\$73,400	\$86,600	\$129,900



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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$258,200	
Masonry: Brick Cavity	5%	4+	\$30,400	LIFE	**	5	\$7,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Near Loading Dock</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$28,500	
Metal Panel	3%			2050	**	5-10	\$31,300	
Granite Panels	2%			LIFE	**	5	\$4,600	
Windows								
Aluminum	97%			2046	**	5	\$64,400	
Metal Louvers	3%			2039	**	10	\$12,500	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$125,800	
Metal Panel	5%			2050	**	5	\$3,700	
Roof								
Built-Up (BUR)	85%			2035	**	10	\$193,400	
Copper/Terne	5%			2058	**	10	\$28,400	
Modified Bitumen	5%			2035	**	10	\$11,400	
Skylight, Plastic	5%			2043	**	1		
Soffits								
Stucco Cement	100%			2043	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$96,600	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Ceramic Tile	3%			2039	**	5	\$13,200	
Quarry Tile	2%	Now	\$27,100	2043	**	5	\$6,600	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
Sheet Vinyl/Rubber	5%	Now	\$699,500	2040	**	5	\$16,600	
			<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Kitchen</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Kitchen</i>					
			<i>Seams Open/Split, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Kitchen</i>					
Terrazzo	5%			LIFE	**	5	\$34,500	
Vinyl Tile	50%	Now	\$1,002,100	2035	**	3	\$82,800	
			<i>Adhesion Failure, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Room 205</i>					
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Room 205, Stairs</i>					
Vinyl Tile 9" X 9"	25%	Now	\$1,298,200	2040	**	3	\$41,400	
			<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 2nd And 3rd Floors</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 2nd And 3rd Floors</i>					
			<i>Explanation : Tile Covered With 12x12 Tiles Not Adhering To 9x9 Tiles</i>					
Wood	2%	Now	\$311,000	2070	**	5	\$8,300	
			<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Auditorium Stage</i>					
			<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Auditorium Stage</i>					
Wood	3%			2065	**	5	\$24,800	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gymnasium</i>					

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$22,400	
Concrete Masonry Unit	30%			LIFE	**	5	\$107,400	
Folding Partition	3%	4+	\$22,800	2038	**	5	\$16,800	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Access Door In Partition Is Broken And Inoperable</i>								
Masonry: Brick	5%			LIFE	**	10	\$6,700	
Marble Panels	2%			LIFE	**	10	\$3,600	
Plaster	25%			LIFE	**	5-10	\$95,100	
SGFT/Glazed Masonry	25%	Now	\$92,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Wood	5%			LIFE	**	5	\$178,900	
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$18,600	
AcousTileSusp.Lay-In	8%			2035	**	5	\$29,800	
Exposed Concrete	52%			LIFE	**	5-10	\$242,400	
Exposed Concrete	5%	Now	\$64,100	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room Below Loading Dock</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$37,300	
Metal Panel	25%	Now	\$1,662,200	LIFE	**	5	\$116,600	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Corridors, Cafeteria</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Corridors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%	4+	\$12,700	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Dock</i>								
Iron Picket	20%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	10%			2039	**			
Cast in Place Concrete	90%			2043	**			

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

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

Site Pavements

Parking/Driveway

Asphalt	80%			2039	**			
Cast in Place Concrete	20%			2043	**			

Activity Yard

Asphalt	100%	4+	\$50,800	2039	**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 5%

Location : Tennis Courts

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$89,700	5	\$1,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Transformers

Dry Type	100%			2047	**	5	\$1,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 30 Kilowatt-amperes, 208/120 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$521,800	5	\$7,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two Vertical Sections

Raceway

Conduit	100%			2030	\$617,100	1		
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Panelboards

Fused Disc Sw	2%			2038	**	5	\$100	
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Molded Case Bkrs	98%			2029	\$500,500	5	\$7,700	
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Wiring

Braided Cloth	70%	2-4	\$582,700	2055	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2030	\$249,700	1		
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Motor Controllers

Locally Mounted	95%			2028	\$233,500	5	\$1,900	
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Variable Frequency Drive	5%			2043	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$8,800	
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Lighting

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

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2030	\$680,800	10	\$265,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-8</i>								
Incandescent	1%			2025	\$35,000	2	\$100	
LED	1%			2030	\$30,100			
Egress Lighting								
Emergency, Battery	50%			2025	\$212,400	10	\$35,600	
Exit, Service	50%			2025	\$42,500	1		
Exterior Lighting								
HID	30%			2025	\$362,300	10	\$300	
No Component	70%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$993,500	1-3	\$57,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Old Fire Alarm System. Alarm Bells, Manual Pull Stations, Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$91,400	
Conversion Equipment								
Steam Boiler	100%			2028	\$1,909,200	1	\$292,200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Old Units</i>								
Distribution								
Steam Piping/Pump	10%	0-2	\$78,300	2040	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Management System, Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Traps And Thermostats, Throughout</i>								
Steam Piping/Pump	90%			2030	\$1,174,000			
Terminal Devices								
Air Handler	20%			2035	**	1	\$36,500	
Convactor/Radiator	80%			2028	\$1,263,500	1	\$76,200	

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2035	**	1	\$13,700
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Auditorium Roof</i>				
	Reciprocating Compr/Chiller	10%			2030	\$250,400	1	\$13,700
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Courtyard</i>				
	Window/Wall Unit	70%	0-2	\$21,500	2025	\$430,300	1	
				<i>Not in Service, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Of Building</i>				
	No Component	10%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2035	**	1	\$36,500
	No Component	80%						
Heat Rejection								
	Air Cooled Condenser Unit	10%			2035	**	2	\$20,500
	Air Cooled Condenser Unit	10%			2030	\$53,500	2	\$20,500
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$260,500
Exhaust Fans								
	Interior	20%	0-2	\$21,000	2030	\$209,900	2	\$1,400
				<i>Obsolete Equipment, Extent : Moderate, Area Affected : 20%</i> <i>Location : Bathrooms Exhaust Fans. Various Locations.</i>				
	Interior	60%			2030	\$629,700	2	\$5,400
	Roof	20%			2030	\$98,000	2	\$1,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2028	\$179,900	2	\$4,300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : Under Size Unit</i>				

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$9,400	2040	**	4	\$29,200	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil, Boiler Room</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	60%	Now	\$64,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Broken, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Underneath Of Boiler Room Ground.</i>								
Cast Iron	40%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	55%			2030	\$25,100	4	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Under Repairing Process</i>								
Submersible	5%	Now	\$500	2025	\$500	4	\$300	
<i>Abandoned in Place, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
Under Construction	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Exit Door Of Boiler Room</i>								
<i>Explanation : New Installation Has Discontinued, It Causes Ground Water Goes To Boiler Room Along Opened Piping.</i>								
Sewage Ejector(s)								
Electric	100%			2030	\$86,300	4	\$17,900	
Backflow Preventer								
Generic	100%			2030	\$75,000	1	\$18,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2030	\$288,900	1-2	\$8,300	

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DEPARTMENT OF EDUCATION - 040
FRANCIS LEWIS HIGH SCHOOL - Q
Asset # : 2628

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Chemical System								
	No Component	99%						
	Generic	1%			2028	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS
Address : 35-12 35TH AVENUE
Borough : QUEENS **Agency's Number** : Q570
Program / Asset # : BOE1092.000 / 14443 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 146,900 **Project Type** : EDUCATION
Date of Survey : 04-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 639 **Lot** : 16 **BIN** : 4009594

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$539,800	\$407,400
Interior Architecture	\$487,900	\$359,400
Electrical		\$128,000
Mechanical	\$84,300	\$126,000
Total	\$1,112,100	\$1,020,900
Importance Code A	\$539,800	\$407,400
Importance Code B	\$289,500	\$459,200
Importance Code C	\$282,700	\$154,200
Total	\$1,112,100	\$1,020,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$139,900	\$36,900	\$15,900	
Interior Architecture	\$137,500	\$24,600	\$46,800	
Electrical	\$21,100	\$14,300	\$20,200	\$15,900
Mechanical	\$42,200	\$19,800	\$39,600	\$19,500
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$360,500	\$115,400	\$142,300	\$55,100
Importance Code A	\$148,100	\$43,100	\$24,100	\$6,200
Importance Code B	\$155,700	\$72,300	\$86,100	\$49,000
Importance Code C	\$56,800		\$32,100	
Total	\$360,500	\$115,400	\$142,300	\$55,100



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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS

Asset # : 14443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$17,000	LIFE	**	5	\$70,800	
<i>Vertical Cracks, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Foundation Wall By Parking Garage Ramp</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Foundation Wall By Parking Garage Ramp</i>								
Concrete Masonry Unit	22%			LIFE	**	5	\$38,900	
Fiberglass Panel	6%			2043	**	5	\$31,900	
Masonry: Brick	22%			LIFE	**	5	\$62,300	
Metal/Glass Curt Wall	18%	4+	\$431,700	LIFE	**	5	\$47,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 501, 401 And 301</i>								
Metal Panel	18%			2056	**	5-10	\$175,200	
Stucco Cement	2%			2047	**	5	\$7,100	
Window Wall	2%			2056	**	5	\$10,600	
Windows								
Aluminum	100%			2052	**	5	\$66,700	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$120,600	
Concrete Masonry Unit	35%			LIFE	**	5-10	\$32,000	
Masonry: Brick	5%			LIFE	**	5-10	\$5,700	
Metal/Glass Curt Wall	10%	Now	\$4,500	2056	**	5	\$3,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Rooms 501 And 505</i>								
Metal Panel	10%	Now	\$6,900	2056	**	5	\$3,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Below Stairs On 5th Floor</i>								
Metal Rail	5%			2050	**	5-10	\$15,100	
Roof								
IRMA/Protected Membrane	50%			2040	**	10	\$47,300	
IRMA/Protected Membrane	10%			2038	**	10	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Above The 4th Floor</i>								
<i>Explanation : Green Roof</i>								
Paver: Asphalt	38%			2045	**	10	\$53,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Explanation : Concrete Pavers</i>								
Sloped Glazing	2%			LIFE	**	5	\$50,400	
Soffits								
Fiberglass Panel	90%			2043	**	5		
Metal Panel	10%			2056	**	5-10		

Interior

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS

Asset # : 14443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2031	**	3	\$16,900	
Cast in Place Concrete	10%			LIFE	**	5	\$98,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Parking Garage, B-35</i>								
Quarry Tile	3%			2047	**	5	\$10,200	
Sheet Vinyl/Rubber	2%			2038	**	5	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dance Studios</i>								
<i>Explanation : Thick Rubber Flooring Located In Dance Studios</i>								
Sheet Vinyl/Rubber	5%	0-2	\$17,900	2035	**	5	\$8,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Black Room (Masonite)</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Masonite Floor Covering Used To Deaden Sound</i>								
<i>Explanation : Masonite Floor Cover Is Damaged</i>								
Terrazzo	10%			LIFE	**	5	\$35,300	
Vinyl Tile	40%			2038	**	3	\$33,900	
Wood	25%			2058	**	5	\$105,800	
Interior Walls								
Ceramic Tile	15%			2043	**	5	\$64,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$17,100	
Glass: Single Pane	10%			LIFE	**	5	\$64,300	
Gypsum Board	60%			LIFE	**	5-10	\$436,900	
Masonry: Brick	5%			LIFE	**	10	\$6,400	
Metal Panel	5%			LIFE	**	10	\$9,600	
Ceilings								
AcousTileConcealSpLn	10%			2047	**	5	\$27,800	
AcousTileSusp.Lay-In	40%			2047	**	5	\$89,000	
Exposed Struc: Steel	7%			LIFE	**	10	\$31,200	
Fiber Board	30%	Now	\$9,300	2038	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 5th Floor Corridor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Fiber Glass Panel</i>								
Gypsum Board	10%	Now	\$4,800	LIFE	**	5	\$27,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Rooms 501 And 505</i>								
Wood	3%			LIFE	**	5	\$116,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Pavers/Stone	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS

Asset # : 14443

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

Site Pavements

Parking/Driveway

Cast in Place Concrete

100%

2047

**

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

Location : Below Building

Explanation : Parking Garage

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2050

**

5

\$600

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

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated 3,000 Amperes Each.

Transformers

Dry Type

100%

2043

**

5

\$500

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

Location : Electrical Room

Explanation : Two 750 Kilovolt-ampere, 208/480/277 Volts

Switchgear / Switchboard

Fused Disc Sw

100%

2050

**

5

\$600

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

Location : Electrical Room

Explanation : Eight Vertical Sections

Raceway

Conduit

100%

2050

**

1

Panelboards

Fused Disc Sw

5%

2046

**

5

\$200

Molded Case Bkrs

95%

2046

**

5

\$3,700

Wiring

Thermoplastic

100%

2050

**

1

Motor Controllers

Locally Mounted

100%

2043

**

5

\$1,000

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$4,300

Stand-by Power

Transfer Switches

Automatic

100%

2043

**

1

\$45,200

Generators

Diesel

100%

2039

**

1

\$56,900

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

Location : Garage

Explanation : Emergency Generator Rated At 500 Kilowatts

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS

Asset # : 14443

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$5,400	
Fuel Storage Main Tank	100%			2058	**	5	\$4,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : 250 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$114,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2035	**	10	\$6,700	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
Fluorescent	5%			2035	**	10	\$6,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
HID	3%			2035	**	10	\$100	
Incandescent	2%			2035	**	2	\$100	
Egress Lighting								
Emergency, Service Exit, LED	50%			2035	**	1		
	50%			2058	**	1		
Exterior Lighting								
HID	15%			2035	**	10	\$100	
LED	15%			2035	**			
No Component	70%							
Lightning Protection Arresters/Cabling								
Generic	100%			2058	**	5	\$4,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$16,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Garage, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$27,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Cafeteria, Toilets, Basement, Auditorium</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS

Asset # : 14443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2050	**	1		
Natural Gas	80%			2050	**	1		
Conversion Equipment								
Furnace	80%			2035	**	1	\$58,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 14 Rooftop Units</i>								
Hot Water Boiler	5%			2043	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Garage Mechanical Room</i>								
<i>Explanation : Stop Working For Many Years Due To Ice Melt System Leaks</i>								
Radiant Heater	15%			2035	**	2	\$10,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Electric Unit Heaters</i>								
Distribution								
Hot Wtr Piping/Pump	5%	0-2	\$6,900	2046	**	4	\$400	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Glycol Tubes Ice Melt System Underneath Of Paking Gararge Ramp</i>								
No Component	95%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2035	**	1	\$7,100	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2035	**	2	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 14 Units. 9 Units With R-407a And 5 Units With R-22.</i>								
Ext Pkg Unit - Heating/Cooling	10%	0-2	\$55,200	2035	**	2	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All 14 Units Controllers Are Defective, Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	\$5,400	LIFE	**	2-5	\$16,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Defective Building Management System Control, Throughout</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$103,800	

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DEPARTMENT OF EDUCATION - 040
FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS

Asset # : 14443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	10%			2035	**	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : Serves Garage Area</i>						
Roof	90%			2035	**	2	\$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$89,600	2	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Mechanical Room</i>						
		<i>Explanation : 900 Gallon Storage Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$3,100	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$5,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Pumps</i>						
Backflow Preventer								
Generic	100%			2035	**	1	\$9,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Three Units From Basement To 5th Floor, One Unit From Basement To 1st Floor</i>						
		<i>Explanation : 4 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$74,100	
Sprinkler								
Generic	100%			2050	**	1-2	\$41,100	
Fire Pump								
Generic	100%			2039	**	1	\$27,400	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FRANKLIN D. ROOSEVELT H.S - BK
Address : 5800 20TH AVE BTWN: 58 ST., 59 ST.
Borough : BROOKLYN **Agency's Number** : K505
Program / Asset # : BOE0642.000 / 1219 **Yr Built/Renovated** : 1965 / 2002
Area Sq Ft : 296,080 **Project Type** : EDUCATION
Date of Survey : 14-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 5506 **Lot** : 6 **BIN** : 3131537

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,031,300	\$2,644,500
Interior Architecture	\$3,816,800	\$4,816,000
Electrical	\$211,900	\$2,823,500
Mechanical	\$1,441,000	\$10,733,900
Site Pavements	\$133,300	
Total	\$6,634,200	\$21,017,800
Importance Code A	\$1,031,300	\$4,650,300
Importance Code B	\$5,241,900	\$16,277,500
Importance Code C	\$361,100	\$90,000
Total	\$6,634,200	\$21,017,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,800		\$12,100	
Interior Architecture	\$79,000			\$50,200
Electrical	\$36,700	\$20,400	\$18,700	\$21,500
Mechanical	\$86,200	\$46,200	\$66,400	\$57,700
Site Pavements	\$28,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$282,900	\$74,500	\$105,100	\$137,300
Importance Code A	\$74,100	\$29,300	\$41,400	\$29,300
Importance Code B	\$162,500	\$45,200	\$63,600	\$108,000
Importance Code C	\$46,300			
Total	\$282,900	\$74,500	\$105,100	\$137,300



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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$112,400	
Masonry: Brick	50%	Now	\$362,100	LIFE	**	5	\$112,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Side At 3rd And 4th Floors</i>								
Pre-Cast Concrete	40%	Now	\$158,700	LIFE	**	5	\$292,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And East Side At 3rd And 4th Floors</i>								
Window Wall	5%	Now	\$11,500	2050	**	5	\$21,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
Windows								
Aluminum	90%	Now	\$323,200	2046	**	5	\$18,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd And 4th Floors</i>								
Metal Louvers	10%			2039	**	10	\$25,100	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$57,600	
Metal Rail	5%			2035	**	5-10	\$15,200	
Metal: Cage/Fence	5%			2043	**	5-10	\$6,500	
Pre-Cast Concrete	40%			LIFE	**	5	\$84,800	
Roof								
Built-Up (BUR)	55%			2035	**	10	\$166,600	
Modified Bitumen	45%	0-2	\$39,500	2025	\$1,974,600			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
Soffits								
Cast in Place Concrete	50%			LIFE	**	5	\$66,500	
Stucco Cement	50%			2043	**	5	\$16,600	

Interior

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Mosaic Tile	5%	Now	\$226,400	2035	**	5	\$29,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$36,900	
Vinyl Tile	15%			2025	\$643,500	3	\$35,400	
Vinyl Tile 9" X 9"	70%	Now	\$2,334,300	2030	\$3,890,500	3	\$124,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms And Corridors Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms And Corridors Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms And Corridors Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Classrooms And Corridors Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Classrooms And Corridors Throughout</i>								
Wood	5%			2045	**	5	\$44,300	
Interior Walls								
Concrete Masonry Unit	10%	Now	\$71,200	LIFE	**	5	\$24,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor Storage Rooms And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Masonry: Brick	10%			LIFE	**	10	\$18,000	
Plaster	50%	Now	\$128,500	LIFE	**	5	\$90,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Corridor</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$90,000	

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**DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	65%	Now	\$795,900	2035	**	5	\$192,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	23%			LIFE	**	5-10	\$135,900	
Metal Panel	2%	Now	\$33,700	LIFE	**	5	\$11,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
Plaster	10%			LIFE	**	5-10	\$81,200	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$61,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$28,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$71,400	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	100%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Yard</i>								
<i>Explanation : Artificial Turf</i>								

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$89,700	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electric Service Room</i>								
<i>Explanation : 2,500 Ampere Fused Disconnect Switch</i>								
<hr/>								
Transformers								
	Dry Type	100%			2047	**	5	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electric Service Room</i>								
<i>Explanation : One 330 Kilovolt-ampere Transformer For Solar Panel Reverse Feed</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	75%			2056	**	5	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electric Service Room</i>								
<i>Explanation : One 1,200 Ampere Switch For Reverse Feed From Solar Panels</i>								
	Fused Disc Sw	25%			2030		5	\$300
<hr/>								
Raceway								
	Conduit	100%			2030		1	
<hr/>								
Panelboards								
	Fused Disc Sw	20%			2029		5	\$1,400
	Molded Case Bkrs	80%			2029		5	\$6,200
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Explanation : Circuit Breakers In Panel Lp-I Frequently Trip</i>								
<hr/>								
Wiring								
	Braided Cloth	20%	2-4	\$166,500	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	80%			2030		1	
<hr/>								
Motor Controllers								
	Locally Mounted	100%			2028		5	\$2,000
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room First Floor</i>								
<i>Explanation : Main Water Pipe</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
	Manual	100%			2056	**	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electric Service Room</i>								
<i>Explanation : Connected To Outdoor Generator Connection Box</i>								
<hr/>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2040	**	10	\$217,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamps T-8</i>								
Fluorescent	5%			2025	\$34,900	10	\$13,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Teacher Cafeteria, Multipurpose Room Second Floor</i>								
LED	15%	Now	\$45,400	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Gymnasium, Auditorium</i>								
<i>Explanation : LED Modules Have Failed And Are Dark</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$77,700	1		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Exit, Service	50%			2030	\$42,600	1		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
LED	100%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet, Exterior Walls, Entrance Soffits</i>								
Alarm								
Security System								
Generic	20%			2025	\$191,300	1	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Occasional Outages. Problem Was Traced, But Could Not Be Determined.</i>								
Generic	80%			2038	**	1	\$88,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System Less Than Two Years Old</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2040	**	1-3	\$73,000	

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

Heating

Energy Source Fuel Oil No 4	100%			2030	\$581,900	5	\$91,700	
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DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2028	\$1,916,100	1	\$293,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Boilers</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$501,100	2030	\$5,011,000	4	\$14,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Broken Steam Tanks</i>								
<hr/>								
Terminal Devices								
Air Handler	30%			2030	\$1,249,000	1	\$54,900	
Convactor/Radiator	50%	Now	\$396,300	2043	**	1	\$43,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Radiators</i>								
<i>Explanation : Thermostats Need To Be Replaced</i>								
Fan Coil Unit/Heat	20%			2025	\$886,800	1	\$19,100	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
<hr/>								
Conversion Equipment Split Unit	10%			2035	**			
Window/Wall Unit	40%			2028	\$246,800	1		
No Component	50%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$261,400	
<hr/>								
Exhaust Fans Interior	25%			2030	\$263,300	2	\$2,300	
Roof	75%	Now	\$36,900	2030	\$368,700	2	\$5,400	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Broken Fan</i>								
<hr/>								
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$26,000	2035	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Main Water Valve Broken</i>								

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

DEPARTMENT OF EDUCATION - 040
FRANKLIN D. ROOSEVELT H.S - BK
Asset # : 1219

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger Steam Fired	100%			2040	**	4	\$29,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units, 600 Gallon Each</i>								
	Sanitary Piping Cast Iron	100%	Now	\$433,400	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1, 2, 3, 9th Floors</i>								
<i>Explanation : Various Drains Broken</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2030	\$45,100	4	\$9,400
Fixtures								
	Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : Two Units But Only One Elevator Is In Use, The Other Elevator Is Not Used</i>								
Fire Suppression								
	Sprinkler No Component Generic	90%			2050	**	1-2	\$8,300
	Chemical System No Component Generic	98%			2028	\$600	1-3	\$100
		2%						

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FRANKLIN K. LANE HIGH SCHOOL -BK
Address : 999 JAMAICA AVE. BTWN: ELDERT LA - DEXTER CT
Borough : BROOKLYN **Agency's Number** : K420
Program / Asset # : BOE0669.000 / 312 **Yr Built/Renovated** : 1937 / 2004
Area Sq Ft : 351,312 **Project Type** : EDUCATION
Date of Survey : 21-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 4094 **Lot** : 1 **BIN** : 3090738

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$4,737,800	\$479,200
Interior Architecture	\$2,214,500	\$3,095,500
Electrical	\$3,645,000	\$4,107,000
Mechanical	\$5,392,500	\$5,687,900
Total	\$15,989,800	\$13,369,600
Importance Code A	\$4,737,800	\$2,833,500
Importance Code B	\$10,831,000	\$10,482,500
Importance Code C	\$421,100	\$53,600
Total	\$15,989,800	\$13,369,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$71,400	
Interior Architecture	\$43,800	\$16,400	\$16,400	\$13,100
Electrical	\$37,800	\$13,700	\$33,500	\$9,800
Mechanical	\$59,400	\$53,000	\$109,900	\$56,700
Site Enclosure	\$16,800			
Site Pavements	\$5,000			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$172,700	\$93,000	\$241,200	\$89,600
Importance Code A	\$34,800	\$34,800	\$107,100	\$34,800
Importance Code B	\$123,600	\$58,200	\$134,100	\$54,800
Importance Code C	\$14,300			
Total	\$172,700	\$93,000	\$241,200	\$89,600



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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	4+	\$498,000	LIFE	**	5	\$309,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Masonry: Granite	7%	4+	\$72,900	LIFE	**	5	\$21,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Side Wall At Main Entry Stairs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Building Base Throughout</i>								
<i>Explanation : Peeling Paint</i>								
Masonry: Limestone	18%	2-4	\$480,400	LIFE	**	5	\$55,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2044	**	5	\$143,100	
Glass Block	5%			LIFE	**	5	\$4,700	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$42,800	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Various Areas On Main Roof</i>								
Masonry: Limestone	20%			LIFE	**	5	\$15,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inside Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Around Inset Reliefs</i>								
Metal Rail	5%			2033	**	5-10	\$55,200	
Metal: Cage/Fence	5%			2033	**	5-10	\$23,700	
Roof								
Built-Up (BUR)	95%	2-4	\$3,614,900	2038	**			2
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations On Main Roof By Drains And Field House</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Smaller Flat Roofs</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Stair C4 D4 And West Corridor At 4th Floor And Field House</i>								
Metal Panel	5%			2033	**	10	\$24,100	
Interior								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	14%	Now	\$16,300	LIFE	**	5	\$161,000	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rupture At Floor Drain In Sub-basement</i>								
Ceramic Tile	5%			2031	**	5	\$26,300	
Mosaic Tile	3%	4+	\$201,500	2033	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Pool Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Pool Walking Area, Coping</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Gutter And Coping</i>								
Terrazzo	3%			LIFE	**	5	\$12,300	
Traffic Topping	5%			2033	**	5	\$32,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : This Is Actually A Fluid Applied Resin Floor Finish</i>								
Vinyl Tile	20%	Now	\$95,500	2028	\$954,700	3	\$39,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Band Room And Various Others</i>								
Vinyl Tile 9" X 9"	25%			2028	\$1,546,000	3	\$49,300	
Wood	20%	Now	\$1,111,000	2043	**	5	\$98,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Classrooms</i>								
Wood	5%	0-2	\$185,200	2043	**	5	\$24,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium Floors</i>								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$150,700	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Wall Basement At Main Stairs</i>								
Ceramic Tile	10%	Now	\$65,800	2031	**	5	\$22,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Area Shower Rooms And Column Base</i>								
Glass: Single Pane	1%	Now	\$14,300	LIFE	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	5%	Now	\$46,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Metal Panel	5%	4+	\$65,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Marble Panels	4%			LIFE	**			
Plaster	40%			LIFE	**	5	\$53,600	
SGFT/Glazed Masonry	25%	4+	\$92,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridors</i>								
Ceilings								
AcousTile,Adhered	23%			2033	**	5	\$117,600	
Exposed Concrete	15%	Now	\$52,700	LIFE	**	5	\$12,000	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Sub-basement Under Pool</i>								
Plaster	62%	Now	\$88,900	LIFE	**	5	\$198,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair C4 D4 And West Corridor On 4th Floor And Field House</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair C4 D4 And West Corridor On 4th Floor And Field House</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2038	**			
Iron Picket	25%			2048	**			
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West Wall At Athletic Field</i>								

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	65%			2048		**		
Masonry: Brick	35%	4+	\$16,800	2038		**		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Entry Stair To Athletic Field</i>								
<hr/>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,000	2033		**		
<i>Tripping Hazard, Extent : Light, Area Affected : 1%</i>								
<i>Location : At Entrance by Dexter Court</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%			2033		**		
<hr/>								
Parking/Driveway								
Cast in Place Concrete	100%			2033		**		
<hr/>								
Activity Yard								
Asphalt	30%			2031		**		
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : Patching Evident</i>								
<hr/>								
Asphalt	10%			2037		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Side Of Building</i>								
<i>Explanation : Tennis Courts</i>								
<hr/>								
Rubber Matting	50%			2033		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Athletic Field</i>								
<i>Explanation : This Is Actually Astroturf</i>								
<hr/>								
Rubber Matting	10%			2033		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Athletic Field Running Track</i>								
<i>Explanation : This Is Actually A Fluid Applied Safety Matting</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	90%			2028	\$80,700	5	\$1,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere And One 3,500 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2028	\$9,000	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2028	\$521,800	5	\$1,500
Raceway								
	Conduit	100%			2028	\$617,100	1	
Panelboards								
	Fused Disc Sw	10%			2027	\$51,100	5	\$800
	Fused Knife Sw	5%	Now	\$25,500	2053	**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cellar And Basement</i>								
	Fused Toggle Switch	10%	Now	\$51,100	2053	**	5	\$400
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cellar And Basement</i>								
	Molded Case Bkrs	75%			2027	\$383,000	5	\$6,900
Wiring								
	Braided Cloth	70%	Now	\$582,700	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2028	\$249,700	1	
Motor Controllers								
	Locally Mounted	50%			2033	**	5	\$1,200
	Motor Control Center	50%			2026	\$771,100	5	\$4,800
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,200
Lighting								
Interior Lighting								
	Fluorescent	95%			2028	\$785,900	10	\$306,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	3%			2023	\$18,000	10	\$300
	Incandescent	2%			2023	\$83,300	2	\$200
Egress Lighting								
	Emergency, Battery	50%			2023	\$253,000	10	\$42,400
	Exit, Service	50%			2023	\$50,600	1	
Exterior Lighting								
	HID	100%			2023	\$1,416,500	10	\$1,100

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$340,400

1

\$39,400

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$1,165,400

1-3

\$64,900

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

Heating

Energy Source

Fuel Oil No 4

100%

2038

* *

5

\$108,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Fuel Type Was Recently Converted From #6 Oil To #4*

Conversion Equipment

Steam Boiler

100%

2026

\$2,273,600

1

\$347,900

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Sub-basement, Boilers And Auxilliary Equipment Are Beyond Their Useful Life**Cycle Rating**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : 3 #4 Oil Burning Steam Boilers*

Distribution

Central Plant Steam

100%

Now

\$297,300

2038

* *

4

\$17,300

Piping/Pmp

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Boiler Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout, Steam And Condensate Return Piping Are Beyond Useful Life Cycle**Rating*

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

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

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	0-2	\$296,400	2023	\$1,482,000	1	\$58,700	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement East And West Fan Rooms, The Blower Fan System Flexible Connections Are Badly Deteriorated</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement East And West Fan Rooms, Defective Climate Control System</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement East And West Fan Rooms, Air Handling Equipment Beyond Useful Life Cycle Rating</i>								
Convactor/Radiator	40%			2026	\$752,300	1	\$45,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam Radiators Are Beyond Their Useful Life Cycle Rating</i>								
Fan Coil Unit/Heat	30%	0-2	\$315,700	2023	\$1,578,400	1	\$30,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Unit Ventilators Have Multiple Mechanical And Or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Unit Ventilators Are Beyond Their Useful Lifecycle Rating</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2026	\$366,000	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$195,900	
Exhaust Fans								
Interior	100%	0-2	\$62,500	2023	\$1,249,900	2	\$8,600	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement East And West Fan Rooms, The Exhaust Fan System Flexible Connections Are Badly Deteriorated</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement East And West Fan Rooms, Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$1,541,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Domestic Hot And Cold Water Piping Beyond Useful Life Cycle Rating</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK
Asset # : 312

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$55,900	2028	\$559,500	4	\$34,700	
<i>Damaged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pool Equipment Room, Defective Hot Water Heat Exchanger</i>								
<i>Not Insulated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement One Of Two Heat Exchanger Tanks Is Devoid Of Insulation</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pool Equipment Room And Sub-basement Boiler Room, The Hot Water Heat Exchangers Are Beyond Their Useful Life Cycle Rating</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$14,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Drains</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Rooms 430 And 452</i>								
Sump Pump(s)								
Non-Submersible	100%			2028	\$53,600	4	\$7,400	
Pool Filter/Treatment								
Sand	100%			2041	**	4		
Backflow Preventer								
Generic	100%	Now	\$4,500	2033	**	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sub-basement Crawlspace Near Pool Equipment Room</i>								
<i>Explanation : One Of Two Leaky Back Flow Preventers</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Passenger Units From Sub-basement To 4th Floor, 1 Freight Unit From Basement To 1st Floor</i>								
<i>Explanation : Two Passenger, One Freight</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2038	**	1-2	\$9,800	
Chemical System								
Generic	100%			2023	\$27,900	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Inspection Sticker Is Expired</i>								

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE
Address : 999 JAMAICA AVE. BTWN: ELDERT LA - DEXTER CT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : BOE0669.010 / 14769 **Yr Built/Renovated** : 1945 /
Area Sq Ft : 2,235 **Project Type** : EDUCATION
Date of Survey : 29-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4094 **Lot** : 1 **BIN** : 3090738

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$82,000	
Total	\$82,000	
Importance Code A	\$82,000	
Total	\$82,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$5,400	\$1,000	\$3,600	
Electrical	\$300	\$200	\$200	\$44,200
Mechanical	\$300	\$100	\$500	\$100
Site Pavements	\$1,800			
Total	\$7,800	\$1,400	\$4,300	\$44,300
Importance Code A	\$300	\$100	\$100	\$100
Importance Code B	\$6,300	\$1,300	\$1,200	\$44,200
Importance Code C	\$1,300		\$3,000	
Total	\$7,800	\$1,400	\$4,300	\$44,300



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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE

Asset # : 14769

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$8,000	
Masonry: Limestone	5%			LIFE	**	5	\$300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	100%			2032	**	10		
<i>Bent/Warped Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$1,200	
Masonry: Limestone	25%			LIFE	**	5	\$500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$82,000	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Toilet</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$1,500	
Ceramic Tile	40%			2038	**	5	\$1,300	
Quarry Tile	40%			2042	**	5	\$2,000	
Interior Walls								
Ceramic Tile	50%			2038	**	5	\$5,900	
Plaster	25%	Now	\$1,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE

Asset # : 14769

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Plaster	100%	Now	\$4,200	LIFE	**	5	\$1,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilet</i>					
			<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Toilet</i>					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	50%			2064	**			
Masonry: Fieldstone	50%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,800	2042	**			
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$100	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5		
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$1,800	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2024	\$500	10	\$200	
			<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Locker Room Showers</i>					

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DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE

Asset # : 14769

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

Lighting

Egress Lighting								
Emergency, Battery	60%			2034	**	10	\$300	
Exit, Battery	40%			2034	**	10	\$100	

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

Location : Mechanical Room

Explanation : Fluorescent Fixture With Battery Back-up

Exterior Lighting								
HID	100%			2024		10	\$9,000	

Alarm

Security System								
Generic	100%			2024		1	\$7,200	\$800
Fire/Smoke Detection								
Generic, Analog	100%			2024		1-3	\$24,700	\$1,400

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

Heating

Energy Source								
Natural Gas	100%			2049	**	1		

Conversion Equipment								
Furnace	100%	Now	\$300	2034	**	1	\$1,000	

Malfunctioning, Extent : Severe, Area Affected : 5%

Location : Mechanical Room - Controls Are Not Working

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,200	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,200	

Exhaust Fans								
Roof	100%			2034	**	2	\$100	

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2042	**	1		

Water Heater								
Gas Fired	100%			2027		2	\$1,400	

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

Location : Mechanical Room

Explanation : One 100 Gallon Tank

Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Backflow Preventer								
Generic	100%			2034	**	1	\$100	

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**DEPARTMENT OF EDUCATION - 040
FRANKLIN K. LANE HIGH SCHOOL -BK FIELDHOUSE**

Asset # : 14769

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : GEORGE W. WINGATE HIGH SCHOOL-BK
Address : 600 KINGSTON AVE. BTWN: RUTLAND RD., WINTHROP ST.
Borough : BROOKLYN **Agency's Number** : K470
Program / Asset # : BOE0635.000 / 2523 **Yr Built/Renovated** : 1955 / 2007
Area Sq Ft : 303,000 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 4811 **Lot** : 1 **BIN** : 3107227

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,292,100	\$958,900
Interior Architecture	\$2,327,900	\$3,020,200
Electrical	\$67,000	\$3,100,800
Mechanical	\$1,296,800	\$3,110,400
Site Pavements	\$363,300	
Total	\$6,347,100	\$10,190,300
Importance Code A	\$2,292,100	\$958,900
Importance Code B	\$3,372,300	\$9,099,700
Importance Code C	\$682,700	\$131,700
Total	\$6,347,100	\$10,190,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,600			\$17,500
Interior Architecture	\$109,400		\$75,000	\$28,100
Electrical	\$31,700	\$15,700	\$14,700	\$15,800
Mechanical	\$88,900	\$52,100	\$68,800	\$45,700
Site Enclosure	\$46,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$320,400	\$71,700	\$162,400	\$111,200
Importance Code A	\$69,600	\$30,000	\$30,000	\$47,500
Importance Code B	\$144,000	\$41,700	\$132,400	\$63,600
Importance Code C	\$106,800			
Total	\$320,400	\$71,700	\$162,400	\$111,200



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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	\$426,600	LIFE	**	5	\$213,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Gymnasium</i>								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$94,000	
Panel/Paver: Limestone	5%			LIFE	**	5	\$18,800	
Windows								
Aluminum	95%	Now	\$1,522,100	2046	**	5	\$42,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	3%			LIFE	**	5	\$3,400	
Metal Louvers	2%			2039	**	10	\$11,200	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$327,800	
Masonry: Brick	50%			LIFE	**	5-10	\$155,100	
Metal Panel	5%			2050	**	5	\$8,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$57,100	
Roof								
IRMA/Protected Membrane	95%			2035	**	10	\$399,600	
Roll Roofing	5%			2029	\$92,700	5	\$35,100	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2029	\$306,700	3	\$33,800	
Cast in Place Concrete	5%			LIFE	**	5	\$98,500	
		<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement And Mechanical Spaces</i>						
Ceramic Tile	5%	Now	\$46,600	2033	**	5	\$11,300	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Kitchen And Toilets Throughout</i>						
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Kitchen And Toilets Throughout</i>						
		<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Kitchen And Toilets Throughout</i>						
Terrazzo	5%	4+	\$22,300	LIFE	**	5	\$17,600	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Main Entrance And Corridors</i>						
Vinyl Tile	20%			2035	**	3	\$33,800	
Vinyl Tile 9" X 9"	50%	Now	\$794,000	2025	\$2,646,700	3	\$84,400	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : 2nd And 3rd Floor Corridors And Classrooms</i>						
		<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : 2nd And 3rd Floor Corridors And Classrooms</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : 2nd And 3rd Floor Corridors And Classrooms</i>						
Wood	4%	Now	\$253,600	2058	**	5	\$16,900	
		<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Gymnasium</i>						
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Gymnasium</i>						
		<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Gymnasium</i>						
Wood	6%			2058	**	5	\$50,600	

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$97,000	2039	**	5	\$16,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$263,400	
Glazed Ceramic Panel	5%			LIFE	**	10	\$29,600	
Operable Wall	2%	Now	\$30,300	2050	**	5	\$23,000	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Wall Damaged, Vinyl Cover Ripped And Torn.</i>								
Plaster	15%			LIFE	**	5-10	\$84,000	
SGFT/Glazed Masonry	23%			LIFE	**	10	\$75,700	
Ceilings								
AcousTile,Adhered	20%	Now	\$517,100	2050	**	5	\$43,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria</i>								
AcousTileConcealSpLn	10%			2043	**	5	\$54,300	
Exposed Concrete	10%			LIFE	**	5-10	\$54,300	
Metal Panel	5%			LIFE	**	5	\$54,300	
Plaster	55%			LIFE	**	5-10	\$410,400	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Iron Picket	60%	Now	\$30,300	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Gates</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$16,600	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Planters In Parking Lot</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Planters In Parking Lot</i>								

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$39,300	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	12%	0-2	\$162,100	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	88%			2043		**		
Parking/Driveway								
Cast in Place Concrete	9%	Now	\$161,800	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dumpsters And Throughout</i>								
Cast in Place Concrete	91%			2043		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050		**	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Service Rated At 2,000 Amperes, One 600 Ampere For Emergency Lighting</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050		**	5	\$1,300
Raceway								
Conduit	80%			2030	\$493,700		1	
Conduit	20%			2050		**	1	
Panelboards								
Fused Disc Sw	50%			2046		**	5	\$3,500
Molded Case Bkrs	46%			2046		**	5	\$3,700
Molded Case Bkrs	4%	0-2	\$6,100	2046		**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : Nuisance Tripping Of Circuit Breakers In Panel Lp1-b</i>								

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%			2029	\$416,200	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Upper Floors</i>								
Thermoplastic	50%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room And Pipe Space</i>								
<i>Explanation : Two Grounding Bus Bars Found</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2040	**	10	\$272,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%	Now	\$6,200	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : Failed LED Modules</i>								
Egress Lighting								
Emergency, Service	25%			2035	**	1		
Emergency, Service	25%			2030	\$39,800	1		
Emergency, Battery	25%			2035	**	10	\$18,300	
Emergency, Battery	25%			2030	\$109,100	10	\$18,300	
Exterior Lighting								
HID	90%			2030	\$1,099,600	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Parapet Fixtures</i>								
<i>Explanation : Clouded Lens Guards</i>								
HID	10%			2035	**	10	\$100	
Alarm								
Security System								
Generic	20%			2035	**	1	\$22,600	
Generic	80%			2038	**	1	\$90,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK

Asset # : 2523

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% Now

\$67,000

2030

\$670,100

1-3

\$34,000

Other Observation, Extent : Moderate, Area Affected : 5%

Location : Ground Floor Boiler Room

Explanation : Trouble Signal Reports Heat Detector Malfunction. Custodian Reports Printer

Not Functional.

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2050

**

1

Fuel

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

Location : Basement Vault

Explanation : 10,000 Gallon Tank

Conversion Equipment

Steam Boiler

100%

2043

**

1

\$300,100

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

Location : Basement

Explanation : 3 Steam Boilers

Distribution

Central Plant Steam

100%

Now

\$1,025,600

2040

**

4

\$14,900

Piping/Pmp

Leak Evident, Extent : Severe, Area Affected : 2%

Location : Steam Leaks From Traps On All Floors

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

Location : Boiler Room

Explanation : Live Steam Returns F And T And Steam Traps Have Been Replaced Couple

Years Ago

Terminal Devices

Air Handler

20%

Now

\$85,200

2030

\$852,100

1

\$33,700

Other Observation, Extent : Severe, Area Affected : 10%

Location : 2nd Floor Fan Room

Explanation : 2 With Leaks

Convactor/Radiator

75%

Now

\$24,300

2035

**

1

\$66,100

Malfunctioning, Extent : Light, Area Affected : 10%

Location : Throughout Classrooms, There Are Defective Thermostats

Fan Coil Unit/Heat

5%

2030

\$226,900

1

\$4,900

Air Conditioning

Energy Source

Electricity

100%

2038

**

1

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK
Asset # : 2523

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2030	\$569,000	2	\$2,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	15%	0-2	\$4,700	2025	\$94,700	1		
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Classrooms, There Are Defective Room Air Conditioning Units</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$267,500	
Exhaust Fans								
Interior	90%			2030	\$970,200	2	\$8,400	
Roof	10%			2030	\$50,300	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%	Now	\$5,300	2035	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corroded Water Main Valve At A Wing Tunnel</i>								
Water Heater								
Gas Fired	100%			2028	\$184,800	2	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Two 300 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$110,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Clogged Floor Drain In Cafeteria And At Wing A Tunnel Exit.3</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Leaks In Water Fountain Drains</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$6,400	
Sewage Ejector(s)								
Electric	100%			2030	\$87,300	4	\$18,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								

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DEPARTMENT OF EDUCATION - 040
GEORGE W. WINGATE HIGH SCHOOL-BK

Asset # : 2523

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$4,200
	Chemical System							
	Generic	100%			2028	\$27,900	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Installed In Room C105 And Not In The Kitchen</i>					
			<i>Explanation : 1 Set Unit</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : GEORGE WASHINGTON EDU. CAMPUS
Address : 549 AUDUBON AVE BTWN: WEST 192 ST., WEST 193 S
Borough : MANHATTAN **Agency's Number** : M465
Program / Asset # : BOE0127.000 / 1621 **Yr Built/Renovated** : 1925 / 2006
Area Sq Ft : 320,000 **Project Type** : EDUCATION
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,Ph
Block : 2160 **Lot** : 18 **BIN** : 1076751

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$6,258,800	\$4,224,600
Interior Architecture	\$1,604,800	\$1,831,000
Electrical	\$662,900	\$1,572,800
Mechanical	\$3,427,200	\$6,576,900
Site Enclosure	\$76,900	
Site Pavements	\$40,700	\$451,000
Total	\$12,071,400	\$14,656,300
Importance Code A	\$6,465,900	\$6,331,500
Importance Code B	\$5,293,500	\$8,277,900
Importance Code C	\$311,900	\$47,000
Total	\$12,071,400	\$14,656,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,400			
Interior Architecture	\$43,300		\$27,200	\$16,300
Electrical	\$35,300	\$9,000	\$12,200	\$11,700
Mechanical	\$153,000	\$50,100	\$176,900	\$49,700
Site Enclosure	\$23,100			
Site Pavements	\$108,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$385,000	\$66,900	\$224,200	\$85,600
Importance Code A	\$14,400	\$31,700	\$31,700	\$31,700
Importance Code B	\$281,700	\$35,200	\$171,400	\$53,900
Importance Code C	\$88,900		\$21,200	
Total	\$385,000	\$66,900	\$224,200	\$85,600



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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$365,200	LIFE	**	5	\$226,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 45%</i>								
<i>Location : South And East Side</i>								
Masonry: Fieldstone	5%	0-2	\$65,400	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$184,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2035	**	5	\$35,400	
Windows								
Glass Block	10%	Now	\$108,700	LIFE	**	5	\$6,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	90%	Now	\$5,120,500	2055	**	5	\$573,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Elevator Shaft</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
Parapets								
Masonry: Brick	75%	Now	\$349,100	LIFE	**	5	\$56,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	25%	Now	\$14,400	LIFE	**	5	\$118,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Coping At Parapet Over Main Entrance</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Coping At Parapet Over Main Entrance</i>								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS

Asset # : 1621

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	92%	2-4	\$157,800	2025	\$3,156,600			
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Room 338</i>								
Copper/Terne	5%			2058	**	10	\$29,600	
Skylight, Metal/Glass	3%			2040	**	10	\$23,700	
Soffits								
Masonry: Brick	100%			LIFE	**	5		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$423,100	
Ceramic Tile	5%	Now	\$150,100	2033	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bathrooms Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boys Pool</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys Pool</i>								
Mosaic Tile	1%			2043	**	5	\$12,100	
Marble Panels	2%			LIFE	**	5	\$14,500	
Vinyl Tile	27%	4+	\$237,100	2030	\$1,185,300	3	\$49,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	45%	4+	\$383,200	2045	**	5	\$204,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	3%	Now	\$85,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room B15</i>								
Ceramic Tile	10%			2033	**	5	\$42,300	
Glass: Single Pane	3%	Now	\$40,700	LIFE	**	5	\$9,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Gypsum Board	10%			LIFE	**	5-10	\$71,900	
Masonry: Brick	12%			LIFE	**	10	\$15,200	
Plaster	37%			LIFE	**	5-10	\$133,000	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$52,900	

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	\$20,800	2035	**	5	\$20,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
AcousTileSusp.Lay-In	10%			2035	**	5	\$41,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$71,900	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Boys Pool Area In Sub-basement</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Boys Pool Area In Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys Pool Area In Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Temporary Supports Installed Below Ceiling</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$41,900	
Plaster	65%	Now	\$190,700	LIFE	**	5	\$170,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Windows At 5th Floor Classrooms</i>								
Plaster	5%	Now	\$6,600	LIFE	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Main Entrance</i>								
<i>Explanation : Decorative Plaster</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Athletic Field</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Athletic Field</i>								
Iron Picket	35%	Now	\$14,500	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance And Throughout</i>								
Masonry: Brick	5%	Now	\$8,600	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Audubon Avenue</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Audubon Avenue</i>								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	20%			2050		**		
Masonry: Fieldstone	80%	Now	\$76,900	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Athletic Field</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Athletic Field</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$40,700	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$32,500	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest Entrance And Throughout</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	75%	Now	\$18,100	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout North Lot</i>								
Cast in Place Concrete	25%			2035		**		
Activity Yard								
Asphalt	50%	Now	\$34,900	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Athletic Field</i>								
Rubber Matting	50%	Now	\$22,600	2030	\$451,000			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Athletic Field</i>								

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS

Asset # : 1621

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2030	\$35,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 6,000 Amperes</i>								
Fused Disc Sw	40%			2040	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Fused Disc Sw	20%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2030	\$156,500	5	\$400	
Fused Disc Sw	70%			2040	**	5	\$1,000	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$700	
Fused Knife Sw	5%	2-4	\$25,500	2055	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2046	**	5	\$1,700	
Molded Case Bkrs	65%			2029	\$331,900	5	\$5,500	
Wiring								
Braided Cloth	75%	2-4	\$624,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$245,800	5	\$2,200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$287,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Observed</i>								

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2025	\$230,400	10	\$38,600	
Exit, Service	50%			2025	\$46,100	1		
Exterior Lighting								
HID	10%			2030	\$129,000	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Perimeter</i>						
		<i>Explanation : Controlled Via Timer</i>						
Incandescent	10%			2025	\$109,500	2	\$100	
		<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Entry Ornamental Fixtures</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor Entry</i>						
		<i>Explanation : Controlled Via Timer</i>						
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$35,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Surveillance System And Intrusion Alarm System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$59,200	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil	100%			2040	**	5	\$99,100	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 15,000 Gallon Tanks For No. 4 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%	Now	\$207,100	2028	\$2,070,900	1	\$285,200	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various Locations, Defective Low Pressure Steam Regulator</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Sub-basement Mezzanine Level</i>						
		<i>Explanation : Two No. 4 Oil Burning Medium Pressure Steam Boilers, Two Coal Fired Boilers Abandoned In Place</i>						

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS

Asset # : 1621

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$424,500	2040		**		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout, Leaky Steam Supply And Condensate Return Lines.</i> <i>Malfunctioning, Extent : Severe, Area Affected : 10%</i> <i>Location : Vacuum Pump</i> <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i> <i>Location : Various</i> <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i> <i>Explanation : Fuel Oil Pump Set</i>								
Terminal Devices								
Air Handler	50%	Now	\$1,124,900	2030	\$2,249,800	1	\$89,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Pool Equipment Room, Third Floor Fan Rooms, And Auditorium Fan Room</i> <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Air Handling Units</i> <i>Explanation : Thermostatic Control Of Valves Faulty Due To Pneumatic System</i>								
Convactor/Radiator	50%	Now	\$85,700	2028	\$856,600	1	\$46,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout, Defective Climate Controls, Leaky Radiator Traps.</i> <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038		**	1	
Conversion Equipment								
Reciprocating Compr/Chiller	5%	Now	\$27,200	2030	\$135,800	1	\$6,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Third Floor Roof, Defective Controls</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Third Floor Roof</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Third Floor Roof</i> <i>Explanation : Packaged Air Cooled Chiller, Serves Cafeteria</i>								
Split Unit	5%			2030	\$341,500			
Window/Wall Unit	80%			2025	\$533,500	1		
No Component	10%							

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS

Asset # : 1621

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	5%			2050	**	4	\$1,200
	Ductwork/Diffusers	95%			LIFE	**	2	\$494,400
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Pool Ductwork.</i>								
Terminal Devices								
	Air Handler/Cool/Ht No Component	5%			2030	\$161,500	1	\$9,900
		95%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2035	**	2	\$11,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Unit Serves Chiller</i>								
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$59,000	LIFE	**	2-5	\$178,400
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Exhaust Fans								
	Interior	50%	4+	\$569,200	2040	**	2	\$3,900
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pools Equipment Rooms, Third Floor, Fifth Floor Fan Rooms And Auditorium Fan Room</i>								
	Roof	50%	4+	\$265,600	2040	**	2	\$3,900
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$421,200	2035	**	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Backflow Preventer. Water Service Valve Corroded.</i>								

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**DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS**

Asset # : 1621

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$152,900	2040	**	4	\$31,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Domestic Hot Water Tank Lining, Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement Pool Equipment Room</i>								
<hr/>								
Sanitary Piping Cast Iron	100%	Now	\$117,100	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room B15, Pool Equipment Room And Various Other Locations</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Storm Drain Piping Cast Iron	100%	Now	\$13,300	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Central Roof</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Sump Pump(s) Non-Submersible	100%	Now	\$9,800	2030	\$48,800	4	\$6,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement, Defective Sump Pump</i>								
<hr/>								
Pool Filter/Treatment Activated Carbon	100%			2028	\$100	4		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Pools, One Not In Service. South Pool Isolation Valve Corroded.</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units</i>								
<hr/>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$9,000	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Partial Sprinkler</i>								
<hr/>								
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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DEPARTMENT OF EDUCATION - 040
GEORGE WASHINGTON EDU. CAMPUS
Asset # : 1621

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : GEORGE WESTINGHOUSE H.S. - BK
Address : 105 JOHNSON ST. @TILLARY AND BRIDGE STREETS
Borough : BROOKLYN **Agency's Number** : K580
Program / Asset # : BOE0646.000 / 1209 **Yr Built/Renovated** : 1908 / 2000
Area Sq Ft : 244,000 **Project Type** : EDUCATION
Date of Survey : 21-Feb-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 131 **Lot** : 1 **BIN** : 3348044

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$977,600	\$761,000
Interior Architecture	\$1,455,100	\$1,421,600
Electrical	\$370,600	\$2,757,500
Mechanical	\$460,400	\$4,042,800
Total	\$3,263,700	\$8,982,900
Importance Code A	\$1,063,400	\$761,000
Importance Code B	\$1,957,100	\$8,165,800
Importance Code C	\$243,200	\$56,100
Total	\$3,263,700	\$8,982,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,900		\$29,100	
Interior Architecture	\$82,700		\$32,200	\$38,000
Electrical	\$31,600	\$3,400	\$4,800	\$6,300
Mechanical	\$60,200	\$46,700	\$54,400	\$34,700
Site Enclosure	\$800			
Site Pavements	\$5,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$193,300	\$58,000	\$128,300	\$86,900
Importance Code A	\$4,900	\$24,200	\$53,200	\$24,200
Importance Code B	\$152,200	\$33,900	\$75,100	\$52,300
Importance Code C	\$36,200			\$10,400
Total	\$193,300	\$58,000	\$128,300	\$86,900



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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$463,200	
Masonry: Brick	70%			LIFE	**	5	\$415,000	
Granite Panels	5%	0-2	\$182,400	LIFE	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	15%			2043	**	5	\$111,200	
Windows								
Aluminum	100%			2046	**	5	\$93,100	
Parapets								
Cast Stone/Terra Cotta	13%			LIFE	**	5-10	\$144,600	
Masonry: Brick	65%			LIFE	**	5-10	\$174,200	
Metal Rail	5%			2043	**	5-10	\$35,400	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,900	
Stucco Cement	15%			2043	**	5	\$15,200	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$180,300	
Copper/Terne	5%			2058	**	10	\$23,700	
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$132,500	
Ceramic Tile	5%			2043	**	5	\$15,100	
Ceramic Tile	5%	4+	\$17,000	2039	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$40,800	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%	Now	\$239,000	2030	\$1,195,100	3	\$45,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1908 Wing Stairs</i>								
Vinyl Tile	33%	0-2	\$98,600	2035	**	3	\$37,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Wood	2%			2058	**	5	\$11,400	

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$52,000	
Ceramic Tile	5%			2039	**	5	\$20,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$33,300	
Glass: Single Pane	5%	4+	\$36,200	LIFE	**	5	\$15,600	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Glazed Ceramic Panel	5%			LIFE	**	10	\$18,700	
Plaster	45%			LIFE	**	5-10	\$159,100	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$52,000	
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$568,500	2050	**	5	\$37,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor In 1962 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor In 1962 Wing</i>								
AcousTileConcealSpLn	10%			2043	**	5	\$37,900	
Exposed Concrete	25%			LIFE	**	5-10	\$94,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$30,300	
Fiber Board	5%			2035	**			
Plaster	35%			LIFE	**	5-10	\$182,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$800	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Black Iron Fencing Requires Painting</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$5,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Along Tech Place Cracking / Crumbling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	5%			2050	**	5	\$100	
Molded Case Bkrs	95%			2040	**	5	\$6,100	

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2030	\$603,500	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	90%			2029	\$499,400	5	\$5,800	
Molded Case Bkrs	5%			2046	**	5	\$300	
Wiring								
Braided Cloth	30%	2-4	\$271,300	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2050	**	1		
Thermoplastic	60%			2040	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$213,600	5	\$1,300	
Locally Mounted	20%	2-4	\$53,400	2050	**	5	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main In Basement</i>								
<i>Explanation : Grounding Is In Satisfactory Condition.</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$219,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps Fixtures Were Replaced With T-8 Lamps Type Fixtures 4 Years Ago.</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Light Fixtures Were Installed In The Gymnasium About Four Years Ago.</i>								
Egress Lighting								
Emergency, Battery	40%			2025	\$152,700	10	\$23,600	
Exit, Service	60%	0-2	\$45,800	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Most Exit Lights Are Old And Beyond Their Useful Life.</i>								
Exterior Lighting								
HID	100%			2025	\$1,069,000	10	\$700	
Alarm								
Security System								
No Component	85%							
Generic	15%			2038	**	1	\$13,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

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

Alarm

Fire/Smoke Detection

No Component	85%							
Generic, Analog	15%			2035	**	1-3	\$22,500	

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

Heating

Energy Source

Fuel Oil No 2	100%			2040	**	5	\$75,600	
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Conversion Equipment

Steam Boiler	100%	Now	\$85,800	2035	**	1	\$217,500	
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Other Observation, Extent : Moderate, Area Affected : 50%

Location : Basement Boiler Room

Explanation : 4 Units. No. 4 Boiler Is Malfunctioning

Distribution

Steam Piping/Pump	100%	Now	\$117,200	2040	**			
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Controller Not Working, Extent : Severe, Area Affected : 25%

Location : Pneumatic Valves In Class Rooms

Obsolete Equipment, Extent : Severe, Area Affected : 10%

Location : Vacuum Pumps In Boiler Room

Steam Traps Faulty, Extent : Severe, Area Affected : 40%

Location : Throughout The Building

Terminal Devices

Air Handler	15%			2030	\$559,200	1	\$22,600	
Convactor/Radiator	80%			2028	\$1,135,500	1	\$63,000	
Fan Coil Unit/Heat	5%			2030	\$198,500	1	\$3,900	

Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	10%			2030	\$331,900	2	\$1,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Rooftop Unit

Explanation : Serves The Kitchen

Window/Wall Unit	40%			2025	\$221,000	1		
No Component	50%							

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$215,400	
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Exhaust Fans

Interior	20%			2030	\$188,600	2	\$1,500	
Roof	80%	Now	\$35,200	2030	\$352,100	2	\$4,800	

Not in Service, Extent : Moderate, Area Affected : 30%

Location : Toilet Exhaust Fan

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DEPARTMENT OF EDUCATION - 040
GEORGE WESTINGHOUSE H.S. - BK
Asset # : 1209

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
Water Heater Gas Fired	100%	4+	\$161,700	2030	\$161,700	2	\$2,800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger Steam Fired	100%			2030	\$422,200	4	\$36,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%	0-2	\$9,000	2025	\$9,000	4	\$5,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%	Now	\$22,900	2030	\$76,400	4	\$9,700	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1 Of 3 Pumps</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2030	\$259,600	1-2	\$6,800	
Chemical System								
No Component	95%							
Generic	5%			2025	\$1,500	1-3	\$200	

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : GRACE H. DODGE HIGH SCHOOL - BX
Address : 2474 CROTONA AVE. @ E.189 ST.
Borough : BRONX **Agency's Number** : X660
Program / Asset # : BOE0336.000 / 2604 **Yr Built/Renovated** : 1925 / 2010
Area Sq Ft : 139,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 3104 **Lot** : 7 **BIN** : 2012887

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,431,500	\$94,500
Interior Architecture	\$117,700	\$834,000
Electrical	\$959,100	\$406,800
Mechanical	\$610,400	\$1,132,500
Site Pavements	\$47,000	
Total	\$3,165,700	\$2,467,800
Importance Code A	\$1,431,500	\$94,500
Importance Code B	\$1,734,200	\$2,307,700
Importance Code C		\$65,600
Total	\$3,165,700	\$2,467,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$9,100		\$9,400
Interior Architecture		\$24,900	\$20,900	\$9,800
Electrical	\$62,000	\$4,700	\$4,300	\$10,700
Mechanical	\$27,500	\$20,300	\$30,700	\$42,100
Site Enclosure	\$100			
Site Pavements	\$23,600			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$118,100	\$63,900	\$60,900	\$77,000
Importance Code A	\$13,800	\$22,900	\$13,800	\$23,500
Importance Code B	\$80,800	\$41,100	\$38,000	\$53,500
Importance Code C	\$23,600		\$9,100	
Total	\$118,100	\$63,900	\$60,900	\$77,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$39,200	
Masonry: Brick	55%	Now	\$178,000	LIFE	**	5	\$55,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Heads In Various Locations</i>								
Masonry: Brick Cavity	25%			LIFE	**	5	\$25,100	
Masonry: Granite	5%			LIFE	**	5	\$3,800	
Masonry: Limestone	5%			LIFE	**	5	\$3,800	
Metal Panel	5%			2049	**	5-10	\$34,500	
Windows								
Aluminum	98%	4+	\$159,500	2045	**	5	\$8,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2032	**	10	\$2,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,600	
Masonry: Brick	55%			LIFE	**	5	\$6,800	
Masonry: Brick Cavity	25%			LIFE	**	5	\$3,100	
Masonry: Limestone	5%			LIFE	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Built-Up (BUR)	95%			2024	\$1,023,500	10	\$70,600	
Metal Panel	5%			2042	**	10	\$6,800	
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,900	
Ceramic Tile	5%			2038	**	5	\$10,500	
Terrazzo	5%			LIFE	**	5	\$8,200	
Vinyl Tile	50%			2034	**	3	\$39,400	
Vinyl Tile 9" X 9"	25%			2029	\$617,500	3	\$19,700	
Wood	5%			2044	**	5	\$19,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$18,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,600	
Masonry: Brick	8%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	60%			LIFE	**	5	\$65,600	
SGFT/Glazed Masonry	5%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2042	**	5	\$13,100	
AcousTileSusp.Lay-In	5%			2042	**	5	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Protected By Netting Against Impacts</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,600	
Metal Panel	5%			LIFE	**	5	\$13,100	
Plaster	80%	Now	\$117,700	LIFE	**	5	\$105,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Window Heads At Exterior Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Window Heads At Exterior Walls</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2039	**			
Iron Picket	30%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$100	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Parking Area At West Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$47,000	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations At Rear Or East Side Of Property</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Masonry: Granite	5%	4+	\$800	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Entry Steps To Building Addition</i>								
Parking/Driveway								
Asphalt	85%			2032	**			
Cast in Place Concrete	15%	Now	\$22,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Loading Dock Area</i>								
Activity Yard								
Asphalt	100%			2032	**			

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2049	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	30%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump</i>								
Switchgear / Switchboard								
	Fused Disc Sw	86%			2049	**	5	\$500
	Fused Knife Sw	14%	2-4	\$32,900	2059	**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	70%			2029	\$184,900	1	
	Conduit	30%			2055	**	1	
Panelboards								
	Fused Disc Sw	10%			2051	**	5	\$300
	Molded Case Bkrs	90%			2051	**	5	\$3,300
Wiring								
	Braided Cloth	70%	2-4	\$259,600	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2055	**	1	
Motor Controllers								
	Locally Mounted	18%	2-4	\$22,100	2049	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
	Locally Mounted	82%			2027	\$100,800	5	\$800
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$1,000
	Generic	50%			LIFE	**	5	\$1,000
Lighting								
Interior Lighting								
	Fluorescent	95%			2037	**	10	\$121,100
<i>Other Observation, Extent : Light, Area Affected : 94%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	2%			2024	\$4,800	10	\$100
	Incandescent	3%			2024	\$49,500	2	\$100
Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$16,800
	Exit, Service	50%			2037	**	1	

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DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	20%			2024	\$112,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$15,600	
Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2024	\$538,000	1-3	\$30,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$43,100	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$137,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Three Units</i>					
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	15%			2029	\$293,200	1	\$12,900	
Convactor/Radiator	85%			2027	\$632,500	1	\$38,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$115,900	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,500	
Exhaust Fans								
Interior	100%			2024	\$494,500	2	\$4,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	Now	\$6,100	2027	\$122,000	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Booster Pumps</i>					

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DEPARTMENT OF EDUCATION - 040
GRACE H. DODGE HIGH SCHOOL - BX
Asset # : 2604

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2027	\$84,800	2	\$2,000
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 175 Gallon Unit</i>								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Non-Submersible	100%			2029	\$21,200	4	\$4,400
	Backflow Preventer No Component Generic	50%			2034	* *	1	\$4,300
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
	Sprinkler No Component Generic	95%			2039	* *	1-2	\$2,000
	Chemical System No Component Generic	99%			2024	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : GRAND ST. EDUCATIONAL CAMPUS -BK
Address : 850 GRAND STREET @BUSHWICK AVE.
Borough : BROOKLYN **Agency's Number** : K450
Program / Asset # : BOE0630.000 / 1227 **Yr Built/Renovated** : 1981 /
Area Sq Ft : 476,798 **Project Type** : EDUCATION
Date of Survey : 19-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3016 **Lot** : 1 **BIN** : 3325733

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,938,500	\$3,698,400
Interior Architecture	\$129,300	\$431,400
Electrical	\$2,390,400	\$5,350,500
Mechanical	\$1,997,400	\$11,442,700
Total	\$6,455,600	\$20,923,000
Importance Code A	\$1,938,500	\$6,891,800
Importance Code B	\$4,517,200	\$13,905,300
Importance Code C		\$125,900
Total	\$6,455,600	\$20,923,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,400		\$8,100	\$18,000
Interior Architecture	\$83,900	\$17,800	\$50,000	\$98,100
Electrical	\$99,500	\$94,100	\$81,200	\$86,900
Mechanical	\$94,000	\$96,500	\$148,600	\$129,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$299,600	\$216,300	\$295,700	\$340,500
Importance Code A	\$61,600	\$47,200	\$56,300	\$65,200
Importance Code B	\$238,000	\$169,100	\$216,200	\$275,200
Importance Code C			\$23,200	
Total	\$299,600	\$216,300	\$295,700	\$340,500



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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	68%			LIFE	**	5	\$176,400	
Metal Coiling Doors	2%			2033	**	5	\$16,200	
Pre-Cast Concrete	30%	Now	\$274,700	LIFE	**	5	\$253,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%	Now	\$907,100	2036	**	5	\$33,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 217 Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2037	**	10	\$8,600	
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$19,300	
Metal Panel	5%	Now	\$14,400	2048	**	5	\$3,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping At Mechanical Room</i>								
Pre-Cast Concrete	40%			LIFE	**	5	\$88,100	
Roof								
Copper/Terne	5%			2056	**	10	\$54,000	
IRMA/Protected Membrane	85%	Now	\$625,400	2028	\$3,126,900			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Rooms</i>								
Roll Roofing	5%			2024	\$95,200	5	\$36,000	
Traffic Topping	5%			2033	**	10	\$36,000	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$109,300	
Ceramic Tile	5%			2037	**	5	\$35,700	
Panel/Paver: Cer/Brk	4%			2044	**	5	\$64,200	
Vinyl Tile	72%			2033	**	3	\$256,900	
Vinyl Tile	2%			2036	**	3	\$7,100	
Wood	6%			2056	**	5	\$80,300	
Wood	4%			2043	**	5	\$53,500	

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

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

DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	30%			LIFE	**	5	\$53,000	
Glass: Single Pane	2%			LIFE	**	5	\$6,600	
Masonry: Brick	5%			LIFE	**			
Operable Wall	3%			2048	**	5	\$46,400	
Plaster	55%			LIFE	**	5	\$72,900	

Ceilings

AcousTile,Adhered	25%			2033	**	5	\$178,400	
AcousTileSusp.Lay-In	5%			2041	**	5	\$35,700	
Exposed Concrete	60%			LIFE	**	5	\$66,900	

Water Penetration, Extent : Light, Area Affected : 25%

Location : Rooms 432, 436, 442

Exposed Struc: Steel	5%			LIFE	**			
Plaster	5%			LIFE	**	5	\$22,300	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	60%			2028	\$80,700	5	\$1,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Two 4000 Ampere Main Disconnect Switches

Fused Disc Sw	20%			2028	\$26,900	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Fused Disc Sw	20%			2048	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 1200 Ampere Main Disconnect Switch

Transformers

Dry Type	100%			2026	\$16,900	5	\$1,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : 150 Kilovolt-ampere, 208v(Pri) - 480/277v(Sec)

Switchgear / Switchboard

Fused Disc Sw	90%			2028	\$704,400	5	\$1,800	
Fused Disc Sw	10%			2048	**	5	\$200	

Raceway

Conduit	95%			2028	\$879,400	1		
Conduit	5%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	95%			2027	\$742,900	5	\$11,900	
Molded Case Bkrs	5%			2044	**	5	\$600	
Wiring								
Thermoplastic	95%			2028	\$1,186,200	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	30%			2026	\$110,600	5	\$1,000	
Motor Control Center	70%			2026	\$1,619,300	5	\$9,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$146,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two Automatic Transfer Switches</i>								
Generators								
Diesel	100%			2037	**	1	\$184,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 385 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$17,700	
Fuel Storage								
Main Tank	100%			2056	**	5	\$14,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	86%			2033	**	10	\$376,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2033	**	10	\$43,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	5%			2038	**	1		
Exit, Service	35%			2023	\$48,100	1		
Exterior Lighting								
HID	100%			2023	\$1,922,500	10	\$1,500	

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System Generic	100%			2033	**	1	\$178,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$302,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2038	**	5	\$147,700	
Conversion Equipment Steam Boiler	100%			2026	\$3,085,700	1	\$472,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Boilers</i>								
Distribution Steam Piping/Pump	100%	Now	\$210,800	2038	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Fan Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	50%	Now	\$67,000	2028	\$3,352,200	1	\$132,700	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Axle Of The Air Handler For Gymnasium</i>								
Convector/Radiator	40%			2026	\$1,021,000	1	\$61,600	
Fan Coil Unit/Heat	10%			2023	\$714,100	1	\$15,400	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2028	\$404,700	1	\$22,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Split Unit	15%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Units. R-410a</i>								
Window/Wall Unit	60%	0-2	\$59,600	2023	\$596,100	1		
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2028	\$454,500	1	\$29,500	
Fan Coil - 2 Pipe	15%			2033	**	1	\$23,100	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	\$81,700	2	\$33,200	
Evaporative Condenser	15%			2033	**	2	\$49,800	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$265,900	
Exhaust Fans								
Interior	70%			2028	\$1,187,400	2	\$10,200	
Roof	30%	Now	\$11,900	2028	\$237,500	2	\$3,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Boys And Girls Restrooms</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$71,100	2038	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Booster Pump In Basement Room # 85</i>								
HW Heat Exchanger								
Steam Fired	100%			2028	\$759,300	4	\$47,100	
Sanitary Piping								
Cast Iron	100%	Now	\$69,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sink In Kitchen</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$72,700	4	\$10,100	

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DEPARTMENT OF EDUCATION - 040
GRAND ST. EDUCATIONAL CAMPUS -BK
Asset # : 1227

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s)							
	Electric	100%			2028	\$137,300	4	\$19,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2038		**	1-5
Sprinkler								
	No Component	90%						
	Generic	10%			2028	\$466,900	1-2	\$13,400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : GREGORIO LUPERON H.S. - M
Address : 2120 AMSTERDAM AVE. @ W.165 ST.
Borough : MANHATTAN **Agency's Number** : M876
Program / Asset # : BOE1067.000 / 14413 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 52,000 **Project Type** : EDUCATION
Date of Survey : 25-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,ph
Block : 2123 **Lot** : 45 **BIN** : 1085733

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$47,700	
Total	\$47,700	
Importance Code B	\$47,700	
Total	\$47,700	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,600	\$600		\$3,500
Interior Architecture	\$28,200	\$14,800	\$7,900	\$1,900
Electrical	\$1,500	\$2,700	\$1,500	\$8,100
Mechanical	\$6,600	\$6,100	\$10,300	\$6,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$71,700	\$32,000	\$27,500	\$27,800
Importance Code A	\$30,200	\$3,200	\$2,600	\$6,200
Importance Code B	\$29,100	\$28,900	\$19,300	\$21,600
Importance Code C	\$12,500		\$5,600	
Total	\$71,700	\$32,000	\$27,500	\$27,800



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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$22,100	
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South West Corner</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : South And East Sides</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Sides</i>								
Metal Panel	15%	Now	\$7,800	2049	**	5	\$9,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South And East Sides</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$16,600	
Window Wall	5%			2039	**	5	\$6,400	
Windows								
Aluminum	95%	Now	\$7,600	2045	**	5	\$900	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Third Floor Classrooms</i>								
Glass Block	5%			LIFE	**	5	\$100	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$500	
Metal Panel	15%			2049	**	5	\$700	
Pre-Cast Concrete	5%			LIFE	**	5	\$400	
Stucco Cement	40%			2042	**	5	\$1,200	
Roof								
IRMA/Protected Membrane	100%	Now	\$12,100	2034	**			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Roof Drain</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Cement-Fiber Panel	25%			2034	**	10		
Metal Panel	75%			2049	**	5-10		

Interior

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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2025	\$20,700	3	\$2,300	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$6,600	
Ceramic Tile	15%			2038	**	5	\$4,500	
Traffic Topping	10%			2034	**	5	\$3,800	
Vinyl Tile	50%			2037	**	3	\$5,700	
Wood	10%	0-2	\$2,100	2057	**	5	\$2,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	15%			2038	**	5	\$11,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,000	
Gypsum Board	75%	Now	\$12,500	LIFE	**	5	\$33,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Classrooms</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Classrooms, At Windows</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2042	**	5	\$24,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 4th Floor</i>								
Exposed Struc: Steel	10%	0-2	\$13,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Gypsum Board	10%			LIFE	**	5	\$3,800	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2049	**	5	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>					
	Fused Disc Sw	25%			2049	**	5	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>					
	Fused Disc Sw	25%			2049	**	5	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 600 Ampere Main Disconnect Switch For Fire Pump</i>					
Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	**	5	\$200
Raceway								
	Conduit	100%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2045	**	5	\$100
	Molded Case Bkrs	90%			2045	**	5	\$1,200
Wiring								
	Thermoplastic	100%			2049	**	1	
Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$800
Lighting								
Interior Lighting								
	Fluorescent	95%			2034	**	10	\$45,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
	Fluorescent	5%			2034	**	10	\$2,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Corridors And Gymnasium</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$6,300
	Exit, LED	45%			2057	**	1	
	Exit, Service	5%			2034	**	1	
Exterior Lighting								
	HID	100%			2034	**	10	\$200
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2057	**	5	\$1,500

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

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

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$5,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway, Cafeteria, Offices And Exit Doors**Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$9,600

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

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Furnace

100%

2034

* *

1

\$25,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Rooftop Units***Air Conditioning**

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2034

* *

2

\$3,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Units***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$29,000

Exhaust Fans

Roof

100%

2034

* *

2

\$1,600

Plumbing

H/C Water Piping

Brass/Copper

100%

2049

* *

1

Water Heater

Gas Fired

100%

2027

\$31,700

2

\$800

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Backflow Preventer

Generic

100%

2034

* *

1

\$3,200

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

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

DEPARTMENT OF EDUCATION - 040
GREGORIO LUPERON H.S. - M
Asset # : 14413

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement - Fourth Floor</i>				
				<i>Explanation : 2 Units</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2049	**	1-2	\$14,600
	Fire Pump							
	Generic	100%			2038	**	1	\$9,700
	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$4,000

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : GROVER CLEVELAND HIGH SCHOOL - Q
Address : 21-27 HIMROD STREET @GRANDVIEW AVE.
Borough : QUEENS **Agency's Number** : Q485
Program / Asset # : BOE0886.000 / 1478 **Yr Built/Renovated** : 1931 / 2010
Area Sq Ft : 276,150 **Project Type** : EDUCATION
Date of Survey : 17-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3363 **Lot** : 1 **BIN** : 4080227

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$846,500	\$678,100
Interior Architecture	\$1,095,700	\$2,889,600
Electrical	\$248,400	\$4,187,800
Mechanical	\$1,089,700	\$2,922,100
Total	\$3,280,400	\$10,677,600
Importance Code A	\$846,500	\$767,800
Importance Code B	\$2,433,900	\$9,208,100
Importance Code C		\$701,700
Total	\$3,280,400	\$10,677,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$28,100		
Interior Architecture	\$18,500	\$37,100		\$18,500
Electrical	\$26,900	\$45,700	\$7,900	\$9,300
Mechanical	\$41,100	\$68,300	\$65,400	\$40,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,500	\$183,100	\$77,200	\$71,900
Importance Code A	\$27,300	\$56,100	\$27,300	\$27,300
Importance Code B	\$63,200	\$127,100	\$49,900	\$44,500
Importance Code C				
Total	\$90,500	\$183,100	\$77,200	\$71,900



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

DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q

Asset # : 1478

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$209,000	
Copper/Terne	3%			2047	**	10	\$18,800	
Masonry: Brick	82%			LIFE	**	5	\$219,400	
Masonry: Limestone	5%			LIFE	**	5	\$10,000	
Windows								
Aluminum	100%	Now	\$846,500	2043	**	5	\$47,300	
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$9,300	
Masonry: Brick	95%			LIFE	**	5	\$22,900	
Roof								
Built-Up (BUR)	90%			2035	**	10	\$202,400	
Copper/Terne	5%			2062	**	10	\$28,100	
Skylight, Plastic	5%			2040	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$92,700	
Ceramic Tile	5%			2030	\$438,300	5	\$21,200	
Terrazzo	5%			LIFE	**	5	\$16,500	
Vinyl Tile	35%			2027	\$1,345,900	3	\$74,100	
Vinyl Tile 9" X 9"	20%			2022	\$996,400	3	\$31,800	
Wood	25%			2042	**	5	\$198,600	
Interior Walls								
Ceramic Tile	5%			2030	\$619,600	5	\$21,000	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$82,000	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2032	**	5	\$53,000	
Exposed Concrete	10%			LIFE	**	5	\$6,600	
Plaster	80%			LIFE	**	5	\$211,800	

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$89,700	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches No Nameplate Rating Available</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$521,800	5	\$1,200	
<hr/>								
Raceway								
Conduit	70%			2027	\$432,000	1		
Conduit	30%			2037	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2026	\$25,500	5	\$300	
Fused Disc Sw	4%			2043	**	5	\$300	
Fused Toggle Switch	1%	2-4	\$5,100	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Molded Case Bkrs	30%			2035	**	5	\$2,200	
Molded Case Bkrs	60%			2026	\$306,400	5	\$4,400	
<hr/>								
Wiring								
Thermoplastic	30%			2037	**	1		
Thermoplastic	70%			2027	\$582,700	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2025	\$122,900	5	\$900	
Locally Mounted	50%			2032	**	5	\$900	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	96%			2027	\$624,300	10	\$243,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
HID	2%			2022	\$9,500	10	\$200	
Incandescent	2%			2022	\$65,500	2	\$100	
<hr/>								
Egress Lighting								
Emergency, Battery	10%			2027	\$39,800	10	\$6,700	
Emergency, Battery	40%			2022	\$159,100	10	\$26,700	
Exit, Service	30%			2022	\$23,900	1		
Exit, Service	20%			2027	\$15,900	1		
<hr/>								
Exterior Lighting								
HID	20%			2035	**	10	\$200	
No Component	80%							

Alarm

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q
Asset # : 1478

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$267,600

1

\$30,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$916,100

1-3

\$52,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Stations, Horns And Strobe Lights*

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$273,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$233,700

2037

* *

4

\$13,600

*Steam Traps Faulty, Extent : Severe, Area Affected : 60%**Location : Throughout*

Terminal Devices

Air Handler

25%

2027

\$970,800

1

\$42,700

Convector/Radiator

60%

2032

* *

1

\$53,500

Fan Coil Unit/Heat

15%

2022

\$620,400

1

\$13,400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

15%

2022

\$86,300

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$154,000

Exhaust Fans

Interior

90%

2027

\$884,200

2

\$7,600

Roof

10%

2022

\$45,800

2

\$800

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DEPARTMENT OF EDUCATION - 040
GROVER CLEVELAND HIGH SCHOOL - Q

Asset # : 1478

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2037	**	1	
Water Heater	Gas Fired	100%			2026	\$168,400	2	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit 266 Gallons</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2027	\$42,100	4	\$5,800
Pool Filter/Treatment	Activated Carbon	100%	0-2	\$103,500	2025	\$517,700	4	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Of 3 Pool Filter Not Working</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler	No Component	90%						
	Generic	10%			2027	\$270,400	1-2	\$7,700
Chemical System	Generic	100%			2022	\$27,900	1-3	\$3,700

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Address : 116-25 GUY BREWER BOULEVARD
Borough : QUEENS **Agency's Number** : Q690
Program / Asset # : BOE1039.000 / 13592 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 197,248 **Project Type** : EDUCATION
Date of Survey : 13-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,6
Block : 12335 **Lot** : 49 **BIN** : 4464077

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$281,300	\$409,900
Interior Architecture	\$125,500	\$257,600
Electrical	\$173,700	\$1,552,100
Mechanical		\$169,200
Site Enclosure	\$58,000	
Site Pavements	\$67,700	
Total	\$706,100	\$2,388,800
Importance Code A	\$281,300	\$409,900
Importance Code B	\$357,100	\$1,924,300
Importance Code C	\$67,700	\$54,600
Total	\$706,100	\$2,388,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,300		\$19,500	\$20,000
Interior Architecture	\$63,700	\$13,600		\$27,700
Electrical	\$23,200	\$20,300	\$49,400	\$28,400
Mechanical	\$113,000	\$77,900	\$143,500	\$96,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$280,000	\$135,500	\$236,100	\$195,900
Importance Code A	\$75,800	\$19,500	\$39,500	\$39,500
Importance Code B	\$204,200	\$109,700	\$196,700	\$156,400
Importance Code C		\$6,200		
Total	\$280,000	\$135,500	\$236,100	\$195,900



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

DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	89%			LIFE	**	5	\$308,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
Masonry: Brick	1%	Now	\$67,100	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Orange Brick, Main Entry</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Corner, North Facade, Red Brick</i>								
Metal Panel	3%			2048	**	5-10	\$71,600	
Window Wall	7%			2048	**	5	\$91,100	
Windows								
Aluminum	96%			2044	**	5	\$39,900	
Aluminum	1%	0-2	\$3,700	2044	**	5	\$200	
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Main Entry, Seal Displaced</i>								
Metal Louvers	3%			2037	**	10	\$7,800	
Parapets								
Masonry: Brick	70%	Now	\$42,400	LIFE	**	5	\$13,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Main Roof</i>								
Metal Rail	10%			2041	**	5-10	\$35,500	
Metal: Cage/Fence	15%			2041	**	5-10	\$22,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,200	
Roof								
IRMA/Protected Membrane	70%	0-2	\$41,700	2033	**			
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower South Roof</i>								
Metal Panel	3%			2041	**	10	\$7,700	
Panel/Paver: Cer/Brk	5%	Now	\$84,600	2058	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Outdoor Roof Area</i>								
Traffic Topping	22%	Now	\$10,000	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Gymnasium</i>								
Soffits								
Metal Panel	100%			2048	**	5-10		

Interior

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

DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,300	
Ceramic Tile	5%			2037	**	5	\$14,800	
Quarry Tile	5%			2041	**	5	\$22,100	
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	75%			2033	**	3	\$110,700	
Wood	5%			2056	**	5	\$27,700	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$12,400	
Concrete Masonry Unit	55%			LIFE	**	5	\$54,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Side Of Expansion Joint</i>								
Glass: Single Pane	2%			LIFE	**	5	\$3,700	
Gypsum Board	10%			LIFE	**	5	\$14,900	
SGFT/Glazed Masonry	25%			LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors, Wall Corners</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium First And Third Floor</i>								
<i>Explanation : Wall Pads Ripped And Torn</i>								
Wood	3%			LIFE	**	5	\$29,800	
Ceilings								
AcousTileSusp.Lay-In	85%			2041	**	5	\$250,900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	7%	0-2	\$11,200	LIFE	**	5	\$25,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Wood	3%			LIFE	**	5	\$77,500	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2048	**			
Exposed Struc: Steel	25%			LIFE	**			
Retaining Walls								
Cast in Place Concrete	40%			2063	**			
Masonry: Brick	60%	0-2	\$58,000	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping Stones Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Rear Driveway</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$67,700	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry Plaza, North Plaza</i>								
Parking/Driveway								
Asphalt	90%			2037	**			
Cast in Place Concrete	10%			2041	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2038	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere, Two 2000 Ampere And One 1200 Ampere For Main Disconnect Switch, For Transformers</i>								
Fused Disc Sw	10%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch For Fire Pump And Emergency</i>								
Transformers								
Dry Type	100%			2033	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 750 Kilovolt-ampere, Two 500 Kilovolt-ampere And One 300 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$800	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5	\$500	
Molded Case Bkrs	90%			2036	**	5	\$4,700	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	10%			2033	**	5	\$100	
Motor Control Center	90%			2033	**	5	\$4,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$60,700	

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Asset # : 13592

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2031	**	1	\$76,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 625 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$44,000	
Fuel Storage								
Day Tank								
	50%			2044	**	5	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 40 Gallons</i>								
Main Tank								
	50%			2056	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	94%			2033	**	10	\$170,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	2%			2033	**	10	\$3,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
HID								
	2%			2028	\$6,800	10	\$100	
LED								
	2%			2028	\$40,300			
Egress Lighting								
Emergency, Service								
	60%			2028	\$62,200	1		
Exit, LED								
	40%			2043	**	1		
Exterior Lighting								
HID								
	100%			2028	\$795,300	10	\$600	
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2043	**	5	\$5,800	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2033	**	1	\$22,100	
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2028	\$654,300	1-3	\$36,500	

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

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Asset # : 13592

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 1 Tank 10,000 Gallons</i>						
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$195,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 6th Floor Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2048	**	4	\$9,700	
Terminal Devices								
Air Handler	50%	Now	\$27,700	2033	**	1	\$54,900	
		<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Balancing Is Required</i>						
Convactor/Radiator	50%			2041	**	1	\$31,900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2037	**	1	\$202,800	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chillers</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 6th Floor Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Exterior Pkg Unit - Cooling	5%			2033	**	2	\$600	
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$4,800	2048	**	4	\$9,700	
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Condensate Pump In The Boiler Room</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$122,000	
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$8,000	2033	**	2	\$109,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 6th Floor Main Roof</i>						
		<i>Explanation : Dual Speed System Malfunctioning, Operating Only In High Speed Mode</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$110,000	

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H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	95%			2033	**	2	\$5,700	
Roof	5%			2033	**	2	\$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	**	1		
Water Heater								
Gas Fired	100%			2026	\$120,300	2	\$2,900	
HW Heat Exchanger								
High Temp	100%			2048	**	4	\$19,500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : For Heating</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	**	1	\$12,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : 1-6</i>						
		<i>Explanation : 3 Passenger Units</i>						
Hydraulic	25%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$103,100	
Sprinkler								
Generic	100%			2048	**	1-2	\$55,200	
Fire Pump								
Generic	100%			2037	**	1	\$36,800	

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H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q
Asset # : 13592

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Dry	10%			2026	\$2,800	1-3	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul-102</i>					
	No Component	80%						
	Generic	10%			2026	\$2,800	1-3	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Address : 74-20 COMMONWEALTH BOULEVARD
Borough : QUEENS **Agency's Number** : Q566
Program / Asset # : BOE1038.000 / 13591 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 272,866 **Project Type** : EDUCATION
Date of Survey : 16-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PEN
Block : 7870 **Lot** : 72 **BIN** : 4529899

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$221,100	\$230,900
Interior Architecture	\$288,600	\$371,300
Electrical	\$245,300	\$1,169,600
Mechanical	\$202,100	\$103,300
Total	\$957,100	\$1,875,100
Importance Code A	\$221,100	\$230,900
Importance Code B	\$640,700	\$1,563,900
Importance Code C	\$95,300	\$80,300
Total	\$957,100	\$1,875,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$59,800			\$16,500
Interior Architecture	\$47,200	\$6,100	\$18,200	\$323,200
Electrical	\$36,600	\$28,100	\$60,100	\$42,900
Mechanical	\$162,200	\$89,300	\$146,100	\$101,100
Site Pavements	\$64,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$380,200	\$133,400	\$234,300	\$493,600
Importance Code A	\$86,800	\$27,000	\$27,600	\$43,500
Importance Code B	\$228,800	\$106,400	\$194,600	\$450,000
Importance Code C	\$64,600		\$12,100	
Total	\$380,200	\$133,400	\$234,300	\$493,600



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DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%	Now	\$146,900	LIFE	**	5	\$183,400	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entry Portico</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations On All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Columns Of Entry Portico</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$19,500	
Pre-Cast Concrete	7%			LIFE	**	5	\$47,400	
Windows								
Aluminum	67%			2044	**	5	\$18,900	
Aluminum	20%			2044	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Fiberglass Panel	8%			2044	**	5	\$8,500	
Metal Louvers	5%			2037	**	10	\$8,800	
Parapets								
Masonry: Brick Cavity	93%	0-2	\$32,000	LIFE	**	5	\$32,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Parapet Walls</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Exterior Parapet Walls</i>								
Pre-Cast Concrete	7%			LIFE	**	5	\$15,400	
Roof								
IRMA/Protected Membrane	85%	Now	\$74,200	2033	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And 5th Floor Mechanical Room</i>								
Metal Panel	15%	Now	\$18,500	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								

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H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Fiberglass Panel	71%	Now	\$3,700	2037	**	5	\$17,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner Of Entry Canopy</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entry Elevation</i>								
<i>Explanation : Canopy Structures Do Not Have Ice Guards - Icicles Fall Proximate To Student Walkways</i>								
Weathering Steel	29%	Now	\$5,600	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Structural Beams Supporting Canopy</i>								
<i>Explanation : Paint Peeling</i>								
Interior								
Floors								
Carpet	5%			2024	\$278,300	3	\$40,800	
Cast in Place Concrete	12%			LIFE	**	5	\$107,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor Adjacent To Auditorium</i>								
Ceramic Tile	3%			2037	**	5	\$12,300	
Quarry Tile	2%			2033	**	5	\$12,300	
Terrazzo	3%			LIFE	**	5	\$9,600	
Vinyl Tile	68%	Now	\$50,400	2033	**	3	\$104,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor Adjacent To Auditorium</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Corridor Adjacent To Auditorium</i>								
Wood	7%			2056	**	5	\$53,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	58%	Now	\$95,300	LIFE	**	5	\$80,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Walls</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library, 2nd Floor Mechanical Room, Oil Tank Room</i>								
Glass: Single Pane	2%			LIFE	**	5	\$5,200	
Gypsum Board	8%			LIFE	**	5	\$16,600	
Masonry: Brick	5%			LIFE	**			
Operable Wall	2%			2048	**	5	\$24,200	
SGFT/Glazed Masonry	20%			LIFE	**			

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Asset # : 13591

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%			2041	**	5	\$20,400	
AcousTileSusp.Lay-In	70%			2041	**	5	\$285,900	
Exposed Struc: Steel	12%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Mechanical Areas</i>								
<i>Explanation : Concrete Metal Decking</i>								
Gypsum Board	5%			LIFE	**	5	\$25,500	
Metal Panel	8%			LIFE	**	5	\$40,800	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%			2041	**			
Pavers/Stone	60%			2037	**			
Parking/Driveway								
Asphalt	80%	Now	\$34,800	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout Parking Lot And Access Road</i>								
Pavers/Stone	20%	Now	\$29,800	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Apron To Parking Lot</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Apron To Parking Lot</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Entry Apron To Parking Lot</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 5000 Amperes</i>								
Transformers								
Dry Type	100%			2041	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Kilovolt-ampere, 480/208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5- Vertical Sections</i>								
Raceway								
Conduit	100%			2048	**	1		

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H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2044	**	5	\$7,200	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	10%			2041	**	5	\$200	
Motor Control Center	90%			2041	**	5	\$6,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$84,000	
Generators								
Diesel	100%			2037	**	1	\$105,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : Emergency Generator Rated At 600 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$60,800	
Fuel Storage								
Day Tank								
	50%			2044	**	5	\$25,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank								
	50%			2056	**	5	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2033	**	10	\$245,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID								
	2%			2033	**	10	\$200	
Egress Lighting								
Emergency, Service								
	50%			2033	**	1		
Exit, Service								
	50%			2033	**	1		
Exterior Lighting								
HID								
	10%			2033	**	10	\$100	
No Component								
	90%							
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2056	**	5	\$8,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$264,400

1

\$30,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$905,200

1-3

\$50,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2048

**

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2041

**

1

\$270,200

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 3 Boilers*

Distribution

Steam Piping/Pump

100%

Now

\$24,100

2048

**

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Vacuum Pump In The Basement**Explanation : Vacuum Pump Leak*

Terminal Devices

Air Handler

20%

2033

**

1

\$33,800

Convactor/Radiator

80%

2041

**

1

\$70,500

Air Conditioning

Energy Source

Electricity

100%

2044

**

1

Conversion Equipment

Reciprocating

100%

2033

**

1

\$126,600

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 4 Units In Penthouse*

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
H. S. FOR TEACHING, LIBERAL ARTS AND SCIENCES - Q
Asset # : 13591

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$13,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$168,700	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$190,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$152,200	
Exhaust Fans								
Interior	80%			2033	**	2	\$6,700	
Roof	20%			2033	**	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2023	\$166,400	2	\$4,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$8,600	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$16,300	
Backflow Preventer								
Generic	100%			2033	**	1	\$16,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 5th Floor, 1 Unit From Basement To 6th Floor</i>								
<i>Explanation : 2 Elevators</i>								
Fire Suppression								
Standpipe								
Generic	100%			2054	**	1-5	\$142,700	
Sprinkler								
Generic	100%			2048	**	1-2	\$76,400	
Fire Pump								
Generic	100%			2037	**	1	\$51,000	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : H. S. OF ARTS AND BUSINESS - Q
Address : 105-25 HORACE HARDING EXP. @ WESTSIDE AVE.
Borough : QUEENS **Agency's Number** : Q456
Program / Asset # : BOE0880.000 / 1473 **Yr Built/Renovated** : 1973 / 2011
Area Sq Ft : 98,000 **Project Type** : EDUCATION
Date of Survey : 27-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1963 **Lot** : 5 **BIN** : 4048306

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$525,000	\$266,200
Interior Architecture	\$132,800	\$850,600
Electrical	\$325,100	\$1,099,300
Mechanical		\$190,900
Total	\$983,000	\$2,407,100
Importance Code A	\$525,000	\$305,800
Importance Code B	\$457,900	\$2,101,300
Total	\$983,000	\$2,407,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$13,400		
Interior Architecture	\$13,600			\$15,000
Electrical	\$3,900	\$15,500	\$2,700	\$2,700
Mechanical	\$6,700	\$7,300	\$14,000	\$6,900
Total	\$24,200	\$36,200	\$16,700	\$24,600
Importance Code A	\$4,800	\$18,500	\$4,800	\$4,800
Importance Code B	\$16,300	\$17,700	\$11,900	\$19,800
Importance Code C	\$3,000			
Total	\$24,200	\$36,200	\$16,700	\$24,600



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

DEPARTMENT OF EDUCATION - 040

H. S. OF ARTS AND BUSINESS - Q

Asset # : 1473

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$38,700	LIFE	**	5	\$32,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Area</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,000	
Masonry: Brick	10%			LIFE	**	5	\$12,900	
Metal Sect. OHD	5%			2032	**	5	\$20,100	
Stucco Cement	70%			2040	**	5	\$224,900	
Windows								
Aluminum	100%			2052	**	5	\$3,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,300	
Metal Panel	5%			2047	**	5	\$3,700	
Metal Rail	20%			2040	**	5-10	\$68,100	
Stucco Cement	70%			2040	**	5	\$34,100	
Roof								
Built-Up (BUR)	100%	Now	\$486,400	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$46,200	
Vinyl Tile	25%	Now	\$95,900	2032	**	3	\$13,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cafeteria Entrance</i>								
Vinyl Tile	60%			2027		3	\$42,300	
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Area</i>								
Ceramic Tile	5%			2036	**	5	\$6,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,900	
Gypsum Board	25%			LIFE	**	5	\$18,300	
Metal Panel	45%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	40%			2032	**	5	\$73,800	
Exposed Concrete	25%			LIFE	**	5	\$5,800	
Plaster	35%			LIFE	**	5	\$32,300	

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

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

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

DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	100%			2027	\$184,300	1		
Panelboards								
Molded Case Bkrs	90%			2026	\$172,400	5	\$2,300	
Molded Case Bkrs	10%			2035	**	5	\$300	
Wiring								
Thermoplastic	100%			2027	\$272,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$88,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$11,800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$79,000	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$11,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$325,100	1-3	\$18,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Alarm Bells, Manual Pull Station</i>						

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

DEPARTMENT OF EDUCATION - 040
H. S. OF ARTS AND BUSINESS - Q
Asset # : 1473

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Furnace	100%			2032	**	1	\$48,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Rtu</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2032	**	2	\$4,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Package Units. 1 Condemn Unit Remains On Roof For Long Time.</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,600	
Exhaust Fans								
Interior	30%			2027	\$104,600	2	\$900	
Roof	70%			2032	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2025	\$86,300	4	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2037	**	1-2	\$8,200	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : H.S. FOR SPORTS MANAGEMENT - BK
Address : 2865 W. 19TH STREET @ MERMAID AVE.
Borough : BROOKLYN **Agency's Number** : LEASE-K728
Program / Asset # : BOE1079.000 / 14425 **Yr Built/Renovated** : 1916 / 2010
Area Sq Ft : 18,324 **Project Type** : EDUCATION
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7020 **Lot** : 39 **BIN** : 3329331

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$24,900	
Electrical		\$48,400
Mechanical		\$40,200
Total	\$24,900	\$88,600
Importance Code B	\$24,900	\$88,600
Total	\$24,900	\$88,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$10,600	\$3,100	\$300	\$300
Electrical	\$1,100	\$1,000	\$1,400	\$1,100
Mechanical	\$3,400	\$15,600	\$2,000	\$1,600
Total	\$15,200	\$19,700	\$3,700	\$3,000
Importance Code A	\$2,800	\$900	\$900	\$900
Importance Code B	\$11,700	\$18,800	\$2,800	\$2,100
Importance Code C	\$600			
Total	\$15,200	\$19,700	\$3,700	\$3,000



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

DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2062	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Note: This Is A Leased Building</i>								
Masonry: Brick	90%			LIFE	**	5		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2052	**	5		
Parapets								
Masonry: Brick	35%			LIFE	**	5		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Roof								
Built-Up (BUR)	40%			2032	**	10		
Modified Bitumen	60%			2037	**	10		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,000	
Ceramic Tile	5%			2036	**	5	\$1,400	
Terrazzo	5%	0-2	\$6,800	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2032	**	3	\$1,000	
Vinyl Tile	10%	Now	\$2,500	2022	\$24,900	3	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Wood	65%			2055	**	5	\$33,400	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,300	
Plaster	95%			LIFE	**	5	\$7,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2047	**	5	\$2,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%			2047	**	5	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	80%			LIFE	**	5	\$13,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$100	
Raceway								
Conduit	50%			2027	\$11,800	1		
Conduit	50%			2053	**	1		
Panelboards								
Molded Case Bkrs	50%			2026	\$16,000	5	\$200	
Molded Case Bkrs	50%			2049	**	5	\$200	
Wiring								
Thermoplastic	50%			2027	\$13,000	1		
Thermoplastic	50%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$100	

Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$16,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$2,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	20%			2035	**			
No Component	80%							

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

DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2035 * * 1-3 \$11,300

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns

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

Heating

Energy Source

Fuel Oil No 2

100% 2037 * * 5 \$5,700

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

Location : Next To Boiler Room

Explanation : 1 Tank

Conversion Equipment

Hot Water Boiler

100% Now \$2,800 2032 * * 1 \$8,200

Damaged, Extent : Moderate, Area Affected : 5%

Location : Ground Floor Boiler Room, Defective Combustion Air Damper

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

Location : Ground Floor Boiler Room

Explanation : 1 Hot Water Boiler

Distribution

Hot Wtr Piping/Pump

100% 2035 * * 4 \$900

Terminal Devices

Convactor/Radiator

100% 2032 * * 1 \$5,900

Air Conditioning

Energy Source

Electricity

100% 2035 * * 1

Conversion Equipment

Window/Wall Unit

50% 2025 \$19,100 1

No Component

50%

Plumbing

H/C Water Piping

Brass/Copper

50% 2037 * * 1

Galvanized Steel

50% 2025 \$40,200 1

Water Heater

Gas Fired

100% 2022 \$11,200 2 \$300

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Plastic/PVC

100% 2044 * * 1

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

Location : Along The Side Of The Building

Explanation : Newly Installed Gutters And Leaders

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
H.S. FOR SPORTS MANAGEMENT - BK
Asset # : 14425

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
	Type	Total	(Years)		FY		(Yrs)	
Plumbing								
	Fixtures							
	Generic	100%						

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : H.S. OF ECONOMICS AND FINANCE -M
Address : 100 TRINITY PLACE
Borough : MANHATTAN **Agency's Number** : LEASE-M833
Program / Asset # : BOE1076.000 / 14422 **Yr Built/Renovated** : 1957 /
Area Sq Ft : 60,732 **Project Type** : EDUCATION
Date of Survey : 22-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10,p
Block : 52 **Lot** : 1 **BIN** : 1001037

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$484,900	
Electrical		\$721,100
Mechanical	\$113,500	\$3,136,000
Total	\$598,500	\$3,857,100
Importance Code A		\$79,700
Importance Code B	\$538,500	\$3,777,400
Importance Code C	\$60,000	
Total	\$598,500	\$3,857,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,600			
Interior Architecture	\$87,500			\$14,200
Electrical	\$2,100	\$48,600	\$2,000	\$1,700
Mechanical	\$41,500	\$41,600	\$32,800	\$14,600
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$159,500	\$106,000	\$50,700	\$46,300
Importance Code A	\$12,600	\$100		
Importance Code B	\$119,800	\$105,800	\$50,700	\$46,300
Importance Code C	\$27,100			
Total	\$159,500	\$106,000	\$50,700	\$46,300



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

DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5		
Concrete Masonry Unit	5%			LIFE	**	5		
Masonry: Brick	80%			LIFE	**	5		
Metal/Glass Curt Wall	5%			LIFE	**	5		
Metal Panel	5%			2047	**	5-10		
Windows								
Aluminum	100%	Now	\$12,600	2043	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Carpet	10%	Now	\$6,200	2026	\$123,900	3	\$13,600	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$4,700	2036	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%	Now	\$37,100	2022	\$371,300	3	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Vinyl Tile	40%	Now	\$16,500	2032	**	3	\$13,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$4,400	2036	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%	Now	\$60,000	LIFE	**	5	\$20,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	Now	\$12,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$17,700	2040	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$5,700	
Plaster	50%	Now	\$31,800	LIFE	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2027	\$31,300	5	\$100	
Molded Case Bkrs	80%			2027	\$125,200	5	\$1,300	
Raceway								
Conduit	100%			2027	\$132,200	1		
Panelboards								
Fused Disc Sw	5%			2026	\$7,200	5	\$100	
Fused Disc Sw	5%			2035	**	5	\$100	
Molded Case Bkrs	50%			2026	\$71,800	5	\$800	
Molded Case Bkrs	40%			2035	**	5	\$600	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	5%			2025	\$4,000	5		
Motor Control Center	95%			2025	\$296,700	5	\$1,600	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$52,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								

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DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

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

Lighting

Egress Lighting

Emergency, Service	10%			2032	**	1		
Emergency, Battery	40%			2022	\$35,000	10	\$5,900	
Exit, LED	5%			2055	**	1		
Exit, Service	15%			2032	**	1		
Exit, Service	30%			2022	\$5,200	1		

Alarm

Security System

No Component	70%							
Generic	30%			2035	**	1	\$6,800	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$11,200	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Utility Steam	100%			2037	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Con Edison Steam*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2030	\$40,200	5	\$3,600	
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Distribution

Hot Wtr Piping/Pump	15%			2035	**	4	\$400	
Central Plant Steam Piping/Pmp	85%			2037	**	4	\$3,800	

Terminal Devices

Air Handler	85%			2027	\$725,900	1	\$31,900	
Convactor/Radiator	15%			2032	**	1	\$2,900	

Air Conditioning

Energy Source

Electricity	10%			2035	**	1		
Steam/HW System	90%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2030	\$1,290,900	1	\$59,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One Unit Uses Lithium Bromide And Water As Refrigerant</i>								
	Interior Pkg Unit - Cooling	5%			2021	\$113,500	2	\$200
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Supplies Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
	Exterior Pkg Unit - Cooling	5%			2027	\$24,600	2	\$200
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Oneunit</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	90%			2037	**	4	\$4,000
	No Component	10%						
Terminal Devices								
	Air Handler/Cool/Ht	90%			2027	\$613,000	1	\$33,800
	No Component	10%						
Heat Rejection								
	Water Cooling Tower	90%	Now	\$20,700	2025	\$207,400	2	\$44,000
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cooling Tower, Roof</i>								
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,900
Exhaust Fans								
	Interior	95%			2027	\$205,300	2	\$1,800
	Roof	5%			2027	\$5,000	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$53,300	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$9,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	

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DEPARTMENT OF EDUCATION - 040
H.S. OF ECONOMICS AND FINANCE -M
Asset # : 14422

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$9,300	4	\$1,300
	Sewage Ejector(s)							
	Electric	100%			2022	\$17,500	4	\$3,600
	Backflow Preventer							
	Generic	100%			2032	**	1	\$3,700
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit From Basement To 10th Floor, 3 Units From 1st To 10th Floor,</i>							
	<i>Condemned Sidewalk Unit - Basement To 1st Floor</i>							
	<i>Explanation : 4 Units Plus Side Walk Elevator</i>							
Fire Suppression								
	Standpipe							
	Generic	100%			2047	**	1-5	\$30,600
	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$900
	Chemical System							
	Generic	100%			2025	\$27,900	1-3	\$3,700

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : H.S. OF FASHION INDUSTRIES - M
Address : 225 W. 24 STREET BTWN: 7 AVE., 8 AVE.
Borough : MANHATTAN **Agency's Number** : M600
Program / Asset # : BOE0142.000 / 1632 **Yr Built/Renovated** : 1940 / 2014
Area Sq Ft : 302,400 **Project Type** : EDUCATION
Date of Survey : 06-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5,9,10,11
Block : 774 **Lot** : 19 **BIN** : 1014174

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$677,100	\$423,400
Interior Architecture	\$695,300	\$1,770,700
Electrical	\$582,700	\$2,181,900
Mechanical	\$1,037,200	\$4,064,600
Total	\$2,992,300	\$8,440,500
Importance Code A	\$677,100	\$423,400
Importance Code B	\$2,063,600	\$7,911,800
Importance Code C	\$251,600	\$105,300
Total	\$2,992,300	\$8,440,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$70,700		\$9,000	
Interior Architecture	\$43,000		\$21,600	\$13,100
Electrical	\$17,800	\$8,500	\$9,500	\$11,200
Mechanical	\$37,500	\$35,100	\$40,200	\$28,500
Site Pavements	\$10,700			
Elevators/Escalators	\$71,100	\$71,100	\$71,100	\$71,100
Total	\$250,600	\$114,600	\$151,400	\$123,900
Importance Code A	\$70,700		\$9,000	\$7,000
Importance Code B	\$150,700	\$114,600	\$127,800	\$116,900
Importance Code C	\$29,300		\$14,600	
Total	\$250,600	\$114,600	\$151,400	\$123,900



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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	**	5	\$776,100	
Masonry: Granite	2%			LIFE	**	5	\$13,200	
Masonry: Limestone	10%			LIFE	**	5	\$66,100	
Windows								
Aluminum	98%			2046	**	5	\$70,600	
Metal Louvers	2%			2033	**	10	\$9,000	
Parapets								
Copper/Terne	2%			2050	**	5	\$600	
Masonry: Brick	73%			LIFE	**	5-10	\$32,200	
Masonry: Limestone	5%			LIFE	**	5-10	\$3,900	
Metal Security Bars	20%			2058	**			
Roof								
Modified Bitumen	35%	Now	\$99,600	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof Areas</i>								
Panel/Paver: Cer/Brk	65%	4+	\$154,100	2050	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof Areas</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof Areas</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Asphalt Poured	3%			2028	\$15,400	5	\$5,300	
Cast in Place Concrete	9%			LIFE	**	5	\$138,100	
Mosaic Tile	6%	2-4	\$134,400	2035	**	5	\$26,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Quarry Tile	2%			2035	**	5	\$10,500	
Terrazzo	5%			LIFE	**	5	\$27,400	
Vinyl Tile	10%			2035	**	3	\$13,100	
Vinyl Tile 9" X 9"	30%	Now	\$123,700	2025	\$1,237,100	3	\$39,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Wood	35%			2045	**	5	\$230,100	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$29,300	
Masonry: Brick	10%			LIFE	**	10	\$17,600	
Marble Panels	5%			LIFE	**	10	\$11,700	
Plaster	60%			LIFE	**	5-10	\$298,500	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$58,500	

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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	3%			2035	**	5	\$8,000	
Exposed Concrete	20%			LIFE	**	5-10	\$67,100	
Plaster	77%	4+	\$57,900	LIFE	**	5	\$129,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Corridor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Work Shop</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$10,700	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 25th Street Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 2500 Ampere Main Switches</i>								
Transformers								
Dry Type	10%			2035	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room</i>								
<i>Explanation : Four 100 Kilovolt-ampere</i>								
No Component	90%							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$8,000	
Raceway								
Conduit	70%			2030	\$432,000	1		
Conduit	30%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	25%			2029	\$127,700	5	\$2,000	
Molded Case Bkrs	70%			2046	**	5	\$5,600	

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$582,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$2,000	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$4,400	
Generic	50%			LIFE	**	5	\$4,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$193,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2035	**	10	\$10,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2025	\$8,000	10	\$200	
LED	3%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$28,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	10%			2025	\$121,900	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$293,000	1	\$33,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$1,003,200	1-3	\$57,600	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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

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

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

DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2040	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$13,900	
Distribution								
Steam Piping/Pump	100%	Now	\$103,600	2040	**			
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement Piping</i>						
Terminal Devices								
Air Handler	40%			2030	\$1,317,700	1	\$58,000	
Air Handler	10%	Now	\$197,700	2030	\$329,400	1	\$13,000	
		<i>Broken, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Fan Rooms 2 Per Floor</i>						
Convactor/Radiator	50%			2035	**	1	\$37,800	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	20%	Now	\$50,000	2035	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Cafeteria Units</i>						
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Auditorium Air Handler</i>						
		<i>Explanation : Has Cooling Coil Retrofit</i>						
Window/Wall Unit	60%			2025	\$292,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$206,800	
Exhaust Fans								
Interior	100%	Now	\$83,300	2025	\$833,500	2	\$5,700	
		<i>Broken, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : 11th Floor Fan Room</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$1,027,900	1		
Water Heater								
Electric	20%			2025	\$41,300	4	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Kitchen And Medical Clinic</i>						
		<i>Explanation : Point Of Use In New Bathrooms</i>						
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
H.S. OF FASHION INDUSTRIES - M
Asset # : 1632

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger Steam Fired	100%	Now	\$373,100	2060	**	4	\$23,200
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Tanks, All Not In Service, No Hot Water In Most Bathrooms</i>								
	Sanitary Piping Cast Iron	100%	Now	\$171,500	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2030	\$46,100	4	\$9,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
	Sewage Ejector(s) Electric	100%			2030	\$87,100	4	\$18,100
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 9th Floor, Four Units From 1st To 9th Floor</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$118,100
Sprinkler								
	No Component Generic	80%			2040	**	1-2	\$13,100
	Fire Pump Generic	100%			2039	**	1	\$43,800

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : H.S. OF GRAPHIC COMMUN. ART - M
Address : 439 W. 49 ST @9TH - 10TH AVES
Borough : MANHATTAN **Agency's Number** : M625
Program / Asset # : BOE0145.000 / 540 **Yr Built/Renovated** : 1958 / 2012
Area Sq Ft : 254,500 **Project Type** : EDUCATION
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,6,7
Block : 1059 **Lot** : 15 **BIN** : 1026646

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$702,500	\$838,500
Interior Architecture	\$1,054,300	\$1,972,300
Electrical	\$437,800	\$3,599,200
Mechanical	\$457,500	\$2,667,000
Total	\$2,652,100	\$9,077,000
Importance Code A	\$702,500	\$928,200
Importance Code B	\$1,816,400	\$7,980,300
Importance Code C	\$133,200	\$168,500
Total	\$2,652,100	\$9,077,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$19,700	\$84,300	\$33,700	\$36,500
Electrical	\$31,200	\$6,400	\$8,800	\$17,600
Mechanical	\$30,700	\$22,900	\$54,700	\$18,200
Site Pavements	\$33,500			
Elevators/Escalators	\$47,200	\$47,200	\$47,200	\$47,200
Total	\$162,300	\$160,900	\$144,400	\$119,600
Importance Code A				\$500
Importance Code B	\$135,700	\$160,900	\$144,400	\$119,000
Importance Code C	\$26,500			
Total	\$162,300	\$160,900	\$144,400	\$119,600



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

DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	60%			2038	**	5	\$737,600	
Masonry: Brick	30%			LIFE	**	5	\$98,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Masonry: Granite	5%			LIFE	**	5	\$12,300	
Mosaic Tile	5%			2049	**	10	\$51,200	
Windows								
Aluminum	100%			2051	**	5	\$86,700	
Parapets								
Metal Rail	100%			2046	**	5-10	\$455,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	98%	Now	\$111,300	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2055	**	10	\$10,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2030		3	\$44,900	
Cast in Place Concrete	10%			LIFE	**	5	\$98,300	
Ceramic Tile	5%			2038	**	5	\$22,500	
Sheet Vinyl/Rubber	5%			2034	**	5	\$33,700	
Terrazzo	10%			LIFE	**	5	\$35,100	
Traffic Topping	10%			2037	**	5	\$56,200	
Vinyl Tile	40%			2029		3	\$67,400	
Vinyl Tile	15%			2024		3	\$33,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 Inch X 9 Inch Tiles Below New Vinyl Tiles, Cracking Pattern 9 X 9</i>								

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	30%	Now	\$133,200	LIFE	**	5	\$112,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 7th Floor Mechanical Room</i>								
Glass Block	30%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$56,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4th Floor Corridor</i>								
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2042	**	5	\$67,400	
AcousTileConcealSpLn	10%	Now	\$77,600	2034	**	5	\$28,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
AcousTileSusp.Lay-In	10%			2042	**	5	\$44,900	
Exposed Concrete	50%			LIFE	**	5	\$35,100	
Exposed Concrete	5%	Now	\$231,600	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 7th Floor Mechanical Rooms</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 7th Floor Mechanical Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th Floor Mechanical Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th Floor Mechanical Rooms</i>								
Metal Panel	5%			LIFE	**	5	\$28,100	
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First Floor Corridor</i>								
<i>Explanation : Ceiling Removed For Gas Piping Work</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,900	2034	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : W 49th Street</i>								

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	15%	0-2	\$14,000	2042		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Loading Dock*

Pavers/Stone	85%			2038		**		
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Parking/Driveway

Cast in Place Concrete	100%	0-2	\$12,500	2034		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$89,700	5	\$1,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 2500 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Disc Sw	10%			2039	**	5	\$100	
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Molded Case Bkrs	10%			2055	**	5	\$700	
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Molded Case Bkrs	80%			2029	\$417,400	5	\$5,400	
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Raceway

Conduit	70%			2029	\$432,000	1		
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Conduit	20%			2039	**	1		
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Conduit	10%			2055	**	1		
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Panelboards

Fused Knife Sw	15%	2-4	\$76,600	2054	**	5	\$400	
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*Obsolete Equipment, Extent : Light, Area Affected : 100%**Location : Basement**On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Fused Toggle Switch	5%	2-4	\$25,500	2054	**	5	\$100	
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*On Extended Life, Extent : Light, Area Affected : 100%**Location : Gymnasium, Auditorium And Boiler Room*

Molded Case Bkrs	65%			2028	\$331,900	5	\$4,400	
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Molded Case Bkrs	10%			2037	**	5	\$700	
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Molded Case Bkrs	5%			2051	**	5	\$300	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$83,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2029	\$249,700	1		
Thermoplastic	55%			2039	**	1		
Thermoplastic	5%			2055	**	1		
Motor Controllers								
Locally Mounted	75%			2027	\$184,300	5	\$1,300	
Locally Mounted	20%	2-4	\$49,200	2049	**	5	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	5%			2046	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$228,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$8,700	10	\$200	
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$30,700	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	100%			2029	\$1,026,200	10	\$800	
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$164,400	1	\$19,000	
Fire/Smoke Detection								
No Component	75%							
Generic, Analog	25%			2029	\$703,600	1-3	\$39,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							

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

DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$56,800	
Steam Piping/Pump	60%			2039	**			
Terminal Devices								
Air Handler	40%			2029	\$1,431,500	1	\$63,000	
Convactor/Radiator	60%			2034	**	1	\$49,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	1%			2029	\$54,300			
Window/Wall Unit	80%			2024	\$424,300	1		
No Component	19%							
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2	\$16,600	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2029	\$115,600	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium Mechanical Room</i>								
<i>Explanation : 2 Units Serve Only Gymnasium</i>								
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2029	\$20,800	2	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 2 Units For The Air Handlers In The Gymnasium Mechanical Room</i>								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$141,900	
Exhaust Fans								
Interior	90%			2029	\$814,900	2	\$7,000	
Roof	10%			2029	\$42,300	2	\$800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : A Temporary Gas Fired Water Heater Is Used To Provide Hot Water To The Building</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
H.S. OF GRAPHIC COMMUN. ART - M
Asset # : 540

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$38,800	4	\$8,100
	Sewage Ejector(s)							
	Electric	100%			2029	\$73,300	4	\$15,200
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 7th Floor</i>					
			<i>Explanation : 1 Unit</i>					
	Escalators							
	Under 20' Rise	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 7th Floor</i>					
			<i>Explanation : 12 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2049	**	1-5	\$128,300
	Sprinkler							
	No Component	70%						
	Generic	30%			2049	**	1-2	\$21,400

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HARLEM PROMISE ACADEMY CHARTER-M
Address : 245 WEST 129TH STREET
Borough : MANHATTAN **Agency's Number** : M908
Program / Asset # : BOE1147.000 / 14893 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 132,000 **Project Type** : EDUCATION
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1933 **Lot** : 20 **BIN** : 1089330

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,039,300
Interior Architecture	\$136,400	\$206,800
Mechanical		\$80,500
Total	\$136,400	\$1,326,700
Importance Code A		\$1,039,300
Importance Code B	\$84,200	\$164,700
Importance Code C	\$52,200	\$122,600
Total	\$136,400	\$1,326,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,600			
Interior Architecture	\$21,300	\$28,500		\$14,200
Electrical	\$20,000	\$20,500	\$18,000	\$26,000
Mechanical	\$45,900	\$19,700	\$34,800	\$16,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$121,500	\$78,500	\$62,700	\$67,000
Importance Code A	\$31,100	\$6,500	\$6,500	\$6,500
Importance Code B	\$74,100	\$72,000	\$56,200	\$60,400
Importance Code C	\$16,300			
Total	\$121,500	\$78,500	\$62,700	\$67,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front And Side Elevations</i>								
<i>Explanation : Glazed Terra Cotta Units</i>								
Masonry: Brick Cavity	35%			LIFE	**	5	\$52,400	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$14,000	
Metal Panel	50%			2055	**	5-10	\$515,000	
Window Wall	5%			2055	**	5	\$28,100	
Windows								
Aluminum	100%			2051	**	5	\$28,400	
Parapets								
Concrete Masonry Unit	80%			LIFE	**	5	\$11,800	
Metal Panel	10%			2055	**	5	\$5,100	
Metal: Cage/Fence	10%			2046	**	5-10	\$10,200	
Roof								
IRMA/Protected Membrane	80%			2037	**	10	\$105,200	
Plaza Roof: Stone Panels	10%	4+	\$6,200	2029	\$308,100			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor, Room 514 And Gymnasium</i>								
Play Surface	10%			2037	**	10	\$13,200	
Soffits								
Metal Panel	100%			2055	**	5-10		
Interior								
Floors								
Carpet	5%			2030	\$135,000	3	\$19,800	
Cast in Place Concrete	5%			LIFE	**	5	\$21,700	
Ceramic Tile	10%			2042	**	5	\$19,800	
Vinyl Tile	75%			2037	**	3	\$55,700	
Wood	5%			2064	**	5	\$18,600	
Interior Walls								
Ceramic Tile	40%			2042	**	5	\$104,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,400	
Folding Partition	5%			2051	**	5	\$32,600	
Gypsum Board	45%			LIFE	**	5	\$70,400	
Ceilings								
AcousTileSusp.Lay-In	85%			2046	**	5	\$168,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$24,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			

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DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2055	**	5	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.</i>					
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2055	**	5	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 6- Vertical Sections</i>					
	Raceway							
	Conduit	100%			2055	**	1	
	Panelboards							
	Fused Disc Sw	10%			2051	**	5	\$300
	Molded Case Bkrs	90%			2051	**	5	\$3,100
	Wiring							
	Thermoplastic	100%			2055	**	1	
	Motor Controllers							
	Locally Mounted	50%			2046	**	5	\$400
	Variable Frequency Drive	50%			2046	**		
	Ground							
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$1,900
	Stand-by Power							
	Transfer Switches							
	Automatic	100%			2046	**	1	\$40,600
	Generators							
	Diesel	100%			2042	**	1	\$51,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>					
	Batteries							
	Lead/Acid	100%			2024	\$1,600	5	\$4,900
	Fuel Storage							
	Main Tank	100%			2064	**	5	\$3,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 250 Gallons Rated Capacity</i>					
	Lighting							

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DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	8%			2037	**	10	\$9,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Rooms</i>							
Fluorescent	2%			2037	**	10	\$2,400	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
LED	90%			2037	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : LED Lights</i>							
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
Fluorescent	10%			2037	**	10	\$1,200	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Front Of The Building</i>							
HID	20%			2037	**	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$3,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Lightning Rods</i>							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$14,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways, Cafeteria And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$81,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm, Bells, Smoke Detectors And Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Conversion Equipment								
	Furnace	80%			2037	**	1	\$52,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units</i>								
	Hot Water Boiler	20%			2046	**	1	\$13,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
	Hot Wtr Piping/Pump	20%			2051	**	4	\$1,300
	No Component	80%						
Terminal Devices								
	Convactor/Radiator	20%			2046	**	1	\$8,500
	No Component	80%						
Air Conditioning								
Energy Source								
	Electricity	100%			2051	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	85%			2037	**	2	\$6,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Package Units. R-410a</i>								
	Split Unit	15%			2037	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 12 Units. R-410a</i>								
Terminal Devices								
	Fan Coil - 2 Pipe	15%			2037	**	1	\$6,400
	No Component	85%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2037	**	2	\$13,800
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,600
Exhaust Fans								
	Interior	10%			2037	**	2	\$400
	Roof	90%			2037	**	2	\$3,600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
Water Heater								
	Gas Fired	100%			2028	\$80,500	2	\$1,900

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DEPARTMENT OF EDUCATION - 040
HARLEM PROMISE ACADEMY CHARTER-M
Asset # : 14893

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%	0-2	\$19,300	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Underground, Connected To The Health Center</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s) Electric	100%			2037	**	4	\$7,900
	Backflow Preventer Generic	100%			2037	**	1	\$8,100
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2055	**	1-5	\$66,600
	Sprinkler Generic	100%			2055	**	1-2	\$37,000
	Fire Pump Generic	100%			2042	**	1	\$24,700
	Chemical System Generic	100%			2028	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HARRY S. TRUMAN HIGH SCHOOL - BX
Address : 750 BAYCHESTER AVE. BTWN: BARTOW AVE., DONIZETTI PL.
Borough : BRONX Agency's Number : X455
Program / Asset # : BOE0330.000 / 348 Yr Built/Renovated : 1973 / 2015
Area Sq Ft : 528,000 Project Type : EDUCATION
Date of Survey : 20-Nov-2014 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7
Block : 5141 Lot : 150 BIN : 2097470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$400,200	\$789,700
Interior Architecture	\$1,231,400	\$970,500
Electrical	\$660,300	\$5,077,000
Mechanical	\$5,657,500	\$8,811,500
Total	\$7,949,500	\$15,648,700
Importance Code A	\$400,200	\$1,550,000
Importance Code B	\$7,549,200	\$13,872,000
Importance Code C		\$226,700
Total	\$7,949,500	\$15,648,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,300			\$12,100
Interior Architecture	\$11,400			\$115,600
Electrical	\$58,300	\$47,700	\$48,600	\$53,800
Mechanical	\$144,300	\$175,500	\$259,200	\$176,500
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$300,700	\$271,500	\$356,200	\$406,300
Importance Code A	\$65,500	\$26,100	\$26,100	\$38,200
Importance Code B	\$235,200	\$245,400	\$330,100	\$335,700
Importance Code C				\$32,300
Total	\$300,700	\$271,500	\$356,200	\$406,300



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DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$99,800	
Metal Panel	5%			2046	**	5-10	\$98,000	
Pre-Cast Concrete	60%			LIFE	**	5	\$556,100	
Windows								
Aluminum	98%			2042	**	5	\$125,000	
Metal Louvers	2%			2035	**	10	\$15,900	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$8,500	
Metal Panel	35%			2046	**	5	\$23,100	
Metal Rail	10%			2039	**	5-10	\$30,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,400	
Roof								
Built-Up (BUR)	50%			2031	**	10	\$136,800	
Cast in Place Concrete	50%	Now	\$200,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Terrace Over First Floor</i>								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$156,900	
Ceramic Tile	5%			2035	**	5	\$51,200	
Ceramic Tile	3%			2035	**	5	\$30,700	
Sheet Vinyl/Rubber	5%			2031	**	5	\$76,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$40,000	
Vinyl Tile	65%	0-2	\$604,600	2031	**	3	\$249,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%			2054	**	5	\$192,100	
Interior Walls								
Concrete Masonry Unit	27%			LIFE	**	5	\$93,100	
Folding Partition	3%			2034	**	5	\$64,600	
Masonry: Brick	8%			LIFE	**			
Metal Panel	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$64,600	
SGFT/Glazed Masonry	30%			LIFE	**			
Wood	2%			LIFE	**	5	\$69,000	

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DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

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

Interior

Ceilings

AcousTileConcealSpLn	20%	0-2	\$354,000	2039	**	5	\$128,100	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : First And Second Floors

AcousTileSusp.Lay-In	27%			2031	**	5	\$276,700	
Exposed Concrete	40%			LIFE	**	5	\$64,000	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	8%	Now	\$11,400	2036	**			

Broken/Missing Elements, Extent : Moderate, Area Affected : 50%
Location : Basement Corridors
Worn/Eroded, Extent : Severe, Area Affected : 100%
Location : Basement Corridor

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	**	5	\$2,300	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : 4 Main Switches At 6,000 Amperes Each - Also Providing Service To Other Nearby Schools

Transformers

Dry Type	100%			2031	**	5	\$1,900	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement

Explanation : Total 20 Plus And 120 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw	50%			2036	**	5	\$1,100	
Fused Disc Sw	50%			2026	\$391,300	5	\$1,100	

Raceway

Conduit	100%			2036	**	1		
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Panelboards

Molded Case Bkrs	30%			2034	**	5	\$4,200	
Molded Case Bkrs	30%			2042	**	5	\$4,200	
Molded Case Bkrs	40%			2025	\$312,800	5	\$5,600	

Wiring

Thermoplastic	70%			2026	\$874,100	1		
Thermoplastic	30%			2036	**	1		

Motor Controllers

Locally Mounted	20%			2024	\$73,700	5	\$700	
Motor Control Center	80%			2039	**	5	\$11,500	

Ground

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DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2031	**	1	\$162,400	
Generators								
Diesel	100%			2029	\$129,600	1	\$204,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Generators At 400 Kilowatts Each</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$117,700	
Fuel Storage								
Main Tank	100%			2041	**	5	\$15,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4,000 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	85%			2026	\$1,056,900	10	\$411,600	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2026	\$90,300	10	\$1,700	
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Mercury</i>								
Incandescent	5%			2021	\$313,100	2	\$600	
Egress Lighting								
Emergency, Service	50%			2021	\$138,700	1		
Exit, Service	50%	2-4	\$76,000	2036	**	1		
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	80%							
Under Construction	20%							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2026	\$1,751,600	1-3	\$97,600	

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DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water Provided From Nearby Co Op City - Housing Development</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2029	\$760,300	1	\$261,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$16,500	2034	**	4	\$26,000	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Side Circulating Pipe On The 3rd Floor</i>								
Terminal Devices								
Air Handler	50%	0-2	\$2,227,300	2031	**	1	\$146,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 60% Of Air Handlers Not Operating</i>								
Convactor/Radiator	30%			2031	**	1	\$51,200	
Fan Coil Unit/Heat	20%			2026	\$1,581,500	1	\$34,100	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2029	\$4,481,500	1	\$428,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Refrigerant Type- R123</i>								
Interior Pkg Unit - Cooling	10%			2024	\$1,974,200	2	\$3,200	
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2046	**	4	\$29,300	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%			2031	**	1	\$244,900	
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2026	\$90,500	2	\$36,800	
Water Cooling Tower	75%	0-2	\$63,900	2024	\$1,277,400	2	\$318,800	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Units Are Damaged And Leaking, Roof</i>								
No Component	15%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
HARRY S. TRUMAN HIGH SCHOOL - BX
Asset # : 348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Dehumidifier								
Generic	100%	0-2	\$45,700	2031	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium Roof</i>								
<i>Explanation : Not Working</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$294,400	
Exhaust Fans								
Interior	40%			2026	\$751,400	2	\$6,500	
Roof	60%			2026	\$526,000	2	\$9,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$52,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$80,500	4	\$16,700	
Pool Filter/Treatment								
Sand	100%			2031	**	4		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Six Units From Basement To 7th Floor, One Unit From Sub-basement, Basement To 7th Floor</i>								
<i>Explanation : 7 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$266,200	
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$7,400	
Fire Pump								
Generic	100%			2029	\$339,900	1	\$98,600	
Chemical System								
No Component	80%							
Generic	20%			2021	\$5,600	1-3	\$800	

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HEALTH PROFESSIONS HIGH SCHOOL-M
Address : 345 E. 15 ST. NEAR SECOND AVE.
Borough : MANHATTAN **Agency's Number** : M420
Program / Asset # : BOE0129.000 / 1622 **Yr Built/Renovated** : 1906 / 2008
Area Sq Ft : 177,869 **Project Type** : EDUCATION
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 922 **Lot** : 8 **BIN** : 1020419

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$781,600	\$137,300
Interior Architecture	\$2,185,400	\$333,200
Electrical	\$1,605,500	\$339,200
Mechanical	\$171,400	\$5,080,300
Total	\$4,743,800	\$5,890,000
Importance Code A	\$781,600	\$255,100
Importance Code B	\$3,225,100	\$5,492,800
Importance Code C	\$737,200	\$142,100
Total	\$4,743,800	\$5,890,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,700	\$2,000		
Interior Architecture	\$80,400		\$5,000	\$10,000
Electrical	\$2,700	\$66,600	\$5,600	\$2,700
Mechanical	\$36,900	\$7,100	\$24,200	\$7,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$154,400	\$85,500	\$44,700	\$29,600
Importance Code A	\$24,700	\$2,400		
Importance Code B	\$129,800	\$83,200	\$44,700	\$29,600
Importance Code C				
Total	\$154,400	\$85,500	\$44,700	\$29,600



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

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$163,900	LIFE	**	5	\$101,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%	Now	\$188,200	LIFE	**	5	\$21,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	0-2	\$22,500	2040	**	5	\$18,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$318,300	2043	**	5	\$35,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$9,200	
Metal Panel	10%			2037	**	5	\$4,000	
Roof								
Built-Up (BUR)	86%	Now	\$73,800	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	0-2	\$2,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	10	\$10,900	
Skylight, Metal/Glass	1%	Now	\$37,400	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stair And Auditorium</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Stair And Auditorium</i>								
Skylight, Plastic	3%			2040	**	1		
Interior								
Floors								
Ceramic Tile	15%			2036	**	5	\$39,900	
Mosaic Tile	10%	Now	\$170,000	2032	**	5	\$33,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2032	**	3	\$15,000	
Vinyl Tile	30%	Now	\$217,500	2022	\$725,000	3	\$29,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Units</i>								
Wood	30%			2042	**	5	\$149,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$18,900	
Masonry: Brick	15%	Now	\$197,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$134,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	0-2	\$405,700	LIFE	**	5	\$142,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$34,400	2032	**	5	\$24,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$4,200	
Masonry: Infill Arch	5%	0-2	\$26,000	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Vault</i>								
<i>Explanation : Corroded Steel Members</i>								
Plaster	70%	Now	\$260,700	LIFE	**	5	\$116,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$800	
Raceway								
Conduit	90%			2027	\$277,700	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$400	
Molded Case Bkrs	90%			2043	**	5	\$4,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$333,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$600	
Locally Mounted	50%			2040	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	65%			2022	\$272,300	10	\$106,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	30%			2032	**	10	\$48,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	5%			2022	\$15,200	10	\$300	
Egress Lighting								
Emergency, Battery	50%			2022	\$128,100	10	\$21,500	
Exit, Service	50%			2022	\$25,600	1		
Exterior Lighting								
HID	100%			2022	\$717,200	10	\$500	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$6,600	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$21,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2037	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	\$117,800	5	\$10,600	

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

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M

Asset # : 1622

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$60,200	2027	\$3,010,400	4	\$8,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Condensate Pump</i>								
Terminal Devices								
Air Handler	20%			2027	\$500,200	1	\$22,000	
Convactor/Radiator	80%			2025	\$761,800	1	\$46,000	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$111,200	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$99,200	
Exhaust Fans								
Interior	20%			2027	\$126,600	2	\$1,100	
Roof	80%	Now	\$11,800	2027	\$236,200	2	\$3,500	
<i>Broken, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Power Switches, Control Board In Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%	Now	\$11,700	2032	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main And Piping, Basement</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$5,700	2027	\$283,300	4	\$17,600	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : The Sensor On Top Of The Unit.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$27,100	4	\$3,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From 1st To 5th Floor, 1 Unit From Basement To 5th Floor</i>								
<i>Explanation : Two Units. Both Are Going Down Quite Often</i>								
Fire Suppression								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
HEALTH PROFESSIONS HIGH SCHOOL-M
Asset # : 1622

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2037	* *	1-2	\$5,000	

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HERBERT H. LEHMAN H.S. - BX
Address : 3000 E. TREMONT AVENUE @HUTCHINSON RIVER PKWY.
Borough : BRONX **Agency's Number** : X405
Program / Asset # : BOE0320.000 / 364 **Yr Built/Renovated** : 1972 / 2011
Area Sq Ft : 418,300 **Project Type** : EDUCATION
Date of Survey : 27-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 5368 **Lot** : 1 **BIN** : 2074045

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,923,000	\$2,181,000
Interior Architecture	\$5,975,200	\$462,900
Electrical	\$3,351,100	\$4,020,700
Mechanical		\$9,506,200
Total	\$12,249,300	\$16,170,800
Importance Code A	\$2,923,000	\$2,315,600
Importance Code B	\$8,883,400	\$13,792,900
Importance Code C	\$442,900	\$62,300
Total	\$12,249,300	\$16,170,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,600	\$12,200		
Interior Architecture	\$44,600			\$55,900
Electrical	\$47,200	\$60,800	\$34,300	\$33,100
Mechanical	\$86,500	\$40,400	\$115,000	\$40,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$209,900	\$121,300	\$157,200	\$137,200
Importance Code A	\$23,600	\$13,100		
Importance Code B	\$174,700	\$108,200	\$157,200	\$137,200
Importance Code C	\$11,500			
Total	\$209,900	\$121,300	\$157,200	\$137,200



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

DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	95%	Now	\$2,103,100	LIFE	**	5	\$1,746,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2040	**	5	\$57,400	
Windows								
Aluminum	100%	Now	\$593,100	2043	**	5	\$22,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	75%	Now	\$226,800	LIFE	**	5	\$172,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	Now	\$23,600	2040	**	5	\$18,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%			2035	**	10	\$122,000	
Modified Bitumen	5%			2032	**	10	\$12,200	
Paver: Asphalt	25%			2040	**	10	\$91,500	
Single Ply Membrane	20%			2035	**	10	\$48,800	

Interior

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

DEPARTMENT OF EDUCATION - 040

HERBERT H. LEHMAN H.S. - BX

Asset # : 364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$33,100	LIFE	**	5	\$65,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$123,400	2036	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$148,000	LIFE	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	Now	\$811,900	2032	**	3	\$167,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$419,900	2055	**	5	\$55,900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$155,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$23,100	
Concrete Masonry Unit	10%	Now	\$109,400	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Plaster	45%	Now	\$177,800	LIFE	**	5	\$62,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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

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

DEPARTMENT OF EDUCATION - 040

HERBERT H. LEHMAN H.S. - BX

Asset # : 364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$59,200	2032	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%	Now	\$1,229,000	LIFE	**	5	\$55,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	25%	Now	\$2,657,400	LIFE	**	5	\$186,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Plaster	10%	Now	\$83,600	LIFE	**	5	\$37,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$134,600	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$782,600	5	\$1,800	
Raceway								
Conduit	98%			2027	\$907,200	1		
Conduit	2%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$78,200	5	\$1,000	
Molded Case Bkrs	10%			2043	**	5	\$1,100	
Molded Case Bkrs	80%			2026	\$625,600	5	\$8,800	
Wiring								
Thermoplastic	10%			2047	**	1		
Thermoplastic	90%			2027	\$1,123,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$368,700	5	\$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,100	

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF EDUCATION - 040

HERBERT H. LEHMAN H.S. - BX

Asset # : 364

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$23,500	1	\$128,700	
Generators								
Natural Gas	100%			2023	\$129,600	1	\$162,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 208 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$15,500	
Lighting								
Interior Lighting								
Fluorescent	53%			2022	\$522,100	10	\$203,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$98,500	10	\$38,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2032	**	10	\$115,100	
HID	2%			2022	\$14,300	10	\$300	
Incandescent	5%			2022	\$248,000	2	\$500	
Egress Lighting								
Emergency, Service	30%			2022	\$65,900	1		
Emergency, Service	20%			2032	**	1		
Emergency, Battery	10%			2022	\$60,200	10	\$10,100	
Exit, Service	40%			2022	\$48,200	1		
Exterior Lighting								
HID	100%			2022	\$1,686,600	10	\$1,300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2022	\$135,100	1	\$15,600	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$25,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2057	**	1		
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040

HERBERT H. LEHMAN H.S. - BX

Asset # : 364

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2027	\$2,352,800	1	\$103,500	
Under Construction	60%							
Air Conditioning								
Energy Source								
Electricity	60%			2043	**	1		
Under Construction	40%							
Conversion Equipment								
Absorption	40%			2030	\$3,951,500	1	\$181,100	
Chiller/Steam/HW								
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>					
			<i>Location : AC Room</i>					
Window/Wall Unit	60%			2026	\$523,000	1		
Distribution								
No Component	60%							
Under Construction	40%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2027	\$1,876,500	1	\$103,500	
No Component	60%							
Heat Rejection								
Water Cooling Tower	40%			2025	\$635,000	2	\$168,400	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$233,300	
Exhaust Fans								
Interior	60%			2035	**	2	\$7,700	
Roof	40%			2035	**	2	\$5,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$63,800	4	\$8,800	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$25,000	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units In The Basement</i>					
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
HERBERT H. LEHMAN H.S. - BX
Asset # : 364

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2037	**	1-2	\$23,400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HIGH SCHOOL OF ART AND DESIGN -M
Address : 245 EAST 56 STREET
Borough : MANHATTAN **Agency's Number** : M630
Program / Asset # : BOE1128.000 / 14811 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 306,128 **Project Type** : EDUCATION
Date of Survey : 02-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1330 **Lot** : 13 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$2,038,500
Interior Architecture	\$240,400	\$1,107,600
Electrical		\$266,700
Mechanical	\$984,200	\$9,743,200
Total	\$1,224,600	\$13,156,000
Importance Code A	\$177,000	\$2,038,500
Importance Code B	\$871,700	\$10,402,100
Importance Code C	\$175,900	\$715,400
Total	\$1,224,600	\$13,156,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$74,500	\$18,600		
Interior Architecture	\$50,300	\$71,600		
Electrical	\$52,100	\$52,100	\$46,500	\$58,200
Mechanical	\$68,900	\$55,300	\$223,000	\$49,500
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$334,700	\$286,400	\$358,300	\$196,600
Importance Code A	\$85,900	\$33,700	\$15,100	\$15,100
Importance Code B	\$248,800	\$252,700	\$343,200	\$181,400
Total	\$334,700	\$286,400	\$358,300	\$196,600



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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$18,400	
Metal Panel	80%			2055	**	5-10	\$1,622,700	
Window Wall	10%			2055	**	5	\$110,600	
Windows								
Aluminum	95%			2051	**	5	\$56,500	
Metal Louvers	5%			2042	**	10	\$18,600	
Parapets								
Metal Panel	80%			2055	**	5	\$138,900	
Metal Rail	10%			2046	**	5-10	\$81,000	
Metal: Cage/Fence	10%			2046	**	5-10	\$34,700	
Roof								
IRMA/Protected Membrane	50%			2037	**	10	\$58,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Upper Roof Levels</i>						
		<i>Explanation : Gravel Ballast</i>						
IRMA/Protected Membrane	30%			2037	**	10	\$35,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5th Floor Playground And Terraces</i>						
		<i>Explanation : Precast Concrete Pavers</i>						
IRMA/Protected Membrane	20%			2037	**	10	\$23,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 12th Floor Outdoor Terrace</i>						
		<i>Explanation : Rubber Pavers</i>						
Soffits								
Metal Panel	100%			2055	**	5-10	\$34,600	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$150,300	
Ceramic Tile	5%			2042	**	5	\$22,900	
Quarry Tile	5%			2046	**	5	\$34,400	
Sheet Vinyl/Rubber	5%			2037	**	5	\$34,400	
Traffic Topping	5%			2037	**	5	\$28,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Science Classrooms</i>						
		<i>Explanation : Poured-in-place Epoxy Resin Floor Finish</i>						
Vinyl Tile	50%			2037	**	3	\$85,900	
Wood	15%			2064	**	5	\$128,900	

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	30%			2042	**	5	\$351,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$46,900	
Gypsum Board	50%			LIFE	**	5	\$351,800	
Metal: Cage/Fence	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Steel Cage Partitions</i>								
Wood	3%			LIFE	**	5	\$140,700	
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$33,100	2046	**	5	\$95,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Fifth Floor Cafeteria</i>								
Exposed Concrete	3%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	30%			LIFE	**			
Gypsum Board	17%			LIFE	**	5	\$81,500	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	**			
Free Standing Walls								
Cast in Place Concrete	80%			2073	**			
Concrete Masonry Unit	20%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Cast in Place Concrete	100%			2046	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Service Room</i>								
Transformers								
Dry Type	100%			2046	**	5	\$1,100	
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$8,100	
Wiring								
Thermoplastic	100%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$2,100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$94,200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Generators								
Diesel	100%			2042	**	1	\$118,600	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Enclosure. Cummins Generator</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$11,300	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Generator Enclosure</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$266,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
Incandescent	5%			2037	**	2	\$300	
		<i>Recent Installation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Auditorium</i>						
Egress Lighting								
Exit, LED	50%			2064	**	1		
Exit, Battery	50%			2037	**	10	\$10,300	
		<i>Recent Installation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout Building</i>						
Exterior Lighting								
HID	100%			2037	**	10	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Area</i>						
		<i>Explanation : Fixtures Illuminate Playground And Equipment Areas</i>						
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$9,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Lightning Arrestor On Roof Edge And Equipment</i>						
Alarm								

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

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

Alarm

Security System

No Component

30%

Generic

70%

2037

* *

1

\$80,000

*Recent Installation, Extent : Light, Area Affected : 50%**Location : CCTV Cameras Throughout The Building*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$188,700

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout Building*

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

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Hot Water Boiler

75%

2034

* *

1

\$113,500

Hot Water Boiler

25% Now

\$177,000

2034

* *

1

\$34,100

*Broken, Extent : Severe, Area Affected : 25%**Location : Roof Penthouse*

Distribution

Hot Wtr Piping/Pump

100%

2045

* *

4

\$22,600

Terminal Devices

Air Handler

40%

2029

\$1,721,800

1

\$75,700

Convactor/Radiator

60%

2042

* *

1

\$59,300

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

Now

\$651,000

2027

\$6,510,400

2

\$15,000

*Broken, Extent : Moderate, Area Affected : 20%**Location : 12th Floor And Kitchen**Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room On Each Floor**Explanation : 10 Units*

Distribution

CW & CHW Wtr

20%

2049

* *

4

\$4,500

Pipe/Pump

Ductwork/Diffusers

80%

LIFE

* *

2

\$318,600

Heat Rejection

Water Cooling Tower

100%

Now

\$116,200

2027

\$1,161,700

2

\$246,500

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Roof***Ventilation**

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DEPARTMENT OF EDUCATION - 040
HIGH SCHOOL OF ART AND DESIGN -M
Asset # : 14811

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$170,700
Exhaust Fans								
	Interior	50%			2034	**	2	\$4,700
	Roof	50%			2034	**	2	\$4,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2027	\$186,700	2	\$4,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof Penthouse</i>				
				<i>Explanation : Two 250 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	Now	\$9,300	2029	\$46,700	4	\$6,500
				<i>Broken, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Sub-basement</i>				
Backflow Preventer								
	Generic	100%			2034	**	1	\$18,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$154,400
Sprinkler								
	Generic	100%			2049	**	1-2	\$85,800
Fire Pump								
	Generic	100%			2038	**	1	\$57,200
Chemical System								
	Dry	2%			2027	\$600	1-3	\$100
	No Component	98%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Address : 200 WEST 167TH STREET
Borough : BRONX **Agency's Number** : X361
Program / Asset # : BOE1170.000 / 14916 **Yr Built/Renovated** : 2016 /
Area Sq Ft : 59,895 **Project Type** : EDUCATION
Date of Survey : 27-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 58 **BIN** : 2117349

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$90,100
Interior Architecture	\$37,400	\$108,300
Electrical		\$54,900
Mechanical		\$36,500
Total	\$37,400	\$289,800
Importance Code A		\$90,100
Importance Code B	\$37,400	\$128,800
Importance Code C		\$71,000
Total	\$37,400	\$289,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,200	\$1,800		
Interior Architecture	\$6,800	\$37,600		\$5,100
Electrical	\$11,700	\$9,300	\$8,200	\$12,200
Mechanical	\$14,800	\$14,600	\$20,900	\$13,100
Site Pavements	\$1,800			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$54,200	\$73,100	\$38,900	\$40,300
Importance Code A	\$12,200	\$4,800	\$3,000	\$3,000
Importance Code B	\$34,300	\$41,200	\$36,000	\$37,300
Importance Code C	\$7,700	\$27,200		
Total	\$54,200	\$73,100	\$38,900	\$40,300



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

DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$90,100	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$8,900	
Windows								
Aluminum	95%			2051	**	5	\$13,600	
Glass Block	3%			LIFE	**	5	\$300	
Metal Louvers	2%			2042	**	10	\$1,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,900	
Concrete Masonry Unit	90%			LIFE	**	5	\$10,300	
Metal Rail	2%			2046	**	5-10	\$3,700	
Metal: Cage/Fence	3%			2046	**	5-10	\$2,300	
Roof								
Plaza Roof: Stone Panels	100%			2055	**			
Soffits								
Exposed Struc: Steel	5%			LIFE	**	5	\$600	
Metal Panel	95%			2055	**	5-10	\$26,400	
Interior								
Floors								
Carpet	2%			2030	\$24,400	3	\$3,600	
Cast in Place Concrete	2%			LIFE	**	5	\$3,900	
Ceramic Tile	5%			2042	**	5	\$4,500	
Terrazzo	13%			LIFE	**	5	\$9,100	
Vinyl Tile	73%			2037	**	3	\$24,500	
Wood	5%			2064	**	5	\$8,400	
Interior Walls								
Ceramic Tile	23%			2042	**	5	\$54,400	
Concrete Masonry Unit	20%			LIFE	**	5	\$18,900	
Folding Partition	2%			2051	**	5	\$11,800	
Gypsum Board	50%			LIFE	**	5	\$71,000	
Masonry: Brick	3%			LIFE	**			
Mosaic Tile	2%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	85%			2046	**	5	\$74,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$11,000	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	80%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,800	2046	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : In Rear Of Building</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	85%			2055	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two Main Service Disconnect Switches Rated At 2000 Amperes Each.</i>							
Fused Disc Sw	15%			2055	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 6 - Vertical Sections</i>							
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$100	
Molded Case Bkrs	90%			2051	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	2%			2046	**	5		
Variable Frequency Drive	98%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$18,400	
Generators								
Diesel	100%			2042	**	1	\$23,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,200	

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2051	**	5	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : No Available Nameplate Rating Capacity</i>						
Main Tank	50%			2064	**	5	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$52,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2037	**	10	\$2,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
Fluorescent	30%			2037	**	10	\$1,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front, Back, Sides Of The Building</i>						
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$1,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$6,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Cafeteria, Courtyard</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$36,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

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

Heating

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DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX

Asset # : 14916

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	**	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$3,000	
Terminal Devices								
Air Handler	50%			2037	**	1	\$18,500	
Convactor/Radiator	50%			2046	**	1	\$9,700	
Air Conditioning								
Energy Source								
Electricity	100%			2054	**	1		
Terminal Devices								
Air Handler/Cool/Ht	90%			2037	**	1	\$33,300	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	
Exhaust Fans								
Interior	10%			2039	**	2	\$200	
Roof	90%			2039	**	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	**	1		
Water Heater								
Gas Fired	100%			2029	\$36,500	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2039	**	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								

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

DEPARTMENT OF EDUCATION - 040
HIGHBRIDGE ENVIRONMENTAL EDUCATIONAL CAMPUS - BX
Asset # : 14916

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2055	* *	1-5	\$30,200
	Sprinkler							
	Generic	100%			2055	* *	1-2	\$16,800
	Fire Pump							
	Generic	100%			2042	* *	1	\$11,200
	Chemical System							
	Generic	100%			2028	\$27,900	1-3	\$3,700

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HILLCREST HIGH SCHOOL - Q
Address : 160-05 HIGHLAND AVE.
Borough : QUEENS **Agency's Number** : Q505
Program / Asset # : BOE0888.000 / 1480 **Yr Built/Renovated** : 1971 / 2009
Area Sq Ft : 343,884 **Project Type** : EDUCATION
Date of Survey : 08-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9774 **Lot** : 1 **BIN** : 4448767

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$355,400	\$559,500
Interior Architecture	\$5,442,800	\$719,800
Electrical	\$168,000	\$6,250,100
Mechanical	\$547,800	\$11,010,100
Total	\$6,513,900	\$18,539,600
Importance Code A	\$355,400	\$2,874,700
Importance Code B	\$5,384,900	\$15,292,500
Importance Code C	\$773,700	\$372,300
Total	\$6,513,900	\$18,539,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$35,900	\$25,100	
Interior Architecture	\$43,800	\$51,500		
Electrical	\$35,700	\$37,200	\$29,700	\$30,300
Mechanical	\$125,500	\$91,200	\$147,200	\$81,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$213,000	\$223,600	\$209,900	\$119,300
Importance Code A	\$34,100	\$70,700	\$59,100	\$34,100
Importance Code B	\$178,900	\$152,900	\$150,800	\$85,300
Importance Code C				
Total	\$213,000	\$223,600	\$209,900	\$119,300



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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$54,600	
Masonry: Brick	10%	Now	\$70,400	LIFE	**	5	\$21,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 280a, B, C, D, Exits 11 And 12, Boiler Room To PS 86</i>								
Masonry: Brick	5%			LIFE	**	5	\$10,900	
Metal Coiling Doors	2%			2040	**	5	\$13,700	
Pre-Cast Concrete	58%			LIFE	**	5	\$411,800	
Windows								
Aluminum	100%			2043	**	5	\$50,200	
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$4,800	
Metal Panel	20%			2047	**	5	\$14,900	
Metal Rail	5%			2040	**	5-10	\$17,300	
Pre-Cast Concrete	50%			LIFE	**	5	\$60,400	
Roof								
Built-Up (BUR)	83%	Now	\$285,000	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Fourth Floor Corridor Near Elevator</i>								
Copper/Terne	5%			2055	**	10	\$29,600	
Modified Bitumen	12%			2032	**	10	\$28,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$112,600	
Ceramic Tile	3%	Now	\$16,000	2036	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%	0-2	\$129,200	2043	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2037	**	3	\$9,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	75%			2022	**	3	\$144,800	
Wood	2%			2055	**	5	\$19,300	

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

DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	25%	0-2	\$340,300	2036	**	5	\$115,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	12%			LIFE	**	5	\$44,300	
Folding Partition	1%	0-2	\$235,500	2035	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	50%	Now	\$197,900	LIFE	**	5	\$138,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			LIFE	**	5	\$73,900	
Ceilings								
AcousTile,Adhered	10%	Now	\$10,000	2032	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	20%			2040	**	5	\$125,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
Exposed Concrete	60%			LIFE	**	5	\$47,000	
Metal Panel	10%	0-2	\$17,900	LIFE	**	5	\$62,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Corridor Near Elevator And Caffeteria</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$89,700	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 6000 Ampere And Two 2500 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	95%			2027	\$495,700	5	\$1,400	
Molded Case Bkrs	5%			2027	\$26,100	5	\$500	
Raceway								
Conduit	90%			2027	\$555,400	1		
Conduit	10%			2047	**	1		

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

DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$51,100	5	\$800	
Fused Disc Sw	5%			2043	**	5	\$400	
Molded Case Bkrs	10%			2043	**	5	\$900	
Molded Case Bkrs	75%			2026	\$383,000	5	\$6,800	
Wiring								
Thermoplastic	90%			2027	\$749,200	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	60%			2025	\$147,500	5	\$1,400	
Locally Mounted	40%			2032	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$23,500	1	\$105,800	
Generators								
Natural Gas	100%			2023	\$129,600	1	\$133,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (Basement)</i>								
<i>Explanation : One 25 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$76,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2027	\$728,800	10	\$283,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2027	\$64,800	10	\$25,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	1%			2022	\$5,900	10	\$100	
Incandescent	1%			2027	\$40,800	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2027	\$247,600	10	\$41,500	
Exit, Service	50%			2027	\$49,500	1		
Exterior Lighting								
HID	100%			2027	\$1,386,600	10	\$1,100	
Alarm								

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DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

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

Alarm

Security System

No Component

90%

Generic

10%

2027

\$111,100

1

\$12,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2027

\$760,500

1-3

\$43,700

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

Heating

Energy Source

Fuel Oil No 4

100%

2027

\$675,800

5

\$106,500

Conversion Equipment

Steam Boiler

100%

2025

\$2,225,500

1

\$340,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

Distribution

Central Plant Steam

100%

Now

\$291,000

2037

* *

4

\$16,900

Piping/Pmp

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Condensate Return Lines, Vacuum Pump, Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 70%**Location : Various Locations*

Terminal Devices

Air Handler

25%

Now

\$60,400

2027

\$1,208,900

1

\$47,800

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Heating Coils, Various Locations**Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Pneumatic Control, Various Locations*

Convactor/Radiator

65%

Now

\$23,900

2032

* *

1

\$65,000

*Malfunctioning, Extent : Severe, Area Affected : 40%**Location : Thermostats, Various Locations*

Fan Coil Unit/Heat

10%

2027

\$515,000

1

\$11,100

Air Conditioning

Energy Source

Electricity

10%

2035

* *

1

Steam/HW System

25%

2037

* *

1

No Component

65%

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

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

DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	50%			2030	\$4,060,700	1	\$186,100	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Basement</i>					
Window/Wall Unit	20%			2025	\$143,300	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2027	\$73,400	4	\$4,200	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2027	\$674,900	1	\$53,200	
No Component	75%							
Heat Rejection								
Water Cooling Tower	25%			2031	**	2	\$86,500	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$191,800	
Exhaust Fans								
Interior	20%			2027	\$244,700	2	\$2,100	
Roof	80%	0-2	\$45,700	2027	\$456,800	2	\$6,700	
			<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$547,600	4	\$34,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$14,300	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : At Loading Dock</i>					
Sump Pump(s)								
Non-Submersible	100%			2022	\$52,400	4	\$10,900	
Backflow Preventer								
Generic	100%			2032	**	1	\$21,100	
Fixtures								
Generic	100%							
Vertical Transport								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
HILLCREST HIGH SCHOOL - Q
Asset # : 1480

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2037		**	1-5 \$173,400
	Sprinkler							
	No Component	85%						
	Generic	15%			2037		**	1-2 \$14,400

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HS FOR CONSTRUCTION TRADES, ENG. AND ARCH. - Q
Address : 94-06 104TH STREET
Borough : QUEENS **Agency's Number** : Q650
Program / Asset # : BOE1049.000 / 14262 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 157,711 **Project Type** : EDUCATION
Date of Survey : 12-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9381 **Lot** : 44 **BIN** : 4438609

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$274,700	\$268,100
Interior Architecture	\$247,700	\$315,200
Electrical	\$133,100	
Mechanical		\$135,300
Total	\$655,500	\$718,600
Importance Code A	\$274,700	\$268,100
Importance Code B	\$221,600	\$366,200
Importance Code C	\$159,200	\$84,300
Total	\$655,500	\$718,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,900			\$15,100
Interior Architecture	\$54,800		\$2,200	\$17,700
Electrical	\$19,100	\$19,900	\$30,500	\$18,300
Mechanical	\$21,000	\$18,300	\$30,400	\$18,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$111,700	\$50,100	\$74,900	\$81,300
Importance Code A	\$12,700	\$7,800	\$8,100	\$22,900
Importance Code B	\$67,700	\$42,300	\$66,800	\$58,400
Importance Code C	\$31,200			
Total	\$111,700	\$50,100	\$74,900	\$81,300



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

DEPARTMENT OF EDUCATION - 040
HS FOR CONSTRUCTION TRADES, ENG. AND ARCH. - Q
Asset # : 14262

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	2-4	\$4,900	LIFE	**	5	\$20,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Foundation Wall In Boiler Room</i>								
Cast in Place Concrete	17%			LIFE	**	5	\$115,800	
Masonry: Brick	50%			LIFE	**	5	\$68,100	
Metal Panel	25%			2054	**	5-10	\$234,100	
Window Wall	5%			2054	**	5	\$25,500	
Windows								
Aluminum	75%			2050	**	5	\$15,100	
Glass Block	25%			LIFE	**	5	\$3,100	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$14,700	
Masonry: Brick	30%			LIFE	**	5	\$1,200	
Metal Panel	30%			2054	**	5	\$4,700	
Metal Rail	5%			2045	**	5-10	\$3,700	
Roof								
IRMA/Protected Membrane	85%			2033	**	10	\$88,800	
IRMA/Protected Membrane	15%			2033	**	10	\$15,700	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Lobby</i>								
Soffits								
Cement-Fiber Panel	10%			2036	**	10		
Metal Panel	90%			2054	**	5-10		
Interior								
Floors								
Cast in Place Concrete	19%			LIFE	**	5	\$98,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Concrete Pavers</i>								
Ceramic Tile	5%			2041	**	5	\$11,800	
Terrazzo	15%			LIFE	**	5	\$27,700	
Vinyl Tile	60%			2036	**	3	\$70,800	
Wood	1%			2063	**	5	\$4,400	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	20%			2041	**	5	\$62,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,200	
Folding Partition	2%	Now	\$159,200	2050	**	5	\$7,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Partition In Gymnasium Is Non-functioning</i>								
Glass: Single Pane	3%			LIFE	**	5	\$7,000	
Gypsum Board	45%			LIFE	**	5	\$84,300	
Masonry: Brick	5%			LIFE	**			

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

DEPARTMENT OF EDUCATION - 040
HS FOR CONSTRUCTION TRADES, ENG. AND ARCH. - Q

Asset # : 14262

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2041	**	5	\$177,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hallway Near Room 408</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$44,300	
Metal Panel	5%			LIFE	**	5	\$14,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	**			
Iron Picket	10%			2072	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around Emergency Generator</i>								
<i>Explanation : Custom Metal Louver Screen</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	80%			2041	**			
Pavers/Stone	20%			2037	**			
Activity Yard								
Asphalt	90%			2037	**			
Rubber Matting	10%			2033	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2048	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$700	
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$400	
Molded Case Bkrs	90%			2044	**	5	\$3,700	
Wiring								
Thermoplastic	100%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040
HS FOR CONSTRUCTION TRADES, ENG. AND ARCH. - Q

Asset # : 14262

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$48,500	
Generators								
Diesel	100%			2037	**	1	\$61,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Rear Yard Outside</i>						
		<i>Explanation : One 360 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$5,800	
Fuel Storage								
Main Tank	100%			2056	**	5	\$4,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Rear Yard Outside</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	92%			2033	**	10	\$133,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	6%			2036	**	10	\$8,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby, Gymnasium And Cafeteria</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
LED	2%			2033	**			
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
Fluorescent	100%			2033	**	10	\$14,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$17,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside And Stair Cases</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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DEPARTMENT OF EDUCATION - 040
HS FOR CONSTRUCTION TRADES, ENG. AND ARCH. - Q

Asset # : 14262

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

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$30,000	

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

Heating

Energy Source

Natural Gas	100%			2048	**	1		
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Conversion Equipment

Furnace	100%			2033	**	1	\$78,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 10 Rooftop Package Units

Air Conditioning

Energy Source

Electricity	100%			2044	**	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	100%			2033	**	2	\$9,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 10 Package Units

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,900	
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Exhaust Fans

Roof	100%			2033	**	2	\$4,800	
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Plumbing

H/C Water Piping

Brass/Copper	100%			2048	**	1		
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Water Heater

Gas Fired	100%			2026	\$96,200	2	\$2,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : 4th Floor H. W. Room

Explanation : 1 Unit

Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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Sewage Ejector(s)

Electric	100%			2033	**	4	\$9,400	
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Backflow Preventer

Generic	100%			2033	**	1	\$9,700	
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
HS FOR CONSTRUCTION TRADES, ENG. AND ARCH. - Q
Asset # : 14262

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2 Units From Basement To 4th Floor, 1 Unit From Basement To 1st Floor</i>				
				<i>Explanation : 3 Units</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2048	**	1-2	\$44,200
	Fire Pump							
	Generic	100%			2037	**	1	\$29,500
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : HUNTERS POINT CAMPUS - Q
Address : 1-50 51ST AVENUE
Borough : QUEENS **Agency's Number** : Q404
Program / Asset # : BOE1158.000 / 14904 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 150,803 **Project Type** : EDUCATION
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5
Block : 6 **Lot** : 8 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$73,700	\$84,900
Interior Architecture	\$165,800	\$353,100
Electrical	\$138,300	
Mechanical	\$73,800	\$129,300
Total	\$451,700	\$567,400
Importance Code A	\$73,700	\$84,900
Importance Code B	\$292,300	\$306,800
Importance Code C	\$85,700	\$175,600
Total	\$451,700	\$567,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,000			\$1,900
Interior Architecture	\$8,500	\$60,100		\$10,600
Electrical	\$14,700	\$19,000	\$19,100	\$16,800
Mechanical	\$34,600	\$58,000	\$54,900	\$74,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$103,700	\$147,000	\$83,900	\$114,000
Importance Code A	\$43,500	\$7,500	\$7,500	\$9,700
Importance Code B	\$60,200	\$139,600	\$76,400	\$104,300
Importance Code C				
Total	\$103,700	\$147,000	\$83,900	\$114,000



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DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$33,200	
Masonry: Brick Cavity	60%			LIFE	**	5	\$84,900	
Masonry: Granite	20%			LIFE	**	5	\$21,200	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$13,300	
Metal Panel	2%			2055	**	5-10	\$19,500	
Window Wall	10%			2055	**	5	\$53,100	
Windows								
Aluminum	100%			2051	**	5	\$66,700	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$19,400	
Masonry: Brick Cavity	80%			LIFE	**	5	\$13,400	
Metal: Cage/Fence	5%			2046	**	5-10	\$6,500	
Roof								
IRMA/Protected Membrane	78%			2034	**	10	\$73,700	
Metal Panel	10%			2046	**	10	\$17,300	
Modified Bitumen	2%			2034	**	10	\$1,900	
Plaza Roof: Stone Panels	10%			2055	**			
Soffits								
Metal Panel	100%			2055	**	5-10		
Interior								
Floors								
Ceramic Tile	15%			2042	**	5	\$33,900	
Quarry Tile	5%			2046	**	5	\$16,900	
Steel Grating	2%			2055	**	1		
Traffic Topping	20%			2037	**	5	\$56,400	
Vinyl Tile	53%			2037	**	3	\$44,900	
Wood	5%			2064	**	5	\$21,200	
Interior Walls								
Ceramic Tile	40%			2042	**	5	\$171,400	
Concrete Masonry Unit	20%			LIFE	**	5	\$34,300	
Gypsum Board	35%			LIFE	**	5	\$90,000	
Operable Wall	3%			2055	**	5	\$45,000	
Wood	2%			LIFE	**	5	\$34,300	
Ceilings								
AcousTileSusp.Lay-In	72%			2046	**	5	\$160,200	
Exposed Struc: Steel	8%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$27,800	
Metal Panel	5%			LIFE	**	5	\$13,900	
Wood	5%			LIFE	**	5	\$97,400	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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

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DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	20%			2042	**			
Pavers/Stone	80%			2042	**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 And One 2000 Ampere Switches

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$600	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2045	**	5	\$300	
Molded Case Bkrs	90%			2045	**	5	\$3,600	

Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	50%			2042	**	5	\$500	
Motor Control Center	50%			2042	**	5	\$2,100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,200	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$46,400	
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Generators

Diesel	100%			2038	**	1	\$58,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 500 Kilovolt-ampere

Batteries

Lead/Acid	100%			2023	\$1,600	5	\$5,600	
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Fuel Storage

Day Tank	100%			2045	**	5	\$28,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 275 Gallons

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2034	**	10	\$138,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2034	**	1		
	50%			2057	**	1		
Exterior Lighting Fluorescent HID No Component	10%			2034	**	10	\$1,400	
	10%			2034	**	10		
	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2057	**	5	\$4,400	
Alarm								
Security System No Component Generic	70%			2034	**	1	\$16,900	
	30%							
Fire/Smoke Detection No Component Generic, Digital	70%			2034	**	1-3	\$27,900	
	30%							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Hot Water Boiler	100%			2042	**	1	\$74,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 4 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2045	**	4	\$11,100	
Terminal Devices Air Handler Convactor/Radiator	50%			2034	**	1	\$46,600	
	50%			2042	**	1	\$24,400	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Split Unit No Component	10%			2034	**			
	90%							

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

DEPARTMENT OF EDUCATION - 040
HUNTERS POINT CAMPUS - Q
Asset # : 14904

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%		2034	**	1	\$93,300	
Heat Rejection								
	Dry Cooler	100%		2034	**	2	\$105,000	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$84,100	
Exhaust Fans								
	Roof	100%		2034	**	2	\$4,600	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2049	**	1		
Water Heater								
	Gas Fired	100%		2027	\$92,000	2	\$2,200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2023	\$5,100	4	\$3,200	
Backflow Preventer								
	Generic	100%		2034	**	1	\$9,200	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 2 Elevators Pumps Leaking</i>					
Fire Suppression								
Standpipe								
	Generic	100%		2049	**	1-5	\$76,000	
Sprinkler								
	Generic	100%	Now	\$73,800	2049	**	1-2	\$36,600
			<i>Not in Service, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Auditorium Deluge System</i>					
Fire Pump								
	Generic	100%		2038	**	1	\$28,200	
Chemical System								
	No Component	99%						
	Generic	1%		2027	\$300	1-3		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 2 - SI
Address : 333 MIDLAND AVENUE @ BOUNDARY AVE.
Borough : STATEN ISLAND **Agency's Number** : R002
Program / Asset # : BOE0899.000 / 1465 **Yr Built/Renovated** : 1963 / 2013
Area Sq Ft : 152,000 **Project Type** : EDUCATION
Date of Survey : 02-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3696 **Lot** : 100 **BIN** : 5053571

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$266,000	\$339,800
Interior Architecture	\$2,709,000	\$141,700
Electrical	\$1,271,600	\$655,100
Mechanical	\$84,100	\$1,013,100
Total	\$4,330,600	\$2,149,700
Importance Code A	\$266,000	\$339,800
Importance Code B	\$3,921,500	\$1,749,400
Importance Code C	\$143,100	\$60,500
Total	\$4,330,600	\$2,149,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$66,800			
Interior Architecture	\$85,800			\$37,300
Electrical	\$6,400	\$4,300	\$5,400	\$48,300
Mechanical	\$55,000	\$22,900	\$44,500	\$23,200
Site Pavements	\$39,700			
Total	\$253,700	\$27,200	\$49,800	\$108,800
Importance Code A	\$82,800	\$16,000	\$16,000	\$16,000
Importance Code B	\$103,300	\$11,200	\$33,900	\$92,800
Importance Code C	\$67,600			
Total	\$253,700	\$27,200	\$49,800	\$108,800



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

DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	30%	0-2	\$26,800	LIFE	**	5	\$111,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Masonry: Brick	35%	0-2	\$16,800	LIFE	**	5	\$26,000	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	35%			2049	**	5-10	\$178,800	
Windows								
Aluminum	100%	Now	\$17,400	2045	**	5	\$9,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Clerestory Above Stage</i>								
Parapets								
Metal Rail	90%	2-4	\$39,500	2042	**	5	\$98,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%	0-2	\$1,600	2042	**	5	\$5,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$177,800	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And 3rd Floor Classrooms</i>								
Copper/Terne	5%			2057	**	10	\$16,100	
Soffits								
Cast in Place Concrete	100%	Now	\$4,100	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	4%	Now	\$10,000	2038	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$12,000	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	6%	0-2	\$6,600	2034	**	3	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	80%	0-2	\$113,600	2024	\$2,272,100	3	\$72,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$22,600	
Interior Walls								
Cast in Place Concrete	5%	Now	\$56,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$24,700	2032	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets</i>								
Concrete Masonry Unit	5%	0-2	\$19,900	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Plaster	60%	0-2	\$86,300	LIFE	**	5	\$60,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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

DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	19%	Now	\$89,100	2034	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	1%	Now	\$2,000	2042	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	20%			LIFE	**	5	\$7,400	
Metal Panel	5%	0-2	\$10,500	LIFE	**	5	\$14,800	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Kitchen</i>								
Plaster	55%	Now	\$91,100	LIFE	**	5	\$81,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 3rd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Iron Picket	25%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$16,800	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$12,900	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	70%			2038	**			
Cast in Place Concrete	30%	Now	\$10,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Dumpsters</i>								

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

Under 600 Volts

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches Temporary Until Construction Completed.</i>								
Fused Disc Sw	10%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switches For Emergency</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$4,000	
Raceway								
Conduit	60%			2029	\$158,500	1		
Conduit	40%			2055	**	1		
Panelboards								
Fused Disc Sw	3%			2051	**	5	\$100	
Fused Disc Sw	7%			2028	\$16,800	5	\$200	
Molded Case Bkrs	50%			2028	\$119,700	5	\$2,000	
Molded Case Bkrs	40%			2051	**	5	\$1,600	
Wiring								
Thermoplastic	60%			2029	\$222,500	1		
Thermoplastic	40%			2055	**	1		
Motor Controllers								
Locally Mounted	10%			2027	\$12,300	5	\$100	
Locally Mounted	90%			2046	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$139,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2037	**	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Hallway</i>								
Incandescent	2%			2024	\$38,300	2	\$100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$116,200	10	\$19,500	
Exit, Service	50%			2024	\$23,200	1		
Exterior Lighting								
HID	100%			2024	\$612,900	10	\$500	

Alarm

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

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

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$17,000

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$504,200

1-3

\$29,000

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

Heating

Energy Source

Natural Gas

100%

2059

* *

1

Conversion Equipment

Steam Boiler

100%

2049

* *

1

\$159,800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Steam Boilers*

Distribution

Central Plant Steam

100%

2059

* *

4

\$8,000

Piping/Pmp

Terminal Devices

Air Handler

20%

2029

\$453,800

1

\$20,000

Convactor/Radiator

80%

2034

* *

1

\$41,700

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

25%

2024

\$84,100

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$90,000

Exhaust Fans

Interior

50%

0-2

\$28,700

2029

\$287,000

2

\$2,000

*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Basement Fan Room - Defective House Exhaust Fan.*

Roof

50%

2029

\$133,900

2

\$2,500

Plumbing

H/C Water Piping

Brass/Copper

100%

2039

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF EDUCATION - 040

I. S. 2 - SI

Asset # : 1465

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater Gas Fired	100%		2029	\$98,400	2	\$2,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%		2029	\$24,600	4	\$5,100	
	Sewage Ejector(s) Electric	100%		2039	**	4	\$6,400	
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Sprinkler No Component	85%						
	Generic	15%		2039	**	1-2	\$6,800	
	Chemical System Generic	100%		2027	\$27,900	1-3	\$4,000	

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 5 - Q
Address : 50-40 JACOBUS STREET
Borough : QUEENS **Agency's Number** : Q005
Program / Asset # : BOE0988.000 / 4471 **Yr Built/Renovated** : 1997 / 2003
Area Sq Ft : 179,991 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2450 **Lot** : 17 **BIN** : 4454423

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$421,000	\$527,800
Interior Architecture	\$424,600	\$281,500
Electrical		\$804,700
Mechanical	\$44,600	\$4,951,400
Total	\$890,300	\$6,565,400
Importance Code A	\$421,000	\$527,800
Importance Code B	\$323,400	\$5,948,900
Importance Code C	\$145,900	\$88,700
Total	\$890,300	\$6,565,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$95,000			\$5,200
Interior Architecture	\$119,500		\$49,700	\$26,900
Electrical	\$30,600	\$24,600	\$31,900	\$24,600
Mechanical	\$76,700	\$74,300	\$64,200	\$72,400
Site Enclosure	\$900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$334,600	\$110,800	\$157,600	\$141,000
Importance Code A	\$112,900	\$17,800	\$17,800	\$23,000
Importance Code B	\$162,600	\$93,000	\$139,800	\$118,000
Importance Code C	\$59,200			
Total	\$334,600	\$110,800	\$157,600	\$141,000



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

DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	4+	\$17,000	LIFE	**	5	\$28,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Facades</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$23,600	
Masonry: Brick Cavity	62%			LIFE	**	5	\$234,000	
Metal Panel	15%			2050	**	5-10	\$194,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$122,700	
Windows								
Aluminum	98%	4+	\$70,700	2046	**	5	\$15,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2039	**	10	\$4,000	
Parapets								
Cast in Place Concrete	20%			LIFE	**	5	\$81,400	
Masonry: Brick Cavity	20%			LIFE	**	5-10	\$27,000	
Pre-Cast Concrete	60%			LIFE	**	5	\$148,900	
Roof								
Built-Up (BUR)	35%	4+	\$31,400	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Classrooms</i>								
IRMA/Protected Membrane	32%			2035	**	10	\$39,700	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	25%			2043	**	10	\$56,800	
Roll Roofing	5%			2029	\$27,300	5	\$10,300	
Skylight, Metal/Glass	3%	4+	\$11,700	2050	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Soffits								
Masonry: Brick	60%			LIFE	**	5		
Stucco Cement	40%			2043	**	5		
Interior								
Floors								
Carpet	5%			2029	\$183,600	3	\$20,200	
Cast in Place Concrete	17%	0-2	\$25,400	LIFE	**	5	\$100,200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : A005 Electric Service Equipment Room</i>								
Ceramic Tile	5%			2039	**	5	\$13,500	
Quarry Tile	5%			2043	**	5	\$20,200	
Terrazzo	3%			LIFE	**	5	\$12,600	
Vinyl Tile	60%	4+	\$73,400	2035	**	3	\$60,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria, Corridors</i>								
Wood	5%			2058	**	5	\$25,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$57,200	
Concrete Masonry Unit	47%			LIFE	**	5	\$86,000	
Folding Partition	3%			2046	**	5	\$17,100	
Gypsum Board	5%			LIFE	**	5-10	\$19,400	
Mosaic Tile	10%			LIFE	**	10	\$14,300	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$22,900	
Wood	5%			LIFE	**	5	\$91,500	
Ceilings								
AcousTileConcealSpLn	55%			2043	**	5	\$185,200	
AcousTileSusp.Lay-In	15%			2043	**	5	\$40,400	
Exposed Concrete	10%			LIFE	**	5-10	\$33,700	
Exposed Struc: Steel	10%			LIFE	**	10	\$53,900	
Gypsum Board	10%			LIFE	**	5-10	\$92,600	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2050	**			
Iron Picket	95%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$900	2065	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Handball Wall</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Handball Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	100%			2039	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes And 1,200 Amperes.</i>								

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

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DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Transformer Rated At 1500 Kilovolt-ampere, 480/277/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Seven Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	20%			2038	**	5	\$800	
Molded Case Bkrs	80%			2038	**	5	\$3,800	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$55,400	
Generators								
Diesel	70%			2033	**	1	\$48,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 350 Kilowatts</i>								
Diesel	30%			2033	**	1	\$20,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$6,700	
Fuel Storage								
Main Tank	50%			2045	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2045	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								

Lighting

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DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	94%			2030	\$398,400	10	\$155,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$21,200	10	\$8,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	1%			2030	\$3,100	10	\$100	
Egress Lighting								
Emergency, Service	50%			2030	\$47,300	1		
Exit, LED	40%			2045	* *	1		
Exit, Service	10%			2030	\$5,200	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$174,400	1	\$20,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	\$110,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	* *	1		
Conversion Equipment								
Steam Boiler	100%			2035	* *	1	\$178,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$15,900	2050	* *			
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Management System, 1 Set Of Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								

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

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DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2030	\$1,518,600	1	\$66,800	
Convactor/Radiator	40%			2035	**	1	\$23,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2030	\$1,222,200	1	\$66,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Units. Penthouse</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	**	4	\$7,100	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	\$1,291,900	1	\$89,000	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2030	\$232,200	2	\$100,300	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$158,900	
Exhaust Fans								
Interior	75%			2030	\$480,300	2	\$4,100	
Roof	25%			2035	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$109,800	2	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Condemn Unit Remains In Place</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$27,400	4	\$5,700	
Sewage Ejector(s)								
Electric	100%			2030	\$51,800	4	\$10,700	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	35%			LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor To Penthouse</i>								
<i>Explanation : 1 Unit, It Is Shaky.</i>								
Hydraulic	65%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050		**	1-5	\$90,700
Sprinkler								
No Component	75%							
Generic	25%			2050		**	1-2	\$12,600
Chemical System								
No Component	99%							
Generic	1%			2028	\$300		1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 7 - SI
Address : 1270 HUGUENOT AVENUE @HYLAN BLVD.
Borough : STATEN ISLAND **Agency's Number** : R007
Program / Asset # : BOE0903.000 / 1454 **Yr Built/Renovated** : 1965 / 2009
Area Sq Ft : 177,018 **Project Type** : EDUCATION
Date of Survey : 10-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6544 **Lot** : 1 **BIN** : 5082345

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$320,300	\$299,600
Interior Architecture	\$485,900	\$158,700
Electrical	\$1,505,200	\$1,054,700
Mechanical	\$1,372,700	\$1,312,300
Total	\$3,684,200	\$2,825,300
Importance Code A	\$1,536,400	\$335,500
Importance Code B	\$2,092,100	\$2,431,200
Importance Code C	\$55,700	\$58,700
Total	\$3,684,200	\$2,825,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$19,800	\$26,400		\$24,600
Electrical	\$2,000	\$6,600	\$7,800	\$57,800
Mechanical	\$24,400	\$26,500	\$56,300	\$55,600
Site Pavements	\$39,100			
Total	\$85,300	\$59,500	\$64,100	\$138,100
Importance Code A		\$18,600	\$18,600	\$19,000
Importance Code B	\$65,800	\$40,800	\$45,500	\$119,100
Importance Code C	\$19,500			
Total	\$85,300	\$59,500	\$64,100	\$138,100



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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	50%			LIFE	**	5	\$202,800	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	45%			LIFE	**	5	\$38,900	
		<i>Efflorescence, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Bulkhead And Chimney</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$14,100	
Windows								
Aluminum	95%	Now	\$96,500	2045	**	5	\$10,800	
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Metal Louvers	5%			2038	**	10	\$7,100	
Parapets								
Metal: Cage/Fence	100%			2042	**	5-10	\$138,800	
Roof								
Copper/Terne	5%			2057	**	10	\$18,800	
Modified Bitumen	95%			2034	**	10	\$142,900	
Soffits								
Ceramic Tile	80%			2049	**	10		
Stucco Cement	20%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$61,500	
Ceramic Tile	5%	Now	\$14,500	2038	**	5	\$7,000	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
		<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
Terrazzo	5%			LIFE	**	5	\$11,000	
Vinyl Tile	35%	Now	\$44,700	2034	**	3	\$36,900	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile 9" X 9"	35%	4+	\$231,500	2034	**	3	\$36,900	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Wood	10%			2057	**	5	\$52,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	1%	Now	\$5,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	12%	Now	\$55,700	LIFE	**	5	\$18,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	12%			LIFE	**			
Plaster	50%			LIFE	**	5	\$58,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	28%	Now	\$76,500	2034	**	5	\$38,500	
<i>Adhesion Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout And Basement</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library And Throughout</i>								
Exposed Concrete	41%	4+	\$77,500	LIFE	**	5	\$17,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	19%			LIFE	**			
Fiber Board	2%			2034	**			
Plaster	10%			LIFE	**	5	\$17,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$24,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%	0-2	\$12,500	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Masonry: Granite	5%	0-2	\$1,700	LIFE	**			
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 2%**Location : Front Steps**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%**Location : Front Steps*

Parking/Driveway

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2029	\$35,900	5	\$600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Service No.1 - Two 800 Ampere Main Disconnect Switches*

Fused Disc Sw	20%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Service No.2 - Two 800 Ampere And One 200 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$260,900	5	\$800	
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Raceway

Conduit	95%			2029	\$293,100	1		
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Conduit	5%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$27,100	5	\$400	
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Fused Disc Sw	5%			2045	**	5	\$200	
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Molded Case Bkrs	70%			2028	\$189,900	5	\$3,300	
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Molded Case Bkrs	15%			2045	**	5	\$700	
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Wiring

Braided Cloth	60%	2-4	\$249,700	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2029	\$124,900	1		
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Thermoplastic	10%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$122,900	5	\$1,200	
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Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$163,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2024		2	\$100	
LED	3%			2024			\$57,600	
Egress Lighting								
Emergency, Battery	50%			2024		10	\$22,700	
Exit, Service	50%			2024		1		
Exterior Lighting								
HID	10%			2024		10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$19,800	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	4+	\$783,000	2039	**	1-3	\$39,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fire Alarm Control Panel - Basement</i>								
<i>Explanation : Obsolete Components</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$58,200	
Conversion Equipment								
Steam Boiler	100%	2-4	\$1,216,100	2049	**	1	\$167,500	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Boilers In Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$9,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 7 - SI

Asset # : 1454

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2029	\$792,700	1	\$34,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Gymnasium Blower</i>						
Convactor/Radiator	70%			2034	**	1	\$42,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$156,600	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$104,800	
Exhaust Fans								
Interior	30%			2029	\$200,600	2	\$1,700	
Roof	70%			2029	\$218,400	2	\$4,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$18,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	2-4	\$11,500	2034	**	4	\$4,000	
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s)								
Electric	100%			2029	\$54,100	4	\$11,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2049	**	1-2	\$2,600	
Chemical System								
Wet	2%			2027	\$600	1-3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul-102</i>						
No Component	98%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 14 - BK
Address : 2402 BATCHELDER STREET @ AVENUE X
Borough : BROOKLYN **Agency's Number** : K014
Program / Asset # : BOE0350.000 / 360 **Yr Built/Renovated** : 1952 / 2000
Area Sq Ft : 139,000 **Project Type** : EDUCATION
Date of Survey : 02-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7424 **Lot** : 1 **BIN** : 3203617

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$213,100
Interior Architecture	\$2,228,900	\$1,334,500
Electrical	\$856,600	\$798,200
Mechanical	\$195,800	\$934,200
Total	\$3,281,300	\$3,280,000
Importance Code A		\$233,300
Importance Code B	\$3,083,900	\$3,046,600
Importance Code C	\$197,400	
Total	\$3,281,300	\$3,280,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,500		\$32,100	
Interior Architecture	\$123,600	\$13,300		\$26,400
Electrical	\$14,500	\$23,000	\$1,700	\$1,300
Mechanical	\$61,100	\$36,000	\$30,800	\$14,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$233,700	\$76,200	\$68,500	\$46,300
Importance Code A	\$39,600	\$9,400	\$41,200	\$9,100
Importance Code B	\$93,800	\$66,800	\$27,400	\$37,300
Importance Code C	\$100,300			
Total	\$233,700	\$76,200	\$68,500	\$46,300



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

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$111,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2043	**	5	\$64,200	
Glass Block	5%			LIFE	**	5	\$2,100	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$14,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	75%			2037	**	10	\$101,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Slate	25%	0-2	\$30,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$58,700	LIFE	**	5	\$28,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Boiler Pit</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	4%	Now	\$218,800	2042	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	1%			2042	**	5	\$2,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$10,300	
Vinyl Tile	50%	Now	\$240,000	2027	\$1,200,200	3	\$49,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cafeteria</i>								
Vinyl Tile 9" X 9"	30%	Now	\$279,900	2022	\$932,900	3	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	5%	4+	\$23,300	2042	**	5	\$12,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$31,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$27,700	2036	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	7%	Now	\$31,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Gymnasium</i>								
Glazed Ceramic Panel	3%	Now	\$9,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$80,600	LIFE	**	5	\$28,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%	Now	\$116,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

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

Interior

Ceilings

AcousTile,Adhered	10%			2032	**	5	\$23,900	
Plaster	90%	Now	\$301,200	LIFE	**	5	\$134,300	

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	45%			2027	\$20,200	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Old Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Fused Disc Sw	45%			2047	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : West Wing Electrical Room

Explanation : One 2500 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : West Wing Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	75%			2027	\$176,100	5	\$400	
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Fused Disc Sw	25%			2047	**	5	\$100	
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Raceway

Conduit	90%			2027	\$237,800	1		
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Conduit	10%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$23,900	5	\$300	
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Fused Disc Sw	5%			2043	**	5	\$200	
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Fused Toggle Switch	5%	2-4	\$12,000	2052	**	5	\$100	
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

Molded Case Bkrs	60%			2026	\$143,600	5	\$2,200	
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Molded Case Bkrs	20%			2043	**	5	\$700	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$74,200	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$900	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,000	
Generic	50%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$114,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2037	**	10	\$7,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room And Crawl Space</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Service	50%			2022	\$36,500	1		
Exit, Service	50%			2022	\$20,000	1		
Exterior Lighting								
HID	80%			2022	\$448,400	10	\$300	
HID	20%	Now	\$112,100	2037	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2037	**	1-3	\$8,600	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	1%	Now	\$2,700	2057	**	5	\$200	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : In Front Of School</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 2 Of 2 Defective Petrometers</i>								
<i>No. 4 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fuel Oil No 4	99%			2037	**	5	\$42,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In Front Of School</i>								
<i>Explanation : 2- 10,000 Gallon Oil Tanks</i>								
Conversion Equipment								
Steam Boiler	66%			2032	**	1	\$90,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3- #4 Oil Burning Steam Boilers</i>								
Under Construction	34%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler #3 Under Construction</i>								
Distribution								
Central Plant Steam Piping/Pmp	5%	Now	\$117,600	2057	**	4	\$300	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	95%			2037	**	4	\$9,800	
Terminal Devices								
Air Handler	20%			2027	\$390,900	1	\$17,200	
Convactor/Radiator	2%	0-2	\$14,900	2047	**	1	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Defective Thermostats And Control Valves</i>								
Convactor/Radiator	78%			2032	**	1	\$35,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	3%	0-2	\$8,700	2027	\$8,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations, Multiple Mechanical Defects</i>								
Window/Wall Unit	27%			2022	\$78,200	1		
No Component	70%							
Ventilation								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 14 - BK

Asset # : 360

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,500
Exhaust Fans								
	Interior	100%	0-2	\$9,900	2027	\$494,500	2	\$3,400
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Boys Bathroom Exhaust Fan Not Working.</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
Water Heater								
	Under Construction	100%						
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$20,600
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Steam Bundle Leak, Tank Leaks</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$21,200	4	\$2,900
Sewage Ejector(s)								
	Electric	100%			2027	\$40,000	4	\$5,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2037	**	1-2	\$3,900

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 17 - M
Address : 328 WEST 48 STREET @8TH - 9TH AVES.
Borough : MANHATTAN **Agency's Number** : M017
Program / Asset # : BOE0011.000 / 439 **Yr Built/Renovated** : 1908 / 2001
Area Sq Ft : 101,000 **Project Type** : EDUCATION
Date of Survey : 30-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 1038 **Lot** : 14 **BIN** : 1025092

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$669,000	\$853,200
Interior Architecture	\$458,100	\$806,400
Electrical	\$834,800	\$294,700
Mechanical	\$208,800	\$943,000
Total	\$2,170,800	\$2,897,300
Importance Code A	\$669,000	\$853,200
Importance Code B	\$1,501,700	\$1,995,900
Importance Code C		\$48,200
Total	\$2,170,800	\$2,897,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$42,700	
Interior Architecture	\$38,800	\$7,600	\$30,200	
Electrical	\$2,300	\$1,400	\$6,100	\$1,100
Mechanical	\$13,200	\$18,300	\$50,400	\$16,100
Total	\$54,200	\$27,200	\$129,400	\$17,200
Importance Code A	\$10,000	\$10,000	\$52,900	\$10,000
Importance Code B	\$37,500	\$17,200	\$76,500	\$7,200
Importance Code C	\$6,800			
Total	\$54,200	\$27,200	\$129,400	\$17,200



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

DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$40,800	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
Masonry: Brick	75%			LIFE	**	5	\$122,300	
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 48th Street</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Metal Panel	10%			2038	**	5-10	\$112,100	
Windows								
Aluminum	100%	Now	\$669,000	2044	**	5	\$24,900	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Back Of Auditorium</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
Masonry: Brick	80%			LIFE	**	5	\$17,700	
<i>Repairs in Progress, Extent : N/A, Area Affected : 30%</i>								
<i>Location : East Wing Roof</i>								
Metal Rail	5%			2033	**	5-10	\$19,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Roof								
Built-Up (BUR)	50%			2028	\$509,800	10	\$35,200	
Cast in Place Concrete	25%			LIFE	**			
Copper/Terne	10%			2056	**	10	\$17,600	
Modified Bitumen	15%			2036	**	10	\$10,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Northwest Side</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	10%	Now	\$11,200	LIFE	**	5	\$44,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$20,800	2037	**	5	\$5,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Bathroom</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floor Bathrooms</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : 2nd Floor Bathroom</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 2nd Floor Bathroom</i>								
Cork Tile	5%	Now	\$107,200	2048	**	5	\$4,400	
<i>Uneven Substrate, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Music Room And Library</i>								
Mosaic Tile	5%			2033	**	5	\$25,200	
Terrazzo	5%			LIFE	**	5	\$7,900	
Traffic Topping	35%			2036	**	5	\$88,200	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Corridors, Stairs And 1st Floor Lunchroom</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Stairs And 1st Floor Lunchroom</i>								
<i>Explanation : This Is A Fluid Applied Floor Coating</i>								
Vinyl Tile	25%			2028	\$457,300	3	\$18,900	
Vinyl Tile 9" X 9"	5%			2028	\$118,500	3	\$3,800	
Wood	5%	Now	\$35,500	2043	**	5	\$9,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	4+	\$6,800	2031	**	5	\$5,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floor Bathrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 2nd Floor Bathroom</i>								
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$34,400	
Plaster	20%			LIFE	**	5	\$13,800	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Auditorium, 5th Floor Dance Studio, Gymnasium And Stairwell</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Under Construction	5%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Basement Wall By Hatch Area</i>								
<i>Explanation : Currently Under Construction</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2033	**	5	\$25,100	
AcousTileSusp.Lay-In	5%			2033	**	5	\$10,100	
Exposed Struc: Steel	3%	4+	\$271,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Gypsum Board	7%			LIFE	**	5	\$17,600	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Plaster	65%			LIFE	**	5	\$81,700	
Plaster	10%			LIFE	**	5	\$12,600	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 5th Floor Dance Studio, Gymnasium And Stairwell</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Cast in Place Concrete	100%			2041	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2038	**	5	\$300	
Molded Case Bkrs	40%			2038	**	5	\$1,100	
Raceway								
Conduit	80%			2028	\$178,200	1		
Conduit	20%			2038	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	80%			2036	**	5	\$2,100	
Molded Case Bkrs	10%			2027	\$19,200	5	\$300	
Wiring								
Braided Cloth	75%	2-4	\$238,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2038	**	1		
Thermoplastic	5%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2033	**	5	\$500	
Locally Mounted	20%			2026	\$24,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$90,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2023	\$3,500	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2028	\$72,700	10	\$12,200	
Exit, Service	50%			2028	\$14,500	1		
Exterior Lighting								
HID	100%			2023	\$407,200	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$97,900	1	\$11,300	
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 10,000 Gallon Tank</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	5%			2041	**	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Steam Boiler	95%			2041	**	1	\$95,000	
Distribution								
Central Plant Steam Piping/Pmp	10%	Now	\$170,900	2058	**	4	\$500	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Badly Deteriorated Condensate Return Lines</i>								
Central Plant Steam Piping/Pmp	90%			2038	**	4	\$6,700	
Terminal Devices								
Air Handler	20%			2033	**	1	\$12,500	
Convactor/Radiator	70%	Now	\$37,900	2033	**	1	\$20,500	
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throught</i>								
<i>Explanation : Steam Traps Faulty</i>								
Fan Coil Unit/Heat	10%			2028	\$151,300	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2029	\$188,800	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Ac Unit Under Construction On Roof</i>								
Window/Wall Unit	95%			2026	\$199,900	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies</i>								
Heat Rejection								
Dry Cooler	5%			2028	\$27,500	2	\$3,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,300	
Exhaust Fans								
Interior	95%			2028	\$341,400	2	\$2,900	
Roof	5%			2028	\$8,400	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2026	\$61,600	2	\$1,500
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2033	**	4	\$3,200
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Backflow Preventer No Component Generic	80% 20%			2033	**	1	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water Supply Line Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95% 5%			2038	**	1-2	\$1,400
	Chemical System Dry	100%			2023	\$27,900	1-3	\$3,600
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Warm Up Kitchen</i>								
<i>Explanation : Unit Not Presently In Use</i>								

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 24 - SI
Address : 225 CLEVELAND AVENUE @ DURANT AVE
Borough : STATEN ISLAND **Agency's Number** : R024
Program / Asset # : BOE0915.000 / 2757 **Yr Built/Renovated** : 1968 / 2010
Area Sq Ft : 172,251 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 5153 **Lot** : 108 **BIN** : 5065854

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$625,900	\$212,300
Interior Architecture	\$1,010,900	\$90,200
Electrical	\$1,668,900	\$1,735,700
Mechanical	\$2,309,900	\$783,300
Total	\$5,615,700	\$2,821,500
Importance Code A	\$1,740,700	\$252,700
Importance Code B	\$3,503,700	\$2,517,700
Importance Code C	\$371,300	\$51,100
Total	\$5,615,700	\$2,821,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,400	\$9,600		\$3,300
Interior Architecture	\$14,700	\$17,400		\$8,900
Electrical	\$5,800	\$5,700	\$6,700	\$48,100
Mechanical	\$17,500	\$32,600	\$39,200	\$51,700
Site Enclosure	\$3,000			
Site Pavements	\$9,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,500	\$69,400	\$49,900	\$115,900
Importance Code A	\$32,400	\$26,700	\$17,100	\$20,700
Importance Code B	\$27,300	\$42,700	\$32,800	\$95,200
Importance Code C	\$26,800			
Total	\$86,500	\$69,400	\$49,900	\$115,900



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

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$63,100	
			<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	7%			2049	**	10	\$8,300	
Masonry: Brick	63%	Now	\$256,100	LIFE	**	5	\$79,500	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Repointing Failure, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Southeast Corner</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	17%			LIFE	**	5	\$21,500	
Mosaic Tile	3%	Now	\$32,400	2049	**			
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Below Windows</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Window Sills</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Window Sills</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout Auditorium Facade</i>					
Windows								
Aluminum	95%	Now	\$55,100	2045	**	5	\$12,300	
			<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Louvers	5%			2038	**	10	\$8,100	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$7,600	
Metal Panel	10%			2049	**	5	\$6,600	
Metal Rail	40%			2042	**	5-10	\$122,800	
Metal: Cage/Fence	5%			2042	**	5-10	\$6,600	

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	70%			2034	**	10	\$82,900		
IRMA/Protected Membrane	26%	Now	\$157,300	2039	**				
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%</i> <i>Location : Lower Roof</i> <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i> <i>Location : Lower Roof</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Lower Roof</i>									
IRMA/Protected Membrane	4%			2039	**	10	\$4,700		
Soffits									
Stucco Cement	100%			2042	**	5	\$11,600		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$39,700	LIFE	**	5	\$39,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout Basement</i> <i>Paint Peeling, Extent : Light, Area Affected : 25%</i> <i>Location : Throughout Basement</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Boiler Room</i>									
Ceramic Tile	5%	Now	\$55,500	2038	**	5	\$4,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Kitchen And Toilets Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> <i>Location : Kitchen And Toilets</i> <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : Toilets 2nd Floor</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Kitchen And Toilets Throughout</i>									
Sheet Vinyl/Rubber	5%			2037	**	5	\$13,400		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Gymnasium</i> <i>Explanation : Recent Installation, Replaced Wood Floor</i>									
Terrazzo	5%			LIFE	**	5	\$7,000		
Vinyl Tile	33%			2034	**	3	\$22,100		
Vinyl Tile 9" X 9"	40%	Now	\$420,400	2034	**	3	\$26,800		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>									
Wood	2%			2057	**	5	\$6,700		

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DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$104,600	LIFE		**		
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	Now	\$91,300	2038		**	5	\$7,700
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets</i>								
Concrete Masonry Unit	10%	4+	\$14,700	LIFE		**	5	\$12,400
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Plaster	55%	Now	\$73,000	LIFE		**	5	\$51,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridor 2nd And 3rd Floor</i>								
SGFT/Glazed Masonry	16%	0-2	\$102,400	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	9%			LIFE		**		
Ceilings								
AcousTile,Adhered	25%	4+	\$44,400	2042		**	5	\$22,300
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	65%	0-2	\$79,800	LIFE		**	5	\$18,200
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Exposed Struc: Steel	10%			LIFE		**		
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	60%	4+	\$3,000	2064		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
On-Site Walkways								
Asphalt	75%			2038	**			
Cast in Place Concrete	25%	Now	\$9,200	2042	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Main Entrance</i>					
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%			2038	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$40,400	5	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One - 2500 Ampere And One - 2000 Ampere Main Disconnect Switch</i>					
Fused Disc Sw	10%			2039	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One - 400 Ampere Main Disconnect Switch For Emergency</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$260,900	5	\$700	
Raceway								
Conduit	95%			2029	\$293,100	1		
Conduit	5%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$27,100	5	\$400	
Molded Case Bkrs	75%			2028	\$203,500	5	\$3,400	
Molded Case Bkrs	15%			2037	**	5	\$700	

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DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$291,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Feeders And Branch Circuits Throughout Building</i>								
Thermoplastic	10%			2039	**	1		
Thermoplastic	20%			2029	\$83,200	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	93%			2029	\$377,200	10	\$146,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2029	\$20,300	10	\$7,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2029	\$5,900	10	\$100	
Egress Lighting								
Emergency, Battery	45%			2024	\$111,600	10	\$18,700	
Emergency, Battery	5%			2029	\$12,400	10	\$2,100	
Exit, Service	45%			2024	\$22,300	1		
Exit, Service	5%			2029	\$2,500	1		
Exterior Lighting								
HID	100%			2024	\$694,500	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$166,900	1	\$19,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$571,400	1-3	\$32,800	

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

Heating

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DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil	100%			2039	**	5	\$53,400	
<i>No. 4 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Vault</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Two 10,000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$1,114,800	2049	**	1	\$153,500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$145,800	2039	**	4	\$8,500	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room Vacuum Pump / Condensate Piping Various Areas</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas Throughout</i>								
Terminal Devices								
Air Handler	30%	Now	\$36,300	2024	\$726,600	1	\$28,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gymnasium Fan Room</i>								
Convactor/Radiator	70%			2034	**	1	\$38,900	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$143,600	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,100	
Exhaust Fans								
Interior	40%			2029	\$245,100	2	\$2,100	
Roof	60%			2029	\$171,600	2	\$3,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$37,800	2034	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$105,100	2	\$2,500	
HW Heat Exchanger								
Steam Fired	100%			2029	\$274,300	4	\$25,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Submersible	100%		2022	\$5,800	4	\$5,500	
	Sewage Ejector(s)							
	Electric	100%		2029	\$49,600	4	\$10,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Sets Of Dual Pumps</i>					
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%		2039	**	1-2	\$4,800	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 27 - SI
Address : 11 CLOVE LAKE PLACE @ ELIZABETH ST.
Borough : STATEN ISLAND **Agency's Number** : R027
Program / Asset # : BOE0918.000 / 1451 **Yr Built/Renovated** : 1963 / 2006
Area Sq Ft : 160,000 **Project Type** : EDUCATION
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 308 **Lot** : 1 **BIN** : 5008403

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$301,000	\$1,333,700
Interior Architecture	\$1,938,300	\$757,400
Electrical	\$1,123,600	\$1,067,400
Mechanical	\$298,300	\$2,145,100
Total	\$3,661,200	\$5,303,700
Importance Code A	\$301,000	\$2,473,200
Importance Code B	\$2,901,600	\$2,766,800
Importance Code C	\$458,500	\$63,600
Total	\$3,661,200	\$5,303,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,500	\$17,000		
Interior Architecture	\$120,400	\$20,400		\$15,900
Electrical	\$3,400	\$59,800	\$1,900	\$1,500
Mechanical	\$54,300	\$51,000	\$40,700	\$24,400
Total	\$211,600	\$148,200	\$42,600	\$41,800
Importance Code A	\$50,300	\$34,200	\$16,800	\$16,800
Importance Code B	\$161,300	\$114,100	\$25,800	\$25,000
Importance Code C				
Total	\$211,600	\$148,200	\$42,600	\$41,800



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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$47,100	LIFE	**	5	\$19,600	
			<i>Water Penetration, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	95%	Now	\$119,700	LIFE	**	5	\$74,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	100%	Now	\$91,800	2043	**	5	\$10,300	
			<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Parapets								
Masonry: Brick	85%	Now	\$42,400	LIFE	**	5	\$13,800	
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	5%	Now	\$4,500	LIFE	**	5	\$1,000	
			<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Rail	10%			2040	**	5-10	\$29,300	
Roof								
Copper/Terne	5%			2042	**	10	\$17,000	
IRMA/Protected Membrane	75%			2027	\$868,100	10	\$102,000	
IRMA/Protected Membrane	20%	Now	\$28,900	2027	\$289,400			
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Over First Floor</i>					
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over First Floor</i>					

Interior

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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$28,200	LIFE	**	5	\$55,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Oil Tank</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Oil Tank</i>								
Ceramic Tile	5%	Now	\$13,200	2036	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2040	**	5	\$19,100	
Vinyl Tile	10%	Now	\$23,100	2032	**	3	\$9,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2037	**	3	\$23,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	40%	Now	\$239,200	2022	\$1,195,800	3	\$38,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$44,800	2055	**	5	\$11,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$52,100	2036	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$41,900	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$181,800	LIFE	**	5	\$63,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$182,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$26,900	2025	\$537,100	5	\$38,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$24,900	
Embossed Metal	5%	Now	\$11,700	LIFE	**	5	\$5,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5	\$11,700	
Gypsum Board	20%			LIFE	**	5	\$62,200	
Plaster	10%	0-2	\$17,400	LIFE	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$40,400	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere And One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$700	
Raceway								
Conduit	97%			2027	\$256,300	1		
Conduit	3%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$400	
Fused Disc Sw	2%			2043	**	5	\$100	
Molded Case Bkrs	83%			2026	\$198,700	5	\$3,500	
Molded Case Bkrs	5%			2043	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$74,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,100	

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

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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	4%			2022	\$16,000	10	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	90%			2035	**	10	\$140,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	2%			2022	\$5,800	10	\$100	
Incandescent	4%			2022	\$80,600	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2022	\$122,300	10	\$20,500	
Exit, Service	50%			2022	\$24,500	1		
Exterior Lighting								
HID	100%			2022	\$645,100	10	\$500	
Alarm								
Security System								
No Component	90%							
Generic	10%			2037	**	1	\$6,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$9,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$52,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 2- 10,000 Gallon Tanks</i>						
Conversion Equipment								
Steam Boiler	100%			2025	\$1,099,200	1	\$168,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 #6 Oil Burning Steam Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$12,600	

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DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2027	\$716,500	1	\$31,500	
Convactor/Radiator	70%	Now	\$63,600	2032	**	1	\$34,600	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	\$10,600	2025	\$106,200	1		
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical Defects</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$94,700	
Exhaust Fans								
Interior	30%			2027	\$181,300	2	\$1,600	
Roof	70%	Now	\$9,900	2022	\$197,400	2	\$2,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof, Multiple Mechanical And Electrical Defects</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$37,300	2032	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Fanroom And Bathroom, 3rd Floor Bathroom.</i>								
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$25,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$25,900	4	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2037	**	1-2	\$4,800	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 33 - BK
Address : 70 TOMPKINS AVENUE @ STOCKTON ST.
Borough : BROOKLYN **Agency's Number** : K033
Program / Asset # : BOE0366.000 / 149 **Yr Built/Renovated** : 1957 / 2012
Area Sq Ft : 146,000 **Project Type** : EDUCATION
Date of Survey : 03-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1743 **Lot** : 18 **BIN** : 3048517

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$200,300	\$2,209,100
Interior Architecture	\$1,169,000	\$154,600
Electrical	\$451,500	\$894,000
Mechanical	\$160,800	\$3,542,300
Site Pavements	\$65,400	
Total	\$2,047,000	\$6,799,900
Importance Code A	\$200,300	\$3,267,700
Importance Code B	\$1,766,100	\$3,495,300
Importance Code C	\$80,600	\$36,900
Total	\$2,047,000	\$6,799,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,400	\$17,700	\$12,200	
Interior Architecture	\$37,700		\$22,600	\$18,200
Electrical	\$33,900	\$5,800	\$24,900	\$5,100
Mechanical	\$57,000	\$23,300	\$58,800	\$32,400
Site Pavements	\$13,200			
Total	\$151,200	\$46,800	\$118,400	\$55,700
Importance Code A	\$24,900	\$33,200	\$28,000	\$15,500
Importance Code B	\$108,000	\$13,700	\$76,000	\$40,200
Importance Code C	\$18,300		\$14,400	
Total	\$151,200	\$46,800	\$118,400	\$55,700



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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$129,400	
Metal Coiling Doors	5%			2045	**	5	\$22,500	
Granite Panels	5%			LIFE	**	5	\$5,400	
Windows								
Aluminum	30%	Now	\$43,600	2036	**	5	\$8,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classroom Windows At Grade</i>								
<i>Glazing Clouded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lexan Panes Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells, Gymnasium And Classrooms At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	62%	4+	\$156,700	2036	**	5	\$17,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Windows Throughout 2nd, 3rd And 4th Floors</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout 2nd, 3rd And 4th Floors</i>								
Metal Louvers	3%	0-2	\$5,400	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	5%			2027		5	\$35,300	
Parapets								
Cast in Place Concrete	30%			LIFE	**	5	\$12,600	
Masonry: Brick Cavity	55%			LIFE	**	5	\$2,200	
Metal Rail	9%			2041	**	5-10	\$6,600	
Metal: Cage/Fence	1%			2033	**	5-10	\$300	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%			2028	\$1,798,000	10	\$124,100	
Metal Panel	5%			2033	**	10	\$12,000	

Interior

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$51,300	
Ceramic Tile	4%			2041	**	5	\$9,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms On Floors 1-4</i>								
Ceramic Tile	1%	Now	\$48,500	2043	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Teacher's And Locker Room Bathrooms</i>								
Quarry Tile	3%			2048	**	5	\$10,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%	0-2	\$58,200	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby And Main Entrance Corridor</i>								
Vinyl Tile	62%	2-4	\$132,000	2033	**	3	\$54,500	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria Floor</i>								
Vinyl Tile 9" X 9"	10%			2023	\$275,700	3	\$8,800	
Wood	5%	0-2	\$41,300	2056	**	5	\$11,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	4%			2041	**	5	\$10,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms On Floors 1-4 And Kitchen</i>								
Ceramic Tile	1%	Now	\$80,600	2043	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Teachers And Locker Room Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,900	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Operable Wall	3%			2038	**	5	\$28,700	
Plaster	45%			LIFE	**	5	\$36,900	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	2%	4+	\$6,500	LIFE	**	5	\$21,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Walls Framing Auditorium Stage</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	\$21,100	2041	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby And 4th Floor Corridor</i>								
AcousTileConcealSpLn	25%	2-4	\$458,300	2048	**	5	\$33,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st, 2nd, 3rd Floor Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st, 2nd, 3rd Floor Corridors</i>								
Exposed Concrete	10%			LIFE	**	5	\$3,300	
Metal Panel	5%			LIFE	**	5	\$13,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Plaster	50%	Now	\$74,400	LIFE	**	5	\$66,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 420 And 431</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	60%	Now	\$6,300	2041	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Ramp On Floyd Street</i>								
Pavers/Stone	40%			2031	**			
Parking/Driveway								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Rubber Matting	13%	0-2	\$6,900	2033	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Subsurface Cracking Penetrating On Play Hills</i>								
Traffic Topping	87%	Now	\$65,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walkways Through Play Mounds</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard Areas</i>								

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

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 600 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Molded Case Bkrs	70%			2028	\$164,400	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	90%			2028	\$237,800	1		
Conduit	10%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$200	
Molded Case Bkrs	5%			2044	**	5	\$200	
Molded Case Bkrs	90%			2027	\$215,400	5	\$3,500	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	75%			2026	\$92,200	5	\$700	
Locally Mounted	15%	2-4	\$18,400	2048	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Locally Mounted	10%			2033	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Connected To Main Water Pipe In The Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2036	**	10	\$139,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2036	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$18,900	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	20%			2023	\$117,700	10	\$100	
LED	10%			2036	**			
No Component	70%							

Alarm

Security System								
No Component	70%							
Generic	30%			2033	**	1	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$27,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Heating

Energy Source								
Fuel Oil No 4	100%			2028	\$307,800	5	\$48,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank - 20,000 Gallons</i>								

Conversion Equipment

Steam Boiler	100%			2026	\$1,013,700	1	\$155,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

Distribution

Steam Piping/Pump	100%	Now	\$34,600	2028	\$692,600			
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump Motor, Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 33 - BK

Asset # : 149

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
	Air Handler	20%		2028	\$440,500	1	\$19,400	
	Convactor/Radiator	80%		2033	**	1	\$40,500	
Air Conditioning								
Energy Source								
	Electricity	100%		2036	**	1		
Conversion Equipment								
	Window/Wall Unit	20%		2023	\$65,300	1		
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$87,300	
Exhaust Fans								
	Interior	40%		2028	\$222,900	2	\$1,900	
	Roof	60%		2028	\$156,000	2	\$2,900	
Plumbing								
H/C Water Piping								
	Brass/Copper	50%		2038	**	1		
	Galvanized Steel	50%		2026	\$343,700	1		
Water Heater								
	Gas Fired	100%		2023	\$95,500	2	\$2,300	
HW Heat Exchanger								
	Steam Fired	100%		2028	\$249,500	4	\$15,500	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2028	\$23,900	4	\$3,300	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2028	\$76,700	1-2	\$2,200	
Chemical System								
	Generic	100%		2028	\$27,900	1-3	\$3,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 34 - SI (OL TOTTENVILLE)
Address : ACADEMY AND YETMAN AVENUES
Borough : STATEN ISLAND **Agency's Number** : R034
Program / Asset # : BOE0923.000 / 1429 **Yr Built/Renovated** : 1936 / 2008
Area Sq Ft : 121,237 **Project Type** : EDUCATION
Date of Survey : 24-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7894 **Lot** : 1 **BIN** : 5088090

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,066,800	\$145,200
Interior Architecture	\$439,700	\$345,300
Electrical	\$562,500	\$929,900
Mechanical	\$337,100	\$3,613,200
Total	\$2,406,000	\$5,033,600
Importance Code A	\$1,066,800	\$190,000
Importance Code B	\$1,234,600	\$4,805,000
Importance Code C	\$104,600	\$38,500
Total	\$2,406,000	\$5,033,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,300	\$15,600		
Interior Architecture	\$75,100			\$15,900
Electrical	\$3,600	\$39,600	\$2,500	\$2,300
Mechanical	\$31,800	\$83,900	\$32,100	\$19,000
Total	\$134,900	\$139,100	\$34,600	\$37,100
Importance Code A	\$40,000	\$27,900	\$12,000	\$12,000
Importance Code B	\$63,900	\$111,200	\$22,600	\$25,100
Importance Code C	\$31,000			
Total	\$134,900	\$139,100	\$34,600	\$37,100



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

DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$24,300	LIFE	**	5	\$40,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$155,900	LIFE	**	5	\$48,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%			LIFE	**	5	\$56,500	
Masonry: Granite	7%			LIFE	**	5	\$8,500	
Masonry: Limestone	23%			LIFE	**	5	\$27,800	
Windows								
Aluminum	100%	Now	\$792,300	2043	**	5	\$22,100	
<i>Air Infiltration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$20,600	
Masonry: Limestone	10%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$118,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2062	**	10	\$15,600	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$40,300	LIFE	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$56,300	2030	\$187,700	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$45,000	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	Now	\$57,700	2032	**	3	\$47,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$12,800	2042	**	5	\$17,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$17,200	2036	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	Now	\$13,800	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Gymnasium</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%	0-2	\$49,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$55,000	LIFE	**	5	\$38,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%	Now	\$31,300	2032	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Class Rooms</i>								
Exposed Concrete	15%	Now	\$46,800	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$11,300	
Plaster	70%	Now	\$89,000	LIFE	**	5	\$79,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere And 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	95%			2027	\$198,300	5	\$500	
Fused Disc Sw	5%			2047	**	5		
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2047	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	15%			2043	**	5	\$500	
Molded Case Bkrs	75%			2026	\$179,500	5	\$2,400	
Wiring								
Braided Cloth	65%	2-4	\$207,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$63,700	1		
Thermoplastic	15%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$106,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2035	**	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
HID	2%			2022	\$4,100	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$87,300	10	\$14,600	
Exit, Service	50%			2022	\$17,500	1		
Exterior Lighting								
HID	100%			2035	**	10	\$400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$9,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$268,100	1-3	\$14,900	

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

Heating

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

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DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$37,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (2) 10,000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$15,700	2032	**	1	\$108,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Boiler #4 Not Working In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (4) #4 Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$2,051,900	4	\$6,000	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	10%	0-2	\$170,500	2037	**	1	\$6,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room, Blower Temperature Control System Beyond Useful Life</i>								
Air Handler	30%			2027	\$511,400	1	\$22,500	
Convactor/Radiator	40%			2025	\$259,600	1	\$15,700	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Radiators Clogged With Corrosion</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	15%			2027	\$272,400	1	\$5,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms</i>								
Fan Coil Unit/Heat	5%	0-2	\$90,800	2037	**	1	\$1,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Electrical Defects.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$75,800	1		
Window/Wall Unit	5%			2026	\$12,600	1		
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : No Cooling On Basement Level</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,600	

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DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2027	\$431,300	2	\$3,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2027	\$73,900	2	\$1,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$18,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout, No Repairs Presently Needed</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	95%			2022	\$17,600	4	\$3,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Non-Submersible	5%			2032	**	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Pump Has Newly Installed Motor And Controls</i>								
Sewage Ejector(s)								
Electric	95%			2037	**	4	\$6,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Electric	5%			2032	**	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Pump Has Newly Installed Motor And Controls</i>								
Backflow Preventer								
Generic	100%			2032	**	1	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Boiler Make-up Water Only</i>								
Fixtures								
Generic	100%							

Fire Suppression

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,700
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System	Generic	100%	Now	\$1,400	2022	\$27,900	1-3	\$3,400
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 43 - BK (I. S. 98 - BK)
 Address : 1401 EMMONS AVENUE @E. 14 STREET
 Borough : BROOKLYN Agency's Number : K043
 Program / Asset # : BOE0373.000 / 2625 Yr Built/Renovated : 1965 / 2011
 Area Sq Ft : 142,000 Project Type : EDUCATION
 Date of Survey : 20-Mar-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 8767 Lot : 26 BIN : 3246958

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$151,700	\$1,731,700
Interior Architecture	\$851,600	\$67,000
Electrical	\$185,400	\$766,700
Mechanical	\$95,100	\$1,875,200
Site Pavements	\$412,700	
Total	\$1,696,500	\$4,440,600
Importance Code A	\$151,700	\$1,776,600
Importance Code B	\$1,243,900	\$2,664,000
Importance Code C	\$300,800	
Total	\$1,696,500	\$4,440,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,400	\$8,000		
Interior Architecture	\$55,600		\$10,700	\$20,100
Electrical	\$12,600	\$10,800	\$11,200	\$12,300
Mechanical	\$45,700	\$23,200	\$33,300	\$21,700
Total	\$137,300	\$42,000	\$55,200	\$54,000
Importance Code A	\$37,600	\$22,200	\$14,500	\$14,200
Importance Code B	\$70,600	\$19,800	\$40,700	\$39,800
Importance Code C	\$29,100			
Total	\$137,300	\$42,000	\$55,200	\$54,000



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

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$260,100	
Masonry: Brick	55%			LIFE	**	5	\$143,100	
Masonry: Granite	5%			LIFE	**	5	\$9,800	
Pre-Cast Concrete	20%			LIFE	**	5	\$169,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pebble Finish</i>								
Windows								
Aluminum	98%			2027	\$720,100	5	\$16,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Units Approaching End Of Useful Life</i>								
Metal Louvers	2%			2031	**	10	\$2,100	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$439,300	
Metal: Cage/Fence	10%			2041	**	5-10	\$36,600	
Roof								
Modified Bitumen	100%	Now	\$151,700	2033	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roofs - North West Corner</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$23,400	
Ceramic Tile	4%	0-2	\$177,300	2043	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 35%</i>								
<i>Location : Student/ Teacher Bathrooms And Kitchen</i>								
Ceramic Tile	1%			2041	**	5	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Bathrooms</i>								
Sheet Vinyl/Rubber	5%			2036	**	5	\$16,100	
Terrazzo	5%	0-2	\$53,200	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor Corridors</i>								
Vinyl Tile	65%			2033	**	3	\$69,600	
Vinyl Tile	10%	Now	\$194,500	2038	**	3	\$8,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landings And At Expansion Joints In Corridors</i>								
Not Accessible	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Under Construction</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$28,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	4%	0-2	\$197,400	2043	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Student / Teacher Bathrooms And Kitchen</i>								
Ceramic Tile	1%			2041	**	5	\$1,700	
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$27,600	
SGFT/Glazed Masonry	25%			LIFE	**			
Not Accessible	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Under Construction</i>								
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$21,400	
Exposed Concrete	45%			LIFE	**	5	\$15,100	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	20%	Now	\$38,200	LIFE	**	5	\$53,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors - Various Locations</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors - Various Locations</i>								
Metal Panel	5%	Now	\$191,000	LIFE	**	5	\$13,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Plaster	15%			LIFE	**	5	\$20,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$121,500	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Apron To Parking Area, Curbs And Sidewalks Along East 15th And 14th Streets</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along East 15th Street</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Apron To Parking Area, Curbs And Sidewalks Along East 15th And 14th Streets</i>								
On-Site Walkways								
Pavers/Stone	100%			2031	**			

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Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway Asphalt	30%	Now	\$103,400	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Parking Lot - North Side</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Parking Lot - North Side</i>								
Cast in Place Concrete	70%			2033	**			
Activity Yard								
Asphalt	100%	Now	\$187,800	2043	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Activity Yard - North Side</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2028	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.</i>								
Switchgear / Switchboard Fused Disc Sw	80%			2028	\$187,800	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Fused Disc Sw	20%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	90%			2028	\$237,800	1		
Conduit	10%			2054	**	1		
Panelboards								
Fused Disc Sw	20%			2027	\$47,900	5	\$700	
Molded Case Bkrs	50%			2027	\$119,700	5	\$1,900	
Molded Case Bkrs	20%			2036	**	5	\$700	
Molded Case Bkrs	10%			2050	**	5	\$400	
Wiring								
Braided Cloth	50%	2-4	\$185,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2038	**	1		
Thermoplastic	10%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$1,000	

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DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Metal Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	97%			2036	**	10	\$127,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2036	**	10	\$1,300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Library</i>						
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$17,300	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2036	**	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Controlled By Timer Switch</i>						
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Located In The Stacks Only</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$15,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>						

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DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2036 * * 1-3 \$90,200

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source

Natural Gas

100% 2054 * * 1

Conversion Equipment

Steam Boiler

100% 2045 * * 1 \$141,800

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

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

Location : Basement

Explanation : Three Steam Boilers

Distribution

Steam Piping/Pump

100% 2038 * *

Terminal Devices

Air Handler

30% 2028 \$603,900 1 \$26,600

Convactor/Radiator

70% 2026 \$536,500 1 \$32,400

Air Conditioning

Energy Source

Electricity

100% 2036 * * 1

Conversion Equipment

Window/Wall Unit

60% 2026 \$179,000 1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$79,800

Exhaust Fans

Interior

30% Now \$3,100 2028 \$152,800 2 \$1,100

Not in Service, Extent : Moderate, Area Affected : 10%

Location : Penthouse

Roof

30% 2038 * * 2 \$1,300

Recent Replace Evident, Extent : Light, Area Affected : 30%

Location : Roof

Roof

40% 2023 \$95,100 2 \$1,800

Repairs In Progress, Extent : Light, Area Affected : 40%

Location : Roof

Plumbing

H/C Water Piping

Brass/Copper

100% 2038 * * 1

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DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2027	\$87,300	2	\$2,100
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Sanitary Piping Cast Iron	100%	Now	\$21,000	LIFE	**	1	
<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Kitchen And Bathroom</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2038	**	4	\$4,500
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component	80%						
	Generic	20%			2028	\$280,400	1-2	\$8,000
	Chemical System Generic	100%			2026	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick Cavity	100%			LIFE	**	5	\$100,000		
Windows									
Aluminum	100%	Now	\$1,654,300	2036	**	5	\$34,000		
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Lexan Panes Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick Cavity	75%	0-2	\$63,800	LIFE	**	5	\$11,900		
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Base Of Interior Parapet Walls</i>									
Masonry: Limestone	10%	0-2	\$19,300	LIFE	**	5	\$2,000		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Coping Stones Throughout</i>									
Pre-Cast Concrete	15%	Now	\$9,900	LIFE	**	5	\$15,000		1
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Coping At South East Parapet Walls</i>									
Roof									
Built-Up (BUR)	75%	Now	\$131,900	2028			\$1,318,600		
<i>Ponding, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Lower Roof - South East Corner</i>									
Copper/Terne	5%			2043	**	10	\$14,000		
IRMA/Protected Membrane	20%			2028		10	\$22,300		
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$12,900	LIFE	**	5	\$23,300		
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Rooms</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : At Condensate Return In Basement</i>									
Terrazzo	5%			LIFE	**	5	\$8,300		
Vinyl Tile	70%			2028		3	\$55,900		
Vinyl Tile	10%	2-4	\$210,200	2038	**	3	\$8,000		
<i>Uneven Surface, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout Basement Corridors</i>									
Vinyl Tile 9" X 9"	5%			2023		3	\$4,000		
Wood	5%			2043	**	5	\$20,000		

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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Concrete Masonry Unit	5%	0-2	\$9,900	LIFE	**	5	\$3,100		
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Mechanical Fan Room</i>									
Glazed Ceramic Panel	3%			LIFE	**				
Masonry: Brick	5%	Now	\$34,800	LIFE	**				
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Room</i>									
Operable Wall	2%	Now	\$30,700	2038	**	5	\$5,400		
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Track Controls Not Working</i>									
Plaster	58%			LIFE	**	5	\$26,700		
SGFT/Glazed Masonry	27%			LIFE	**				
Ceilings									
AcousTile,Adhered	25%			2033	**	5	\$53,300		
Exposed Concrete	50%			LIFE	**	5	\$16,600		
Metal Panel	10%	Now	\$412,700	LIFE	**	5	\$26,600		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement Corridors</i>									
Plaster	15%			LIFE	**	5	\$20,000		
Site Enclosure									
Fence/Gates									
Chain Link	70%			2048	**				
Iron Picket	30%			2063	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$45,500	2041	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Locations At Perimeter Sidewalk</i>									
On-Site Walkways									
Cast in Place Concrete	100%			2041	**				
Parking/Driveway									
Asphalt	100%			2031	**				
Activity Yard									
Rubber Matting	15%			2028					
Traffic Topping	85%			2033	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Knife Sw	100%	2-4	\$48,700	2058	**	5	\$300		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									

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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2028	\$229,600	5	\$3,400	
Molded Case Bkrs	10%			2048	**	5	\$400	
Raceway								
Conduit	100%			2028	\$287,100	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$300	
Molded Case Bkrs	80%			2027	\$208,100	5	\$3,000	
Molded Case Bkrs	10%			2044	**	5	\$400	
Wiring								
Braided Cloth	80%	0-2	\$322,400	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$106,800	5	\$800	
Locally Mounted	20%	0-2	\$26,700	2048	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	97%			2036	**	10	\$127,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2028	\$3,700	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	1%			2036	**	10		
LED	1%			2036	**			
Egress Lighting								
Emergency, Battery	25%			2023	\$55,900	10	\$8,600	
Emergency, Battery	25%			2033	**	10	\$8,600	
Exit, Service	25%			2033	**	1		
Exit, Service	25%			2023	\$11,200	1		
Exterior Lighting								
HID	100%			2028	\$626,500	10	\$400	
Alarm								
Security System								
Generic	100%			2033	**	1	\$53,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

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

Alarm

Fire/Smoke Detection
Generic, Analog

100% 0-2 \$1,718,100 2038 * * 1-3 \$80,100

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

Location : Hallways

Explanation : Obsolete Equipment; Alarm Bells And Manual Pull Station

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

Heating

Energy Source
Fuel Oil No 2

100% 2038 * * 5 \$44,300

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

Location : Basement Vault

Explanation : (2) 10,000 Gallon Tanks

Conversion Equipment
Steam Boiler

100% Now \$20,100 2026 \$1,005,500 1 \$127,500

Leak Evident, Extent : Severe, Area Affected : 33%

Location : Boiler #2

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Boilers Are Approaching End Of Their Useful Life Cycle

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

Location : Boiler Room

Explanation : (3) #2 Oil Burning Steam Boilers

Distribution

Central Plant Steam
Piping/Pmp

100% Now \$52,600 2038 * * 4 \$7,000

Leak Evident, Extent : Severe, Area Affected : 20%

Location : Vacuum Pump

Terminal Devices

Air Handler

20% 2023 \$437,000 1 \$17,700

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Fan Rooms, Blowers Are Approaching End Of Their Useful Life Cycle

Convactor/Radiator

80% 0-2 \$66,500 2033 * * 1 \$33,300

Malfunctioning, Extent : Severe, Area Affected : 50%

Location : Throughout, Defective Steam Traps, Thermostats And Control Valves

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

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

DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	2%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit (Supply MDF Room)</i>								
Window/Wall Unit	65%	0-2	\$21,000	2026	\$210,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Administrative Offices And Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	33%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,700	
Exhaust Fans								
Interior	20%			2023	\$110,600	2	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms, Exhaust Fans Are Approaching End Of Their Useful Life Cycle</i>								
Roof	80%			2023	\$206,400	2	\$3,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Exhaust Fans Are approaching End Of Their Useful Life Cycle</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2021	\$94,800	2	\$2,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$21,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 44 - M

Asset # : 1665

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2038	**	1-2	\$2,000	
Chemical System								
	Dry	100%		2023	\$30,300	1-3	\$3,600	

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 45 - BX (J. H. S. 45 - BX)
Address : 2502 LORILLARD PLACE BTWN: E. FORDHAM RD. - E.189 ST.
Borough : BRONX **Agency's Number** : X045
Program / Asset # : BOE0188.000 / 517 **Yr Built/Renovated** : 1912 / 2002
Area Sq Ft : 120,000 **Project Type** : EDUCATION
Date of Survey : 30-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3067 **Lot** : 1 **BIN** : 2011937

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$313,200	\$1,525,300
Interior Architecture	\$1,344,500	\$489,400
Electrical	\$779,200	\$470,500
Mechanical	\$1,458,300	\$1,540,400
Total	\$3,895,200	\$4,025,600
Importance Code A	\$313,200	\$1,547,700
Importance Code B	\$3,582,000	\$2,198,900
Importance Code C		\$278,900
Total	\$3,895,200	\$4,025,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,200		\$14,600	
Interior Architecture		\$21,100	\$3,300	\$13,800
Electrical	\$14,100	\$66,400	\$4,400	\$3,400
Mechanical	\$37,000	\$41,600	\$27,100	\$17,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$61,200	\$134,000	\$54,300	\$39,900
Importance Code A	\$17,100	\$12,100	\$26,500	\$11,900
Importance Code B	\$44,100	\$121,900	\$27,800	\$28,100
Importance Code C				
Total	\$61,200	\$134,000	\$54,300	\$39,900



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

DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$130,100	LIFE	**	5	\$117,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%	Now	\$72,400	LIFE	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%			LIFE	**	5	\$104,800	
Masonry: Limestone	5%	0-2	\$43,700	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$29,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,500	
Masonry: Brick	80%	Now	\$67,000	LIFE	**	5	\$10,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$5,200	LIFE	**	5	\$8,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	100%			2027	\$1,198,300	10	\$82,700	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$27,200	
Ceramic Tile	3%			2030	\$110,400	5	\$5,300	
Quarry Tile	3%			2040	**	5	\$8,000	
Vinyl Tile	15%			2032	**	3	\$10,000	
Vinyl Tile 9" X 9"	62%	Now	\$1,297,000	2037	**	3	\$41,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2042	**	5	\$33,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2030	\$239,900	5	\$8,100	
Masonry: Brick	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$39,100	
SGFT/Glazed Masonry	5%			LIFE	**			

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	5%			2032	**	5	\$8,900	
Metal Panel	5%	Now	\$47,600	LIFE	**	5	\$11,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Throughout Vaulted Ceiling</i>								
Plaster	90%			LIFE	**	5	\$100,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$22,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes.</i>								
Fused Disc Sw	50%			2047	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$500	
Raceway								
Conduit	90%			2027	\$200,500	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Toggle Switch	5%	2-4	\$9,600	2052	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	75%			2026	\$143,600	5	\$2,400	
Molded Case Bkrs	20%			2043	**	5	\$600	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$600	
Locally Mounted	20%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2022	\$268,500	10	\$104,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$5,700	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	1%			2022	\$2,100	10		
Incandescent	2%			2022	\$28,500	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$86,400	10	\$14,500	
Exit, Service	50%			2022	\$17,300	1		
Exterior Lighting								
HID	20%			2022	\$96,800	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$13,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$22,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$118,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$101,500	2037	**	4	\$5,900	
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Feedback Tank, Boiler Room</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2022	\$337,500	1	\$14,800	
Convactor/Radiator	80%			2025	\$513,900	1	\$31,000	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$25,000	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$663,500	LIFE	**	2-5	\$66,900	
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorated Very Much</i>								
Exhaust Fans								
Interior	50%	Now	\$42,700	2022	\$213,500	2	\$1,500	
<i>Not in Service, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations</i>								
Roof	50%	Now	\$19,900	2022	\$99,600	2	\$1,500	
<i>Not in Service, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$894,500	1		
Water Heater								
Gas Fired	100%			2025	\$73,200	2	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit. Out Of Service For A Year</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$58,800	1-2	\$1,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 49 - BK
Address : 223 GRAHAM AVENUE BTWN: STAGG ST., TEN EYCK ST.
Borough : BROOKLYN **Agency's Number** : K049
Program / Asset # : BOE0378.000 / 1402 **Yr Built/Renovated** : 1937 / 2010
Area Sq Ft : 198,952 **Project Type** : EDUCATION
Date of Survey : 10-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3025 **Lot** : 1 **BIN** : 3070825

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$373,700	\$257,800
Interior Architecture	\$699,800	\$278,500
Electrical	\$1,446,300	\$440,300
Mechanical	\$885,600	\$411,100
Total	\$3,405,400	\$1,387,600
Importance Code A	\$373,700	\$293,600
Importance Code B	\$2,970,100	\$1,054,200
Importance Code C	\$61,600	\$39,700
Total	\$3,405,400	\$1,387,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,700	\$15,400		
Interior Architecture	\$61,700			\$61,600
Electrical	\$29,300	\$7,400	\$5,800	\$30,900
Mechanical	\$52,000	\$29,800	\$44,800	\$29,800
Site Pavements	\$10,100			
Total	\$171,800	\$52,600	\$50,600	\$122,300
Importance Code A	\$44,400	\$35,100	\$19,700	\$20,100
Importance Code B	\$124,600	\$17,500	\$30,900	\$102,100
Importance Code C	\$2,800			
Total	\$171,800	\$52,600	\$50,600	\$122,300



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

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$182,200	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%			LIFE	**	5	\$4,600	
Masonry: Limestone	5%			LIFE	**	5	\$7,600	
Masonry: Marble	2%			LIFE	**	5	\$3,000	
Windows								
Aluminum	98%			2045	**	5	\$75,500	
Wood	2%	Now	\$46,200	2054	**	5	\$7,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$25,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,800	
Metal Rail	5%			2042	**	5-10	\$25,400	
Roof								
Copper/Terne	25%	Now	\$222,100	2044	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Gymnasium Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
Metal Panel	5%	0-2	\$18,700	2042	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	68%			2034	**	10	\$105,300	
Skylight, Metal/Glass	2%			2049	**	10	\$10,300	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	2-4	\$34,600	LIFE	**	5	\$34,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$161,400	2038	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout And Kitchen</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilets Throughout And Kitchen</i>								
Sheet Vinyl/Rubber	2%	Now	\$79,100	2039	**	5	\$4,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Classroom</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Classroom</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Classroom</i>								
Terrazzo	5%			LIFE	**	5	\$12,200	
Vinyl Tile	48%	Now	\$68,000	2034	**	3	\$56,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	2%			2039	**	3	\$3,100	
Vinyl Tile 9" X 9"	3%	Now	\$66,000	2029	\$110,100	3	\$3,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
Wood	24%	Now	\$263,700	2044	**	5	\$70,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms, Gymnasium</i>								
Wood	6%			2069	**	5	\$35,100	

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$61,600	2038	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	57%			LIFE	**	5	\$39,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Acous Tile, Adhered	10%			2034	**	5	\$31,200	
Acous Tile Susp. Lay-In	5%			2034	**	5	\$15,600	
Exposed Concrete	55%			LIFE	**	5	\$26,800	
Plaster	30%	Now	\$26,200	LIFE	**	5	\$58,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	95%	4+	\$1,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	0-2	\$1,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs</i>								
Parking/Driveway								
Asphalt	50%			2032	**			
Cast in Place Concrete	50%	0-2	\$400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Driveway</i>								
<i>Explanation : Trench Drain Cover Deteriorating</i>								
Activity Yard								
Cast in Place Concrete	100%	2-4	\$7,300	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								

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

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	80%			2029	\$35,900	5	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	20%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	25%			2049	**	5	\$200
	Fused Disc Sw	25%			2029	\$65,200	5	\$200
	Fused Knife Sw	50%	2-4	\$130,400	2059	**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
Raceway								
	Conduit	90%			2029	\$277,700	1	
	Conduit	10%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$27,100	5	\$500
	Fused Knife Sw	5%	2-4	\$13,600	2054	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	85%			2045	**	5	\$4,500
Wiring								
	Braided Cloth	70%	2-4	\$291,400	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	50%			2042	**	5	\$700
	Locally Mounted	50%			2027	\$61,400	5	\$700
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	96%			2034	**	10	\$175,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Incandescent	2%			2024	\$47,200	2	\$100
	LED	2%			2037	**		

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$24,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$802,200	10	\$600	

Alarm

Security System								
No Component	70%							
Generic	30%			2034	**	1	\$22,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$36,800	

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 1 - 10,000 Gallon Tank For No.2</i>								

Conversion Equipment								
Steam Boiler	100%	0-2	\$25,800	2042	**	1	\$177,300	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler No. 3 Control Panel, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								

Distribution								
Steam Piping/Pump	100%	0-2	\$44,000	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps And Steam Lines, Various Locations In Basement</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pump Of Chemical Feed Tank, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								

Terminal Devices								
Air Handler	20%	0-2	\$11,200	2034	**	1	\$22,100	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Motor Of Gymnasium Air Handler, Fan Room</i>								
Convactor/Radiator	60%			2034	**	1	\$38,600	
Fan Coil Unit/Heat	20%			2024	\$595,900	1	\$12,900	

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Window/Wall Unit	10%	0-2	\$41,500	2029	\$41,500	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
	Window/Wall Unit	20%			2024	\$82,900	1	
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$110,900
Exhaust Fans								
	Interior	95%			2034	**	2	\$5,800
	Roof	5%	0-2	\$300	2029	\$16,500	2	\$200
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2049	**	1	
	Galvanized Steel	30%			2027	\$261,900	1	
Water Heater								
	Gas Fired	100%	0-2	\$6,100	2024	\$121,300	2	\$2,300
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Motor Of Circulation Pump, Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$30,300	4	\$6,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Duplex Sets</i>								
Backflow Preventer								
	Generic	100%			2034	**	1	\$12,200
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2029	\$58,400	1-2	\$1,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 49 - SI
Address : 101 WARREN STREET @HILL ST.
Borough : STATEN ISLAND **Agency's Number** : R049
Program / Asset # : BOE0934.000 / 1440 **Yr Built/Renovated** : 1962 / 2006
Area Sq Ft : 136,000 **Project Type** : EDUCATION
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 556 **Lot** : 80 **BIN** : 5014184

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$2,479,200
Interior Architecture		\$130,700
Electrical	\$278,200	\$1,750,600
Mechanical	\$886,400	\$1,375,000
Site Pavements	\$37,400	
Total	\$1,201,900	\$5,735,500
Importance Code A	\$198,300	\$3,185,100
Importance Code B	\$966,200	\$2,550,400
Importance Code C	\$37,400	
Total	\$1,201,900	\$5,735,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,500	\$1,900		\$47,000
Interior Architecture	\$70,600	\$24,600	\$6,400	\$43,900
Electrical	\$3,900	\$5,300	\$5,500	\$47,500
Mechanical	\$94,700	\$23,200	\$41,600	\$44,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$180,700	\$58,900	\$57,400	\$186,400
Importance Code A	\$13,300	\$16,300	\$14,500	\$61,700
Importance Code B	\$150,200	\$42,600	\$36,600	\$124,700
Importance Code C	\$17,200		\$6,400	
Total	\$180,700	\$58,900	\$57,400	\$186,400



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

DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$58,300	
Masonry: Brick	80%			LIFE	**	5	\$99,500	
Metal Panel	10%			2049	**	5-10	\$85,500	
Windows								
Aluminum	100%			2045	**	5	\$49,300	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$7,300	
Masonry: Brick	40%			LIFE	**	5	\$1,900	
Metal Panel	20%			2049	**	5	\$3,700	
Metal Rail	20%			2034	**	5-10	\$17,100	
Roof								
Built-Up (BUR)	80%			2029	\$1,763,000	10	\$121,700	
Copper/Terne	3%			2044	**	10	\$11,400	
Modified Bitumen	17%	4+	\$7,500	2029	\$374,600			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Auditorium Roof</i>								
Soffits								
Stucco Cement	100%			2042	**	5	\$3,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$23,900	
Ceramic Tile	5%			2032	**	5	\$10,900	
Terrazzo	5%			LIFE	**	5	\$8,500	
Vinyl Tile	70%			2034	**	3	\$57,300	
Vinyl Tile 9" X 9"	10%	Now	\$25,700	2039	**	3	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwells</i>								
Wood	5%			2044	**	5	\$20,500	
Interior Walls								
Cast in Place Concrete	5%	Now	\$17,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2038	**	5	\$12,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,200	
Masonry: Brick	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$34,400	
SGFT/Glazed Masonry	30%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$61,800	
Exposed Concrete	15%			LIFE	**	5	\$4,600	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$68,900			
Plaster	50%	Now	\$27,700	LIFE	**	5	\$61,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Iron Picket	10%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$37,400	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Parking Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Driveway</i>								
<i>Explanation : Exposed Reinforcement</i>								
Activity Yard								
Asphalt	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$234,800	5	\$600	

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2029	\$237,800	1	
	Conduit	10%			2049	**	1	
Panelboards								
	Fused Disc Sw	15%			2028	\$35,900	5	\$500
	Fused Disc Sw	5%			2045	**	5	\$200
	Molded Case Bkrs	5%			2045	**	5	\$200
	Molded Case Bkrs	75%			2028	\$179,500	5	\$2,700
Wiring								
	Braided Cloth	75%	0-2	\$278,200	2054	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	10%			2049	**	1	
	Thermoplastic	15%			2029	\$55,600	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$122,900	5	\$900
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
Lighting								
Interior Lighting								
	Fluorescent	96%			2037	**	10	\$128,500
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout School. About Four Years Old.</i>					
	Fluorescent	2%			2034	**	10	\$2,700
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Auditorium.</i>					
	HID	2%			2034	**	10	\$100
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gymnasium.</i>					
Egress Lighting								
	Emergency, Service	25%			2024	\$19,200	1	
	Emergency, Battery	25%			2029	\$52,500	10	\$8,800
	Exit, Service	50%			2024	\$21,000	1	
Exterior Lighting								
	HID	100%			2029	\$548,400	10	\$400
Alarm								
Security System								
	No Component	75%						
	Generic	25%			2029	\$109,800	1	\$12,700
Fire/Smoke Detection								
	No Component	65%						
	Generic, Analog	35%			2034	**	1-3	\$29,300

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$45,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 10,000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	30%	Now	\$141,600	2034	**	1	\$39,000	
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : basement Boiler 3 Needs Major Repair</i>								
Steam Boiler	30%	Now	\$56,700	2027	\$283,300	1	\$39,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Boiler 2</i>								
Steam Boiler	40%			2027	\$377,700	1	\$57,800	
Distribution								
Steam Piping/Pump	100%	Now	\$129,000	2039	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Condesate Return Tank And Pumps Need Replacement</i>								
Terminal Devices								
Air Handler	30%	Now	\$12,300	2029	\$615,500	1	\$24,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Thermostat Not Working</i>								
Convactor/Radiator	70%			2034	**	1	\$33,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%			2029	\$62,300			
Window/Wall Unit	30%	Now	\$45,600	2024	\$91,200	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Classrooms Multiple Mechanical And Or Electrical Deficiencies</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor Classrooms</i>								
<i>Explanation : 8 Units With Incompatible Voltage Source</i>								
No Component	68%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$81,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	20%	Now	\$20,800	2024	\$103,800	2	\$700	
			<i>Broken, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Basement Kitchen Fan</i>					
			<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Basement Fan Motors Need Replacement</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : The Interior Exhaust Fans Are Beyond Their Useful Life Cycle Limit</i>					
Roof	80%	Now	\$19,400	2024	\$193,800	2	\$2,900	
			<i>Dented, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : The Rooftop Exhaust Fans Are Beyond Their Useful Life Cycle Limit</i>					
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Electric	20%			2027	\$25,700	4	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 30 Gallon</i>					
Gas Fired	80%			2024	\$71,200	2	\$1,700	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$14,400	
Sanitary Piping								
Cast Iron	100%	Now	\$53,400	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 2nd Floor</i>					
Storm Drain Piping								
Cast Iron	100%	Now	\$30,400	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Storm Drains</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : On Rainy Days Storm Drains Backup And Flood Basement</i>					
Sump Pump(s)								
Non-Submersible	75%			2029	\$16,700	4	\$3,500	
Submersible	25%			2022	\$1,200	4	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement To Street Level</i>					
			<i>Explanation : The Unit Has Been Condemed</i>					
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2039		**	1-2 \$12,300

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 52 - M
Address : 650 ACADEMY STREET @VERMILYEA AVE.
Borough : MANHATTAN **Agency's Number** : M052
Program / Asset # : BOE0031.000 / 1672 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 137,000 **Project Type** : EDUCATION
Date of Survey : 08-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 2233 **Lot** : 20 **BIN** : 1076776

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$998,300	\$293,900
Interior Architecture	\$1,080,800	\$284,200
Electrical	\$688,100	\$1,336,600
Mechanical	\$1,257,700	\$1,252,200
Total	\$4,025,000	\$3,166,900
Importance Code A	\$1,042,600	\$338,800
Importance Code B	\$2,322,100	\$2,760,500
Importance Code C	\$660,200	\$67,600
Total	\$4,025,000	\$3,166,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,900		\$22,300	\$5,500
Interior Architecture	\$18,000		\$18,900	\$18,900
Electrical	\$15,800	\$14,600	\$50,100	\$15,400
Mechanical	\$133,000	\$28,900	\$55,600	\$22,100
Site Enclosure	\$2,300			
Site Pavements	\$15,300			
Total	\$187,200	\$43,500	\$146,900	\$62,000
Importance Code A	\$2,900	\$13,600	\$36,200	\$19,100
Importance Code B	\$169,100	\$29,900	\$110,700	\$42,800
Importance Code C	\$15,300			
Total	\$187,200	\$43,500	\$146,900	\$62,000



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

DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$71,100	
Masonry: Brick	90%	Now	\$527,600	LIFE	**	5	\$163,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steps, 3rd Floor Roof</i>								
Masonry: Limestone	5%	Now	\$106,100	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade, Steps</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Steps</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Steps</i>								
Windows								
Aluminum	40%			2044	**	5	\$11,100	
Aluminum	60%	Now	\$297,600	2036	**	5	\$8,300	
<i>Crtrw/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1905 Wing</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1905 Wing</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping 1905 Wing</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping 1905 Wing</i>								
Masonry: Brick	80%	Now	\$66,900	LIFE	**	5	\$10,900	
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Metal Rail	15%			2033	**	5-10	\$36,800	
Roof								
Built-Up (BUR)	90%			2036	**	10	\$59,000	
Copper/Terne	5%			2056	**	10	\$8,200	
Roll Roofing	5%	Now	\$2,900	2027		5	\$2,700	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Rooms 514 And 521</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Rooms 514 And 521</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,100	
Ceramic Tile	5%	Now	\$10,400	2031	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	5%			2041	**	5	\$15,200	
Vinyl Tile	75%	Now	\$137,500	2033	**	3	\$56,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 316, 317</i>								
Wood	10%			2043	**	5	\$37,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$58,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%	Now	\$408,600	2031	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Staircases and Kitchen</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	65%	Now	\$193,100	LIFE	**	5	\$67,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Staircases 2 And 3, Rooms 316, 317</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$6,300	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	10%			2028			\$140,800	
Metal Panel	5%			LIFE	**	5	\$12,600	
Plaster	50%			LIFE	**	5	\$63,100	
Plaster	10%	Now	\$283,000	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 316, 317, 514, 521, Stair 2 And 3</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 316, 317, 514, 521, Stair 2 And 3</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Iron Picket	50%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$2,300	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Back Yard</i>								
Site Pavements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Asphalt	90%	Now	\$2,000	2037	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Back Yard</i>					
Cast in Place Concrete	10%			2041	**			
Parking/Driveway								
Asphalt	100%	Now	\$13,200	2031	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Upper Parking Lot</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$40,400	5	\$500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub-basement Electrical Room</i>					
			<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>					
Fused Disc Sw	10%			2028	\$4,500	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Electrical Room</i>					
			<i>Explanation : One 800 Ampere Main Disconnect Swch</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$234,800	5	\$600	
Raceway								
Conduit	100%			2028	\$264,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$300	
Molded Case Bkrs	90%			2027	\$215,400	5	\$3,200	
Wiring								
Braided Cloth	10%	Now	\$37,100	2053	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Old Wing</i>					
Thermoplastic	90%			2028	\$333,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2038	**	10	\$120,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$98,600	10	\$16,500	
Exit, Service	50%			2023	\$19,700	1		
Exterior Lighting								
HID	100%			2023	\$552,400	10	\$400	
Alarm								
Security System								
Generic	100%			2033	**	1	\$51,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : 30 CCTV</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$87,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$42,400	
Conversion Equipment								
Steam Boiler	100%	Now	\$44,300	2033	**	1	\$122,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Burners Oil Leaking And Mechanical Defects. Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$30,300	2038	**			
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Sub-basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$385,300	2038	**	1	\$15,200	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Coils, Boiler Room</i>								
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Air Handler	10%			2028	\$192,600	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Of Gymnasium</i>								
<i>Explanation : Repairing In Progress</i>								
Convactor/Radiator	50%			2026	\$366,700	1	\$22,100	
Fan Coil Unit/Heat	20%			2023	\$410,400	1	\$8,900	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2028	\$116,300	1	\$6,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Split Unit	5%			2028	\$146,200			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outside Wall</i>								
Window/Wall Unit	60%	0-2	\$17,100	2023	\$171,300	1		
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2038	**	4	\$1,000	
No Component	90%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2028	\$114,900	1		
Fan Coil - 2 Pipe	5%			2028	\$97,700	1	\$2,200	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	**	2	\$9,500	
Evaporative Condenser	5%			2028	\$15,900	2	\$4,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,400	

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	30%			2023	\$146,200	2	\$1,300	
Roof	70%			2033	**	2	\$2,900	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Motors, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2027	\$83,600	2	\$2,000	
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$20,300	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$100,300	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cross Bay</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$28,500	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cross Bay</i>								
<i>Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cross Bay</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$20,900	2038	**	4	\$2,900	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Sump Pump Is Undersized Causing Water To Back Up When It Rains. 1</i>								
<i>Temporary Unit In Sub-basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2028	\$134,200	1-2	\$3,800	
Chemical System								
Generic	100%	Now	\$27,900	2028	\$27,900	1-3	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Obsolete Unit</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 53 - Q
Address : 10-45 NAMEOKE STREET @DINSMORE AVE.
Borough : QUEENS **Agency's Number** : Q053
Program / Asset # : BOE0710.000 / 2273 **Yr Built/Renovated** : 1973 / 2000
Area Sq Ft : 164,000 **Project Type** : EDUCATION
Date of Survey : 09-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 15557 **Lot** : 25 **BIN** : 4298234

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$354,100	\$1,688,800
Interior Architecture	\$760,900	
Electrical	\$37,100	\$1,314,500
Mechanical	\$733,500	\$2,338,100
Total	\$1,885,600	\$5,341,500
Importance Code A	\$354,100	\$2,795,000
Importance Code B	\$1,531,400	\$2,546,400
Total	\$1,885,600	\$5,341,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$600	\$9,200	
Interior Architecture	\$4,000	\$21,000	\$14,100	\$1,500
Electrical	\$20,000	\$24,900	\$5,700	\$4,600
Mechanical	\$46,700	\$119,900	\$42,900	\$26,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,700	\$170,400	\$75,800	\$36,200
Importance Code A	\$16,200	\$17,200	\$25,400	\$16,200
Importance Code B	\$58,000	\$153,200	\$50,400	\$20,000
Importance Code C	\$400			
Total	\$74,700	\$170,400	\$75,800	\$36,200



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

DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$26,500	
Masonry: Brick	70%			LIFE	**	5	\$74,300	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$49,800	
Windows								
Aluminum	100%			2043	**	5	\$18,400	
Parapets								
Masonry: Brick	87%			LIFE	**	5	\$9,200	
Metal Panel	3%			2047	**	5	\$1,200	
Metal Rail	10%			2040	**	5-10	\$19,100	
Roof								
Built-Up (BUR)	55%			2027	\$894,500	10	\$61,700	
Modified Bitumen	35%			2027	\$569,200	10	\$39,300	
Skylight, Metal/Glass	10%	Now	\$354,100	2047	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 227, 231, 455 And Various Others</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 227, 231, 455 And Various Others</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2036	**	5	\$7,200	
Terrazzo	5%			LIFE	**	5	\$9,400	
Vinyl Tile	30%			2032	**	3	\$26,900	
Vinyl Tile	17%			2032	**	3	\$15,300	
Vinyl Tile	5%	0-2	\$108,700	2037	**	3	\$4,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys And Girls Locker Rooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys And Girls Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys And Girls Locker Rooms</i>								
Vinyl Tile	30%			2022	\$652,200	3	\$26,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2055	**	5	\$22,500	

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

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

Interior

Interior Walls

Cast in Place Concrete	35%			LIFE	**			
Ceramic Tile	2%			2036	**	5	\$800	
Concrete Masonry Unit	50%			LIFE	**	5	\$7,800	

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler Room*

Glass: Single Pane	3%			LIFE	**	5	\$900	
Masonry: Brick	10%			LIFE	**			

Ceilings

Acous Tile, Adhered	10%			2032	**	5	\$23,900	
Exposed Concrete	80%			LIFE	**	5	\$29,900	
Plaster	10%			LIFE	**	5	\$15,000	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$700	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 3000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	90%			2027	\$211,300	5	\$600	
Fused Disc Sw	10%			2047	**	5	\$100	

Raceway

Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	5%			2043	**	5	\$200	
Fused Toggle Switch	5%	2-4	\$13,600	2052	**	5	\$100	

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs	85%			2026	\$230,600	5	\$3,700	
Molded Case Bkrs	5%			2043	**	5	\$200	

Wiring

Braided Cloth	10%	2-4	\$37,100	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	75%			2027	\$278,200	1		
Thermoplastic	15%			2047	**	1		

Motor Controllers

Locally Mounted	80%			2025	\$98,300	5	\$900	
Locally Mounted	20%			2032	**	5	\$200	

Ground

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

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting Fluorescent	2%			2035	**	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	96%			2035	**	10	\$144,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$19,500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	10%			2027	\$66,100	10	\$100	
HID	10%			2035	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$18,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$30,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$50,800	
Conversion Equipment								
Steam Boiler	100%			2025	\$1,061,400	1	\$162,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units. 2 Heat Exchangers Converting To Hot Water For Radiators</i>								

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

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%			2035	**	4	\$5,700	
Central Plant Steam Piping/Pmp	30%	Now	\$41,600	2037	**	4	\$2,400	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	30%	Now	\$13,800	2022	\$691,800	1	\$27,400	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flexible Connections, Various Locations</i>								
Convactor/Radiator	70%			2025	\$614,600	1	\$37,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022	\$17,100	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400	
Exhaust Fans								
Interior	40%			2027	\$233,400	2	\$2,000	
Roof	60%			2027	\$163,400	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2025	\$144,500	4	\$1,400	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$24,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$25,000	4	\$5,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$82,700	

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

DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2027	\$80,300	1-2	\$2,300

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 54 - M (J. H. S. 54 - M)
Address : 103 WEST 107 STREET BTWN: COLUMBUS AVE., AMSTERDAM A
Borough : MANHATTAN **Agency's Number** : M054
Program / Asset # : BOE0032.000 / 1673 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 114,000 **Project Type** : EDUCATION
Date of Survey : 16-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1862 **Lot** : 11 **BIN** : 1055990

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$239,200	\$188,400
Interior Architecture	\$891,600	\$90,300
Electrical	\$590,300	\$673,300
Mechanical	\$235,800	\$2,335,400
Site Enclosure	\$80,100	
Total	\$2,037,000	\$3,287,300
Importance Code A	\$239,200	\$971,000
Importance Code B	\$1,360,500	\$2,316,300
Importance Code C	\$437,300	
Total	\$2,037,000	\$3,287,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,700	\$2,000		
Interior Architecture	\$21,400	\$20,600		
Electrical	\$32,600	\$4,200	\$4,400	\$10,400
Mechanical	\$53,800	\$16,600	\$25,800	\$90,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$128,300	\$51,300	\$38,100	\$108,800
Importance Code A	\$24,000	\$13,300	\$11,300	\$11,500
Importance Code B	\$104,300	\$38,000	\$26,800	\$97,300
Importance Code C				
Total	\$128,300	\$51,300	\$38,100	\$108,800



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

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

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DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$188,400		
Masonry: Limestone	5%			LIFE	**	5	\$7,400		
Windows									
Aluminum	100%	Now	\$182,700	2045	**	5	\$20,400		
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : Room 202</i>									
Parapets									
Masonry: Brick	84%			LIFE	**	5	\$15,200		
Masonry: Limestone	15%			LIFE	**	5	\$3,400		
Metal Rail	1%			2042	**	5-10	\$3,300		
Roof									
Copper/Terne	10%			2057	**	10	\$21,700		
Modified Bitumen	90%	4+	\$56,500	2034	**				
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Lower Roof</i>									
Soffits									
Masonry: Limestone	100%	4+	\$12,700	LIFE	**	5	\$400		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Entrance At Columbus Avenue And 108th Street</i>									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$22,600		
Ceramic Tile	5%	2-4	\$21,400	2032	**	5	\$5,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Toilets</i>									
Terrazzo	5%			LIFE	**	5	\$8,100		
Vinyl Tile	80%			2037	**	3	\$61,900		
Wood	5%	4+	\$72,700	2044	**	5	\$9,700		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Gymnasium</i>									
Interior Walls									
Ceramic Tile	5%	Now	\$51,400	2038	**	5	\$4,400		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Toilet Rooms, 301</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500		
Plaster	60%	Now	\$89,600	LIFE	**	5	\$31,400		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Stair F At Exit 8 Basement, Toilet B18</i>									
SGFT/Glazed Masonry	30%	Now	\$216,300	LIFE	**				
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

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Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$307,300	2049	**	5	\$15,500	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	15%	4+	\$53,200	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room B2 Sprinkler Control Room</i>								
Plaster	70%	2-4	\$101,200	LIFE	**	5	\$90,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$80,100	2064	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 107th Street, 108th Street And Columbus Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	25%			2055	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
	Fused Knife Sw	75%	2-4	\$156,500	2059	**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Raceway								
	Conduit	95%			2029	\$211,600	1	
	Conduit	5%			2055	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$19,200	5	\$300
	Fused Knife Sw	10%	2-4	\$19,200	2054	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Extended Life</i>								
	Molded Case Bkrs	75%			2028	\$143,600	5	\$2,300
	Molded Case Bkrs	5%			2051	**	5	\$200
Wiring								
	Braided Cloth	80%	2-4	\$254,900	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
	Thermoplastic	15%			2029	\$47,800	1	
	Thermoplastic	5%			2055	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$122,900	5	\$800
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,700
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
	Fluorescent	95%			2037	**	10	\$99,300
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	3%			2037	**	10	\$3,100
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
	LED	2%			2037	**		
Egress Lighting								
	Emergency, Battery	25%			2024	\$41,000	10	\$6,900
	Emergency, Battery	25%			2037	**	10	\$6,900
	Exit, Service	50%			2037	**	1	

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DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

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

Lighting

Exterior Lighting								
HID	30%			2024	\$137,900	10	\$100	
No Component	70%							

Alarm

Security System								
No Component	70%							
Generic	30%			2037	**	1	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Gymnasium, Auditorium And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

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

Heating

Energy Source								
Fuel Oil No 4	100%			2029	\$224,000	5	\$35,300	

Conversion Equipment

Steam Boiler	100%			2027	\$737,800	1	\$112,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								

Distribution

Steam Piping/Pump	95%	0-2	\$23,900	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Controls, Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lack Of Thermostat To Adjust Classrooms Temperature</i>								
Steam Piping/Pump	5%	Now	\$2,500	2039	**			
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Return Line Is Leaking Considerably, Basement Exit 8 And Room B18</i>								

Terminal Devices

Air Handler	25%			2029	\$400,800	1	\$17,600	
Convactor/Radiator	75%	0-2	\$9,200	2034	**	1	\$24,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance And Exits.</i>								

Air Conditioning

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Window/Wall Unit	70%		2024	\$166,300	1		
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$63,600	
Exhaust Fans								
	Interior	95%		2029	\$385,300	2	\$3,300	
	Roof	5%		2024	\$9,500	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	30%		2039	**	1		
	Galvanized Steel	70%		2027	\$350,200	1		
Water Heater								
	Gas Fired	100%		2024	\$69,500	2	\$1,700	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$3,600	2029	\$181,500	4	\$11,300
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2024	\$17,400	4	\$2,400	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Unit From Sub-basement To 1st Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units - Not In Service For Several Years.</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2029	\$55,800	1-2	\$1,600	
Chemical System								
	Generic	100%		2024	\$27,900	1-3	\$4,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 55 - BK
Address : 2021 BERGEN STREET @ THOMAS S. BOYLAND ST.
Borough : BROOKLYN **Agency's Number** : K055
Program / Asset # : BOE0383.000 / 1405 **Yr Built/Renovated** : 1968 / 2012
Area Sq Ft : 164,000 **Project Type** : EDUCATION
Date of Survey : 13-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1448 **Lot** : 1 **BIN** : 3038939

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$508,100	\$200,800
Interior Architecture	\$3,546,500	
Electrical	\$959,800	\$1,398,100
Mechanical	\$2,601,500	\$1,893,000
Total	\$7,615,900	\$3,491,900
Importance Code A	\$508,100	\$1,307,000
Importance Code B	\$7,062,100	\$2,184,900
Importance Code C	\$45,700	
Total	\$7,615,900	\$3,491,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,300	\$1,200		\$300
Interior Architecture	\$28,600	\$15,000		\$29,700
Electrical	\$6,500	\$25,600	\$5,700	\$4,600
Mechanical	\$96,400	\$53,200	\$45,400	\$23,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,800	\$99,000	\$55,100	\$61,800
Importance Code A	\$18,600	\$17,800	\$16,200	\$16,500
Importance Code B	\$100,900	\$80,100	\$38,800	\$45,200
Importance Code C	\$18,300	\$1,100		
Total	\$137,800	\$99,000	\$55,100	\$61,800



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

DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	\$213,500	LIFE	**	5	\$106,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 35%</i>								
<i>Location : Patching Evident - All Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Facade At Library Windows</i>								
Metal Panel	15%			2047	**	5-10	\$129,400	
Windows								
Aluminum	100%			2049	**	5	\$500	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : At Library Windows</i>								
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$9,700	
Metal Panel	5%			2047	**	5	\$2,400	
Metal Rail	5%			2040	**	5-10	\$11,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%			2042	**			
Pre-Cast Concrete	5%	0-2	\$2,300	LIFE	**	5	\$3,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Under Coping Stone</i>								
Roof								
Built-Up (BUR)	100%			2032	**	10	\$259,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,500	
Ceramic Tile	5%	Now	\$307,400	2042	**	5	\$7,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Bathrooms Throughout</i>								
Sheet Vinyl/Rubber	5%			2035	**	5	\$22,300	
Vinyl Tile 9" X 9"	80%	0-2	\$279,600	2022	\$2,795,900	3	\$89,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Within Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Wood	5%			2062	**	5	\$27,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$45,700	2042	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bathrooms</i>								
<i>Loose Units, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Operable Wall	2%			2047	**	5	\$2,200	
Plaster	40%	0-2	\$10,600	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library Windows</i>								
SGFT/Glazed Masonry	30%	0-2	\$7,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Wood	1%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium Walls</i>								
<i>Explanation : Decorative Wood</i>								
Ceilings								
AcousTile,Adhered	20%	0-2	\$57,200	2040	**	5	\$28,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	63%			LIFE	**	5	\$28,400	
Metal Panel	2%	4+	\$10,300	LIFE	**	5	\$7,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Plaster	15%	0-2	\$60,600	LIFE	**	5	\$27,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Windows</i>								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protectors Rated At 2500 And 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$700	
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	20%			2026	\$54,300	5	\$800	
Molded Case Bkrs	70%			2026	\$189,900	5	\$3,000	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$110,600	5	\$1,000	
Locally Mounted	10%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$378,500	10	\$147,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2022	\$38,900	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$19,800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$661,300	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$18,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2032

* *

1-3

\$30,300

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

Conversion Equipment

Steam Boiler

100%

2025

\$1,061,400

1

\$162,400

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement**Recent Repair Evident, Extent : Light, Area Affected : 33%**Location : Basement Boiler Room, Boiler # 2 Has Been Completely Re-tubed, The Chemical Feed Pump Has Been Repaired*

Distribution

Central Plant Steam Piping/Pmp

10%

Now

\$277,600

2057

* *

4

\$800

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Vacuum Condensate Pumps**Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Throughout, Defective Steam Traps*

Central Plant Steam Piping/Pmp

90%

2037

* *

4

\$10,900

Terminal Devices

Air Handler

20%

2022

\$461,200

1

\$20,300

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Basement And Second Floor Fan Rooms*

Convactor/Radiator

4%

0-2

\$35,100

2047

* *

1

\$1,900

*Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Throughout Hallways And Vestibule, Defective Temperature Control System*

Convactor/Radiator

16%

2032

* *

1

\$8,500

Fan Coil Unit/Heat

10%

0-2

\$245,600

2037

* *

1

\$4,800

*Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Throughout Classrooms, Multiple Mechanical And Electrical Defects*

Fan Coil Unit/Heat

50%

2022

\$1,228,100

1

\$26,500

*On Extended Life, Extent : Moderate, Area Affected : 60%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	8%			2032	**			
Split Unit	2%	0-2	\$70,000	2037	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library, 1 Of 5 Defective Split Unit</i>								
Window/Wall Unit	2%	0-2	\$6,800	2027	\$6,800	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classrooms, 2 Of 100 Classrooms Multiple Mechanical And Electrical Defects</i>								
Window/Wall Unit	68%			2025	\$232,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400	
Exhaust Fans								
Interior	20%			2022	\$116,700	2	\$1,000	
<i>On Extended Life, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Roof	10%	Now	\$27,200	2037	**	2	\$400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof, 3 Of 17 Units With Mutiple Mechanical And Electrical Defects</i>								
Roof	70%			2027	\$190,600	2	\$3,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Booster Pumping System</i>								
Water Heater								
Gas Fired	100%			2025	\$100,000	2	\$2,400	
HW Heat Exchanger								
Steam Fired	100%			2027	\$261,200	4	\$16,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Sanitary Piping								
Cast Iron	10%	Now	\$120,000	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Risers</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	90%			LIFE	**	1		
Cast Iron	10%	Now	\$34,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Level</i>								

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Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF EDUCATION - 040

I. S. 55 - BK

Asset # : 1405

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Non-Submersible	100%			2022	\$25,000	4	\$5,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2022	\$47,200	4	\$9,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer No Component Generic	80%							
	2%	0-2	\$800	2037	**	1	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Over The Hot Water Heater</i>								
<i>Explanation : Leaky Backflow Preventer</i>								
Generic	18%			2032	**	1	\$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	90%							
	10%			2047	**	1-2	\$4,600	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 59 - Q
Address : 132-55 RIDGEDALE STREET
Borough : QUEENS **Agency's Number** : Q059
Program / Asset # : BOE0714.000 / 2277 **Yr Built/Renovated** : 1956 / 2008
Area Sq Ft : 141,000 **Project Type** : EDUCATION
Date of Survey : 11-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 12723 **Lot** : 76 **BIN** : 4274083

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$129,600	\$430,000
Interior Architecture	\$1,347,600	\$1,125,900
Electrical	\$1,138,800	\$593,200
Mechanical	\$471,500	\$1,020,200
Total	\$3,087,500	\$3,169,300
Importance Code A	\$129,600	\$430,000
Importance Code B	\$2,499,900	\$2,662,100
Importance Code C	\$458,000	\$77,300
Total	\$3,087,500	\$3,169,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,300	\$17,300		
Interior Architecture	\$22,000	\$20,300	\$1,300	\$29,400
Electrical	\$14,700	\$2,100	\$2,000	\$1,300
Mechanical	\$20,400	\$19,800	\$31,300	\$21,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,300	\$63,500	\$38,500	\$56,000
Importance Code A	\$46,300	\$31,500	\$14,000	\$14,000
Importance Code B	\$41,500	\$32,000	\$24,500	\$42,000
Importance Code C	\$5,500			
Total	\$93,300	\$63,500	\$38,500	\$56,000



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

DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	3%			LIFE	**	5	\$14,100		
Masonry: Brick Cavity	35%	Now	\$28,100	LIFE	**	5	\$35,200		
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : All Facades</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : West Facade</i>									
Metal/Glass Curt Wall	48%			LIFE	**	5	\$90,400		
Metal Panel	7%			2047	**	5-10	\$48,300		
Granite Panels	2%			LIFE	**	5	\$1,500		
Panel/Paver: Limestone	5%			LIFE	**	5	\$3,800		
Windows									
Aluminum	100%	Now	\$40,700	2043	**	5	\$9,100		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick Cavity	80%			LIFE	**	5	\$9,900		
Masonry: Limestone	3%	2-4	\$4,200	LIFE	**	5	\$500		
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Coping Stones</i>									
Metal Panel	17%			2047	**	5	\$8,200		
Roof									
Built-Up (BUR)	70%	Now	\$75,400	2032	**				
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Roof</i>									
Built-Up (BUR)	25%	Now	\$13,500	2027	\$269,300				
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : South Roof</i>									
Copper/Terne	5%			2055	**	10	\$9,300		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$23,000		
Ceramic Tile	2%			2036	**	5	\$4,200		
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>									
<i>Location : 3rd Floor Bathrooms</i>									
Terrazzo	3%			LIFE	**	5	\$4,900		
Vinyl Tile	5%			2035	**	3	\$3,900		
Vinyl Tile	55%			2027	\$1,048,600	3	\$57,800		
Vinyl Tile 9" X 9"	25%	0-2	\$617,500	2037	**	3	\$19,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 2nd, 3rd, 4th Floor Corridors</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 2nd, 3rd, 4th Floor Corridors</i>									
Wood	5%			2042	**	5	\$19,700		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$10,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Concrete Masonry Unit	53%	Now	\$458,000	LIFE	**	5	\$77,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room - East Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room - East Facade</i>								
Folding Partition	2%			2035	**	5	\$18,200	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	10%			LIFE	**	5	\$10,900	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	8%			2044	**	5	\$16,800	
AcousTileConcealSpLn	15%	Now	\$272,100	2047	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st, 2nd, 4th Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$21,000	
Exposed Concrete	52%			LIFE	**	5	\$17,100	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$13,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes</i>								
Fused Disc Sw	20%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2047	**	5	\$100	
Fused Knife Sw	80%	2-4	\$187,800	2057	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Fused Knife Sw	5%	2-4	\$12,000	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	65%			2026	\$155,600	5	\$2,400	
Molded Case Bkrs	20%			2043	**	5	\$700	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	20%			2040	**	5	\$200	
Locally Mounted	80%			2025	\$98,300	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	92%			2032	**	10	\$119,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	3%			2032	**	10	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$101,500	10	\$17,000	
Exit, Service	50%			2027	\$20,300	1		
Exterior Lighting								
HID	100%			2022	\$568,500	10	\$400	
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

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

Alarm

Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,700	

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$139,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$238,600	2037	**	4	\$7,000	
<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Vacuum Pump. It Is Out Of Order Frequently</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Traps Leaking Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$396,500	1	\$17,400	
Convactor/Radiator	80%			2032	**	1	\$36,400	

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2022	\$146,900	1		
No Component	50%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,600	
Exhaust Fans								
Interior	30%			2027	\$150,500	2	\$1,300	
Roof	70%			2027	\$163,900	2	\$3,000	

Plumbing

H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%			2025	\$309,300	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2022	\$86,000	2	\$2,100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2032	* *	4	\$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	97% 3%			2037	* *	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 61 - BK
Address : 400 EMPIRE BOULEVARD @NEW YORK AVE.
Borough : BROOKLYN **Agency's Number** : K061
Program / Asset # : BOE0388.000 / 2626 **Yr Built/Renovated** : 1958 / 2012
Area Sq Ft : 140,000 **Project Type** : EDUCATION
Date of Survey : 23-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1316 **Lot** : 15 **BIN** : 3337872

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$10,366,600	\$196,900
Interior Architecture	\$2,235,000	\$1,299,500
Electrical	\$904,100	\$981,600
Mechanical	\$47,000	\$801,400
Site Pavements	\$49,400	
Total	\$13,602,100	\$3,279,400
Importance Code A	\$10,366,600	\$241,800
Importance Code B	\$2,782,400	\$2,998,300
Importance Code C	\$453,100	\$39,400
Total	\$13,602,100	\$3,279,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,000			
Interior Architecture	\$19,000	\$2,600		\$22,500
Electrical	\$4,900	\$5,700	\$50,900	\$4,700
Mechanical	\$85,200	\$22,600	\$35,000	\$22,700
Site Enclosure	\$30,100			
Site Pavements	\$4,700			
Total	\$152,900	\$30,900	\$85,900	\$50,000
Importance Code A	\$23,900	\$14,900	\$15,200	\$14,900
Importance Code B	\$100,600	\$13,400	\$70,700	\$35,100
Importance Code C	\$28,500	\$2,600		
Total	\$152,900	\$30,900	\$85,900	\$50,000



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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	32%	Now	\$527,700	LIFE	**	5	\$41,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	65%	Now	\$5,638,100	LIFE	**	5	\$156,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	3%	2-4	\$361,700	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,272,400	2053	**	5	\$25,400	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance Lobby</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,800	
Masonry: Brick	25%			LIFE	**	5	\$1,200	
Metal Rail	65%	4+	\$4,500	2041	**	5	\$22,500	
<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Some Pitch Pockets Damaged</i>								
Roof								
Built-Up (BUR)	25%	Now	\$567,100	2038	**			
<i>Gravel/Slag Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	75%	Now	\$999,600	2038	**			
<i>Patching Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%	4+	\$4,500	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Soffits</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$6,200	LIFE	**	5	\$24,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2031	**	5	\$4,500	
Ceramic Tile	3%	2-4	\$139,600	2043	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	4+	\$55,800	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Vinyl Tile	60%	0-2	\$489,800	2028	\$1,224,500	3	\$50,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	20%	2-4	\$528,800	2038	**	3	\$16,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2056	**	5	\$21,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%	Now	\$116,000	2031	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2037	**	5	\$5,200	
Marble Panels	5%			LIFE	**			
Plaster	50%	Now	\$337,100	LIFE	**	5	\$39,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	35%	Now	\$353,600	2045	**	5	\$35,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%	4+	\$157,300	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Plaster	20%	0-2	\$57,000	LIFE	**	5	\$25,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	54%	4+	\$7,800	2054		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Off Playyard</i>								
Iron Picket	46%	4+	\$20,300	2072		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$2,000	2072		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Sidewalk Areas</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$49,400	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalks At Various Locations</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2041		**		
Masonry: Granite	25%	4+	\$400	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Steps</i>								
Activity Yard								
Cast in Place Concrete	100%	4+	\$4,300	2045		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Activity Yard</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amperes Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2028	\$70,400	5	\$200	
Molded Case Bkrs	70%			2028	\$164,400	5	\$2,600	
Raceway								
Conduit	95%			2028	\$251,000	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$300	
Molded Case Bkrs	88%			2027	\$210,700	5	\$3,200	
Molded Case Bkrs	2%			2044	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	0-2	\$278,200	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2028	\$74,200	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	50%	2-4	\$61,400	2048	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	50%			2026	\$61,400	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$27,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	76%			2036	**	10	\$104,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Service	40%			2036	**	1		
Emergency, Service	20%			2033	**	1		
Exit, Service	40%			2023	\$17,300	1		
Exterior Lighting								
HID	100%			2023	\$564,500	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$15,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$26,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2045	**	1	\$148,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units. #1 Boiler Is Down Due To Electrical Control Panel Defect.</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$13,300	2038	**			
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Vacuum Pump, Basement</i>								
Terminal Devices								
Air Handler	20%	Now	\$8,400	2028	\$422,400	1	\$16,700	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Unit In Basement Fan Room.</i>								
Convactor/Radiator	80%			2033	**	1	\$38,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	10%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. R-410a</i>								
Window/Wall Unit	15%	0-2	\$2,300	2023	\$47,000	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	75%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2033	**	1	\$4,900	
No Component	90%							
Heat Rejection								
Evaporative Condenser	10%			2033	**	2	\$10,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,800	
Exhaust Fans								
Interior	30%			2028	\$160,300	2	\$1,400	
Roof	70%			2036	**	2	\$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$22,400	2038	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Main On Empire Blvd Side</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - BK

Asset # : 2626

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	40%			2028	\$52,900	4	\$400	
		<i>Recent Installation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Kitchen</i>						
Gas Fired	60%			2026	\$55,000	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$15,700	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Court Yard</i>						
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$4,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$73,500	1-2	\$2,100	

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 61 - Q
Address : 98-50 50 AVENUE
Borough : QUEENS **Agency's Number** : Q061
Program / Asset # : BOE0716.000 / 2259 **Yr Built/Renovated** : 1966 / 2002
Area Sq Ft : 237,717 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1891 **Lot** : 32 **BIN** : 4046834

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,574,600	\$595,200
Interior Architecture	\$1,065,200	\$222,400
Electrical	\$792,000	\$1,135,300
Mechanical	\$585,100	\$467,000
Site Pavements	\$42,400	
Total	\$6,059,300	\$2,419,900
Importance Code A	\$3,574,600	\$595,200
Importance Code B	\$2,439,100	\$1,824,700
Importance Code C	\$45,600	
Total	\$6,059,300	\$2,419,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,900			\$28,600
Interior Architecture	\$19,400			\$33,400
Electrical	\$23,200	\$27,100	\$25,600	\$53,000
Mechanical	\$125,800	\$53,600	\$79,800	\$59,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$210,200	\$88,500	\$113,300	\$182,300
Importance Code A	\$57,400	\$23,500	\$23,500	\$52,700
Importance Code B	\$152,700	\$65,000	\$89,700	\$129,600
Importance Code C				
Total	\$210,200	\$88,500	\$113,300	\$182,300



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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%	Now	\$1,535,700	LIFE	**	5	\$127,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$4,100	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$17,100	
Pre-Cast Concrete	20%			LIFE	**	5	\$118,700	
Stucco Cement	2%			2046	**	5	\$9,100	
Windows								
Aluminum	92%	Now	\$360,800	2045	**	5	\$13,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2038	**	10	\$5,500	
Steel	5%	Now	\$81,500	2054	**	5	\$9,100	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick Cavity	10%	Now	\$16,000	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$13,300	2049	**	5	\$3,100	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At West Side</i>								
Metal Rail	35%			2042	**	5-10	\$205,200	
Pre-Cast Concrete	50%	Now	\$62,000	LIFE	**	5	\$102,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Near Elevator Bulkhead</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%			2034	**	10	\$45,800	
Copper/Terne	5%			2044	**	10	\$28,600	
IRMA/Protected Membrane	70%	Now	\$1,364,200	2039	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Elevator On Fourth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Elevator On Fourth Floor, Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1966 Wing</i>								
Modified Bitumen	5%			2029		10	\$11,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$77,800	
Ceramic Tile	5%	Now	\$36,800	2038	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet In 1966 Section</i>								
Terrazzo	2%	2-4	\$17,700	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor Corridor</i>								
Vinyl Tile	40%	Now	\$129,200	2034	**	3	\$53,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	31%	Now	\$518,900	2039	**	3	\$41,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
Vinyl Tile 9" X 9"	4%			2039	**	3	\$7,100	
Wood	8%	Now	\$100,200	2057	**	5	\$26,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$45,600	LIFE	**	5	\$15,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Folding Partition	5%			2045	**	5	\$24,000	
Gypsum Board	5%			LIFE	**	5	\$5,800	
Masonry: Brick	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$23,100	
SGFT/Glazed Masonry	15%			LIFE	**			
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$111,200	
AcousTileSusp.Lay-In	25%			2042	**	5	\$89,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Near Elevator</i>								
Exposed Concrete	30%			LIFE	**	5	\$16,700	
Exposed Struc: Steel	6%	Now	\$96,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Exposed Struc: Steel	4%			LIFE	**			
Gypsum Board	10%	Now	\$38,400	LIFE	**	5	\$44,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	80%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$42,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	75%			2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	25%			2042	**			
Activity Yard								
Under Construction	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 3000 And 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	50%			2029	\$260,900	5	\$500
	Fused Disc Sw	50%			2049	**	5	\$500
Raceway								
	Conduit	70%			2029	\$432,000	1	
	Conduit	30%			2049	**	1	
Panelboards								
	Fused Disc Sw	7%			2028	\$35,700	5	\$400
	Fused Disc Sw	3%			2045	**	5	\$200
	Molded Case Bkrs	20%			2045	**	5	\$1,300
	Molded Case Bkrs	70%			2028	\$357,500	5	\$4,400
Wiring								
	Braided Cloth	70%	2-4	\$582,700	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wing</i>								
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	80%			2042	**	5	\$1,300
	Locally Mounted	20%			2027	\$49,200	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,500
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$73,100
Generators								
	Diesel	100%			2038	**	1	\$92,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 300 Kilowatt</i>								
Batteries								
	Nickel Cadmium	100%			2024	\$1,600	5	\$53,000
Fuel Storage								
	Day Tank	50%			2045	**	5	\$22,100
	Main Tank	50%			2057	**	5	\$3,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	2%			2034	**	10	\$4,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fluorescent	94%			2034	**	10	\$204,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2034	**			
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$26,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$43,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2049	**	5	\$73,600	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$235,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$201,200	2049	**	4	\$11,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Motor In The Basement</i>								
Terminal Devices								
Air Handler	60%			2034	**	1	\$88,200	
Convactor/Radiator	40%	0-2	\$25,500	2034	**	1	\$27,600	
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2034	**	1	\$33,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2 Units, New Wing Penthouse</i>								
Window/Wall Unit	40%			2024	\$198,100	1		
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2034	**	1	\$44,100	
No Component	70%							
Heat Rejection								
Dry Cooler	30%	0-2	\$54,300	2034	**	2	\$39,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : One Of Two Units In The Boiler Room</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,600	
Exhaust Fans								
Interior	60%			2034	**	2	\$4,400	
Roof	40%	Now	\$94,700	2029	\$157,900	2	\$2,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$145,000	2	\$3,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$24,800	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$7,500	
Sewage Ejector(s)								
Electric	100%	Now	\$27,400	2029	\$68,500	4	\$9,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2034	**	1	\$14,600	
Fixtures								
Generic	100%							
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Gearless Traction	50%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement To The Second Floor</i>					
			<i>Explanation : One Unit</i>					
	Hydraulic	50%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : First To The Fourth Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%			2049	**	1-5	\$36,000
Sprinkler								
	No Component	70%						
	Generic	30%			2049	**	1-2	\$20,000
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 2002 Wing</i>					
			<i>Explanation : Partial Coverage</i>					
Fire Pump								
	No Component	70%						
	Generic	30%			2038	**	1	\$13,300
Chemical System								
	Generic	100%			2027	\$27,900	1-3	\$4,000

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

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

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

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 61 - SI
Address : 445 CASTLETON AVENUE @BRIGHTON AVE.
Borough : STATEN ISLAND **Agency's Number** : R061
Program / Asset # : BOE0943.000 / 1419 **Yr Built/Renovated** : 1971 / 2011
Area Sq Ft : 172,000 **Project Type** : EDUCATION
Date of Survey : 08-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,2,3
Block : 100 **Lot** : 100 **BIN** : 5002227

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$301,500	\$1,104,400
Interior Architecture	\$726,900	\$2,101,800
Electrical	\$159,300	\$659,300
Mechanical	\$549,900	\$904,500
Site Enclosure	\$51,700	
Site Pavements	\$50,200	\$72,200
Total	\$1,839,600	\$4,842,300
Importance Code A	\$496,400	\$1,135,800
Importance Code B	\$977,500	\$3,658,600
Importance Code C	\$365,600	\$47,900
Total	\$1,839,600	\$4,842,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,300			
Interior Architecture	\$46,000	\$35,400		\$26,300
Electrical	\$5,000	\$6,400	\$6,800	\$27,600
Mechanical	\$27,700	\$26,500	\$42,200	\$54,800
Site Enclosure	\$6,400			
Site Pavements	\$7,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,800	\$72,200	\$53,000	\$112,700
Importance Code A	\$17,400	\$18,100	\$18,100	\$18,500
Importance Code B	\$69,000	\$48,400	\$34,900	\$94,200
Importance Code C	\$15,400	\$5,700		
Total	\$101,800	\$72,200	\$53,000	\$112,700



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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$42,000	
		<i>Patching Evident, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	50%			LIFE	**	5	\$136,600	
Windows								
Aluminum	100%			2045	**	5	\$22,100	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$8,700	
Pre-Cast Concrete	50%			LIFE	**	5	\$54,800	
Roof								
IRMA/Protected Membrane	70%	0-2	\$261,300	2029			\$870,900	
		<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Throughout</i>						
		<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Gymnasium Roof</i>						
Metal Panel	15%	Now	\$5,300	2042	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Stair Bulkhead Roof</i>						
Metal Panel	15%			2042	**	10	\$40,200	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$29,900	
		<i>Water Penetration, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout, Basement</i>						
Ceramic Tile	3%			2032	**	5	\$8,200	
Terrazzo	5%	0-2	\$33,900	LIFE	**	5	\$10,700	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	77%	Now	\$191,000	2029		3	\$78,900	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Cafeteria And Corridors Throughout</i>						
Wood	10%			2057	**	5	\$51,200	

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$51,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	3%			2032	**	5	\$11,400	
Concrete Masonry Unit	5%	Now	\$9,000	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	42%	Now	\$136,800	LIFE	**	5	\$47,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$125,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	60%	Now	\$79,600	2034	**	5	\$80,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors, Cafeteria</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Cafeteria</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			LIFE	**	5	\$6,700	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	38%	Now	\$142,400	LIFE	**	5	\$63,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	51%	4+	\$51,700	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	49%	2-4	\$6,400	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$7,500	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	90%	4+	\$50,200	2038	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Rubber Matting	10%			2029	\$72,200			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2029	\$31,400	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Power Service - One 3000 Ampere And Lighting Service - One 2000 Ampere Main Disconnect Switches*

Fused Disc Sw	30%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$260,900	5	\$700	
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Raceway

Conduit	95%			2039	**	1		
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Conduit	5%			2055	**	1		
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Panelboards

Fused Disc Sw	15%			2028	\$40,700	5	\$600	
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Molded Case Bkrs	75%			2028	\$203,500	5	\$3,400	
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Molded Case Bkrs	10%			2051	**	5	\$500	
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Wiring

Thermoplastic	95%			2039	**	1		
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Thermoplastic	5%			2055	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$122,900	5	\$1,200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,500	
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Lighting

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

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	88%			2034	**	10	\$147,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	3%			2037	**	10	\$5,000	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
Fluorescent	5%			2037	**	10	\$8,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lunch Room And Kitchen</i>						
Fluorescent	2%			2024	\$8,600	10	\$3,300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Entrance</i>						
HID	2%			2029	\$6,200	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$22,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	10%			2034	**	10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$19,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exterior</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	**	1-3	\$31,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$56,600	

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	33%	Now	\$195,000	2034	**	1	\$53,700	
<i>Broken, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units- 1 Not Working</i>								
Steam Boiler	67%			2034	**	1	\$121,100	
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	20%			2029	\$513,500	1	\$22,600	
Convactor/Radiator	80%			2034	**	1	\$47,200	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	2%			2034	**			
Window/Wall Unit	25%			2024	\$95,100	1		
No Component	73%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$101,800	
Exhaust Fans								
Interior	40%			2024	\$259,800	2	\$2,200	
Roof	60%			2029	\$181,900	2	\$3,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$111,400	2	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 180 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$27,800	4	\$5,800	
Sewage Ejector(s)								
Electric	100%			2029	\$52,600	4	\$10,900	
Backflow Preventer								
No Component	90%							
Generic	10%			2029	\$4,600	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Sprinkler							
	No Component	75%						
	Generic	25%			2049	**	1-2	\$12,800
Chemical System	Wet							
		2%			2027	\$600	1-3	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Hood</i>								
	No Component	98%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 62 - BK
Address : 700 CORTELYOU ROAD @E. 7 STREET
Borough : BROOKLYN **Agency's Number** : K062
Program / Asset # : BOE0389.000 / 2754 **Yr Built/Renovated** : 1957 / 1999
Area Sq Ft : 133,000 **Project Type** : EDUCATION
Date of Survey : 30-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5391 **Lot** : 1 **BIN** : 3126842

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$348,800	\$145,200
Interior Architecture	\$173,200	\$1,238,300
Electrical	\$1,080,800	\$383,100
Mechanical	\$1,556,900	\$703,500
Total	\$3,159,600	\$2,470,000
Importance Code A	\$1,209,500	\$167,600
Importance Code B	\$1,892,200	\$2,256,900
Importance Code C	\$57,900	\$45,500
Total	\$3,159,600	\$2,470,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,000	\$5,500		
Interior Architecture	\$102,300	\$9,100		\$49,900
Electrical	\$41,000	\$3,700	\$3,300	\$29,800
Mechanical	\$12,500	\$18,400	\$29,400	\$60,700
Site Enclosure	\$800			
Total	\$161,500	\$36,700	\$32,700	\$140,300
Importance Code A	\$5,000	\$18,700	\$13,200	\$13,500
Importance Code B	\$112,500	\$18,000	\$19,500	\$126,900
Importance Code C	\$43,900			
Total	\$161,500	\$36,700	\$32,700	\$140,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$145,200	
Masonry: Limestone	4%			LIFE	**	5	\$4,800	
Metal/Glass Curt Wall	6%	Now	\$164,000	LIFE	**	5	\$18,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Stairs</i>								
Windows								
Aluminum	98%	Now	\$97,100	2045	**	5	\$21,700	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2032	**	10	\$5,500	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$19,400	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Metal Rail	10%	2-4	\$3,300	2034	**	5	\$16,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	2-4	\$87,700	2034	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%	Now	\$1,800	2057	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
Skylight, Metal/Glass	1%			2039	**	10	\$4,200	
Interior								
Floors								
Ceramic Tile	5%	Now	\$18,800	2032	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Terrazzo	5%	0-2	\$22,500	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	0-2	\$115,300	2029	\$1,153,100	3	\$47,600	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Wood	20%			2044	**	5	\$68,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$17,200	2032	**	5	\$5,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Plaster	65%	Now	\$26,000	LIFE	**	5	\$45,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairway</i>								
SGFT/Glazed Masonry	30%	4+	\$57,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%			2042	**	5	\$18,100	
Exposed Concrete	55%			LIFE	**	5	\$15,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Classrooms</i>								
Plaster	35%	Now	\$17,800	LIFE	**	5	\$39,700	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairs</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	98%			2055	**			
Masonry: Brick	2%	Now	\$800	2049	**			
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Pavers/Stone	10%			2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			

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

DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$22,400	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 800 Amperes</i>								
Fused Disc Sw	25%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Emergency Lighting Main Disconnect Switch</i>								
Fused Disc Sw	25%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amperes Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$600	
Raceway								
Conduit	90%			2029	\$237,800	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$12,000	5	\$200	
Fused Knife Sw	5%	4+	\$12,000	2054	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Fused Toggle Switch	10%	4+	\$23,900	2054	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Cafeteria Panelboards</i>								
<i>Explanation : On Extended Life - Three Panelboards</i>								
Molded Case Bkrs	45%			2045	**	5	\$1,600	
Molded Case Bkrs	35%	0-2	\$83,800	2054	**	5	\$600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Wiring								
Braided Cloth	80%	2-4	\$296,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Pipe</i>								
Lighting								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2034	**	10	\$119,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2024	\$4,600	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$16,100	
Exit, Battery	50%			2034	**	10	\$4,500	
Exterior Lighting								
HID	9%			2024	\$48,300	10		
HID	1%	0-2	\$1,100	2024	\$5,400			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Light Fixtures Not In Service</i>								
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$85,900	1	\$9,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$441,200	1-3	\$25,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$261,400	5	\$41,200	
Conversion Equipment								
Steam Boiler	100%	2-4	\$860,700	2049	**	1	\$118,500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Boilers In Basement</i>								
Distribution								
Steam Piping/Pump	100%	2-4	\$58,800	2039	**			
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2024	\$374,000	1	\$16,500	
Convactor/Radiator	80%			2034	**	1	\$34,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	95%			2024	\$263,300	1		
No Component	5%							

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DEPARTMENT OF EDUCATION - 040

I. S. 62 - BK

Asset # : 2754

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,200	
Exhaust Fans								
Interior	30%			2029	\$142,000	2	\$1,200	
Roof	40%			2029	\$88,300	2	\$1,600	
No Component	30%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$211,800	4	\$19,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$20,300	4	\$2,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,900	
Chemical System								
Wet	2%			2027	\$600	1-3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Range Guard Model 6g</i>						
No Component	98%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 68 - BK (J. H. S. 68 - BK)
Address : 956 EAST 82 STREET @AVENUE J
Borough : BROOKLYN **Agency's Number** : K068
Program / Asset # : BOE0392.000 / 2624 **Yr Built/Renovated** : 1964 / 2003
Area Sq Ft : 154,000 **Project Type** : EDUCATION
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8018 **Lot** : 1 **BIN** : 3224947

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$181,200	\$380,200
Interior Architecture	\$2,813,600	\$1,457,900
Electrical	\$804,400	\$738,900
Mechanical	\$1,083,800	\$1,023,300
Total	\$4,883,100	\$3,600,300
Importance Code A	\$231,100	\$1,349,500
Importance Code B	\$3,710,800	\$1,394,300
Importance Code C	\$941,300	\$856,600
Total	\$4,883,100	\$3,600,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,200	\$14,200		
Interior Architecture	\$90,700			\$23,600
Electrical	\$4,500	\$45,700	\$3,900	\$2,900
Mechanical	\$91,100	\$70,900	\$31,400	\$22,100
Total	\$206,400	\$130,800	\$35,200	\$48,600
Importance Code A	\$34,700	\$29,800	\$15,300	\$15,300
Importance Code B	\$171,800	\$101,000	\$20,000	\$33,400
Importance Code C				
Total	\$206,400	\$130,800	\$35,200	\$48,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$129,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floor, All Facades</i>								
Masonry: Limestone	5%	0-2	\$88,500	LIFE	**	5	\$5,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Window Sills</i>								
Metal Panel	5%			2047	**	5-10	\$52,200	
Granite Panels	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	100%	Now	\$20,200	2043	**	5	\$11,300	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cafeteria Windows</i>								
Parapets								
Metal: Cage/Fence	100%			2040	**	5-10	\$213,300	
Roof								
Built-Up (BUR)	100%	Now	\$92,700	2032	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Drain Above Room 304</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	3%			LIFE	**	5	\$15,100		
Ceramic Tile	3%	Now	\$14,300	2030	\$143,000	5	\$3,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Quarry Tile	5%			2040	**	5	\$17,300		
Terrazzo	2%	Now	\$22,900	LIFE	**	5	\$3,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	20%			2027	\$418,200	3	\$23,000		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Cafeteria</i>									
Vinyl Tile	17%	Now	\$17,800	2032	**	3	\$14,700		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Third Floor Corridor</i>									
Vinyl Tile 9" X 9"	45%	Now	\$365,700	2022	\$1,219,000	3	\$38,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement Corridor And Stair Landings</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement Corridor</i>									
<i>Uneven Substrate, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Room 125</i>									
Wood	5%	4+	\$162,200	2055	**	5	\$10,800		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Cast in Place Concrete	5%	Now	\$140,700	LIFE	**				
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	3%	Now	\$147,300	2030	\$736,600	5	\$12,500		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	10%	Now	\$395,200	LIFE	**	5	\$33,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Folding Partition	2%			2035	**	5	\$41,700		
Glazed Ceramic Panel	2%			LIFE	**				
Masonry: Brick	5%	0-2	\$86,700	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	48%	Now	\$171,300	LIFE	**	5	\$120,000		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Bulkhead Of Stair 9/10 And Landing Of Stair 11/12</i>									
SGFT/Glazed Masonry	25%			LIFE	**				

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$12,000	2032	**	5	\$12,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, 3rd Floor, Corridors</i>								
AcousTileConcealSpLn	25%	0-2	\$69,500	2040	**	5	\$25,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors, Cafeteria</i>								
Exposed Concrete	15%			LIFE	**	5	\$3,800	
Fiber Board	5%	Now	\$56,100	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Plaster	40%	Now	\$18,000	LIFE	**	5	\$40,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : From Roof Drain Above, Room 304</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$22,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2047	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$187,800	5	\$500	
Fused Disc Sw	20%			2047	**	5	\$100	
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$400	
Molded Case Bkrs	70%			2026	\$167,600	5	\$2,800	
Molded Case Bkrs	20%			2043	**	5	\$800	

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$74,200	1		
Motor Controllers								
Locally Mounted	40%			2025	\$49,200	5	\$400	
Motor Control Center	60%			2032	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$127,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2022	\$182,600	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2022	\$110,900	10	\$18,600	
Exit, Service	50%			2022	\$22,200	1		
Exterior Lighting								
HID	20%			2022	\$124,200	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$11,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$19,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	98%			2037	**	5	\$46,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 15000 Gallon Tanks</i>								
Fuel Oil No 4	2%	Now	\$6,100	2057	**	5	\$500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Oil Pump Room, 1 Of 2 Defective Oil Pumps</i>								
Conversion Equipment								
Steam Boiler	95%			2025	\$946,800	1	\$144,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 #4 Oil Burning Steam Boilers</i>								
Steam Boiler	5%	0-2	\$49,800	2047	**	1	\$6,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room, Boiler #2 Defective Burner. Burner Blow-back Occurs On Burner Ignition</i>								
Distribution								
Central Plant Steam Piping/Pmp	90%			2037	**	4	\$10,200	
Central Plant Steam Piping/Pmp	10%	0-2	\$260,600	2057	**	4	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room, 1 Of 2 Defective Vacuum Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	15%			2022	\$324,800	1	\$14,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Air Handler	5%	0-2	\$108,300	2037	**	1	\$4,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Fan Room, Leaky Heating Coil On Kitchen Blower</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Fan Room, Defective Blower Fan Bearings</i>								
Convactor/Radiator	80%			2032	**	1	\$39,800	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2032	**	2	\$900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Supply Auditorium</i>								
Window/Wall Unit	10%	0-2	\$32,100	2027	\$32,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
Window/Wall Unit	40%			2022	\$128,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$42,900	
No Component	50%							
Exhaust Fans								
Interior	20%			2022	\$109,600	2	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Roof	40%	Now	\$5,100	2022	\$102,300	2	\$1,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
No Component	40%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Energy Efficient</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
Cast Iron	5%	Now	\$16,000	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Classroom 304</i>								
Sump Pump(s)								
Non-Submersible	100%			2022	\$23,500	4	\$4,900	
Sewage Ejector(s)								
Electric	100%			2027	\$44,400	4	\$6,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2037	**	1-2	\$4,300
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 71 - BK
Address : 215 HEYWARD STREET @MARCY AVE.
Borough : BROOKLYN **Agency's Number** : K071
Program / Asset # : BOE0393.000 / 2752 **Yr Built/Renovated** : 1970 / 2013
Area Sq Ft : 169,000 **Project Type** : EDUCATION
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2227 **Lot** : 1 **BIN** : 3061064

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$46,900	\$2,227,300
Interior Architecture	\$808,200	\$2,130,000
Electrical	\$797,700	\$1,172,200
Mechanical	\$611,200	\$2,202,300
Total	\$2,264,000	\$7,731,800
Importance Code A	\$46,900	\$3,433,100
Importance Code B	\$2,129,100	\$4,237,100
Importance Code C	\$88,000	\$61,600
Total	\$2,264,000	\$7,731,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,200			\$10,800
Interior Architecture	\$90,800		\$6,600	\$26,900
Electrical	\$6,300	\$6,900	\$46,100	\$5,700
Mechanical	\$86,900	\$35,400	\$67,300	\$26,600
Site Pavements	\$16,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$221,900	\$46,300	\$123,900	\$73,900
Importance Code A	\$35,000	\$17,800	\$18,100	\$28,600
Importance Code B	\$137,100	\$28,500	\$105,800	\$45,300
Importance Code C	\$49,800			
Total	\$221,900	\$46,300	\$123,900	\$73,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$41,300		
Masonry: Brick	88%			LIFE	**	5	\$72,700		
Mosaic Tile	2%	4+	\$4,000	2048	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%			2044	**	5	\$21,700		
Parapets									
Masonry: Brick	65%			LIFE	**	5	\$11,100		
Metal Rail	25%			2041	**	5-10	\$77,300		
Pre-Cast Concrete	10%			LIFE	**	5	\$10,800		
Roof									
Built-Up (BUR)	95%			2028	\$1,976,800	10	\$136,400		
Metal Panel	5%			2041	**	10	\$13,200		
Soffits									
Stucco Cement	100%			2041	**	5			
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$7,500	LIFE	**	5	\$29,400		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Electrical Room - Water Affecting Panels</i>									
Ceramic Tile	5%	2-4	\$277,800	2043	**	5	\$6,700		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Bathrooms And Kitchen</i>									
Vinyl Tile	20%			2033	**	3	\$26,900		
Vinyl Tile 9" X 9"	60%	0-2	\$94,700	2028	\$1,894,600	3	\$60,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	10%			2056	**	5	\$50,300		
Interior Walls									
Ceramic Tile	3%	Now	\$33,000	2037	**	5	\$5,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Restrooms</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Restrooms</i>									
Concrete Masonry Unit	10%			LIFE	**	5	\$14,900		
Masonry: Brick	7%			LIFE	**				
Plaster	55%	0-2	\$88,000	LIFE	**	5	\$61,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	25%			LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	50%	Now	\$113,500	2041	**	5	\$82,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor Corridor, Rooms 308 And 310</i>								
AcousTileSusp.Lay-In	5%			2033	**	5	\$13,100	
Exposed Concrete	20%			LIFE	**	5	\$8,200	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2028	\$91,600			
Metal Panel	5%	2-4	\$234,200	LIFE	**	5	\$16,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Plaster	10%	0-2	\$18,400	LIFE	**	5	\$16,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Pavers/Stone	100%	2-4	\$16,800	2043	**			
<i>Loose Units, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Interior Courtyard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Interior Courtyard</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Interior Courtyard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$40,400	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$234,800	5	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$27,100	5	\$400	
Molded Case Bkrs	90%			2027	\$244,200	5	\$4,000	
Wiring								
Thermoplastic	100%			2028	\$370,900	1		
Motor Controllers								
Locally Mounted	100%			2026	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	92%			2036	**	10	\$151,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$3,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
LED	6%			2036	**			
Egress Lighting								
Emergency, Battery	45%			2023	\$116,200	10	\$19,500	
Emergency, Battery	5%			2036	**	10	\$2,200	
Exit, Service	40%			2023	\$20,700	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$681,400	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$18,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$32,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2048	**	5	\$55,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 15000 Gallons Each</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2026	\$1,161,000	1	\$177,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$303,600	2038	**	4	\$8,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Traps And Vacuum Pump</i>								
Terminal Devices Air Handler	20%	Now	\$25,200	2028	\$504,500	1	\$20,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handlers</i>								
<i>Explanation : Filtering System Is Broken</i>								
Convactor/Radiator	80%	Now	\$38,400	2033	**	1	\$41,700	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throught</i>								
<i>Explanation : Steam Traps Faulty</i>								
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Window/Wall Unit	60%	Now	\$44,900	2023	\$224,300	1		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$100,000	
Exhaust Fans Interior	60%			2028	\$382,900	2	\$3,300	
Roof	40%			2033	**	2	\$2,200	
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$15,700	2033	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater Gas Fired	100%			2026	\$109,400	2	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
HW Heat Exchanger Steam Fired	100%			2038	**	4	\$26,600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 71 - BK

Asset # : 2752

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	0-2	\$27,400	2038	**	4	\$3,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	90%			2048	**	1-2	\$5,000	
Chemical System Wet	10%			2026	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul-102</i>								
No Component Generic	70%			2026	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 72 - SI
Address : 33 FERNDALE AVENUE BTWN: SAXON AVE. - TRAVIS AVE.
Borough : STATEN ISLAND **Agency's Number** : R072
Program / Asset # : BOE0945.000 / 1421 **Yr Built/Renovated** : 1976 / 2014
Area Sq Ft : 174,000 **Project Type** : EDUCATION
Date of Survey : 17-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2364 **Lot** : 1 **BIN** : 5037524

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$243,100	\$317,600
Interior Architecture	\$272,900	\$80,900
Electrical	\$156,400	\$826,900
Mechanical	\$1,345,800	\$2,104,500
Total	\$2,018,200	\$3,329,800
Importance Code A	\$1,369,200	\$317,600
Importance Code B	\$602,300	\$3,012,200
Importance Code C	\$46,800	
Total	\$2,018,200	\$3,329,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$84,100			\$32,300
Electrical	\$13,700	\$14,900	\$11,700	\$14,100
Mechanical	\$145,100	\$48,900	\$48,600	\$59,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$246,900	\$67,800	\$64,300	\$109,400
Importance Code A	\$17,600	\$17,200	\$17,200	\$17,200
Importance Code B	\$205,300	\$50,600	\$47,000	\$92,100
Importance Code C	\$24,000			
Total	\$246,900	\$67,800	\$64,300	\$109,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$122,200	
Pre-Cast Concrete	15%			LIFE	**	5	\$70,100	
Windows								
Aluminum	100%	0-2	\$175,100	2034	**	5	\$19,600	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$2,700	
Metal Security Bars	15%			2054	**			
Pre-Cast Concrete	75%			LIFE	**	5	\$125,300	
Roof								
Built-Up (BUR)	75%			2031	**	10	\$68,000	
Modified Bitumen	25%			2036	**	10	\$22,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,200	
Ceramic Tile	5%	Now	\$25,700	2035	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	4%			2039	**	5	\$14,900	
Terrazzo	1%			LIFE	**	5	\$1,900	
Vinyl Tile	80%	0-2	\$90,300	2031	**	3	\$74,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	4+	\$21,900	2054	**	5	\$11,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Cast in Place Concrete	2%	0-2	\$5,900	LIFE	**				
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$16,200	2035	**	5	\$5,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$4,400		
Folding Partition	5%	Now	\$46,800	2034	**	5	\$13,800		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Gypsum Board	4%			LIFE	**	5	\$5,300		
Masonry: Brick	1%	Now	\$1,800	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
Metal Panel	5%			LIFE	**				
Plaster	46%			LIFE	**	5	\$30,400		
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	27%			LIFE	**				
Ceilings									
AcousTile,Adhered	55%	Now	\$135,800	2031	**	5	\$68,400		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Corridors</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
AcousTile,Adhered	10%			2046	**	5	\$24,900		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Exposed Concrete	25%			LIFE	**	5	\$9,700		
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	5%			LIFE	**	5	\$15,500		

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$700	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$400	
Molded Case Bkrs	90%			2034	**	5	\$4,100	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	60%			2031	**	5	\$700	
Motor Control Center	40%			2031	**	5	\$1,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	93%			2034	**	10	\$148,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2034	**	10	\$8,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And 1st Floor Lobby</i>								
HID	2%			2034	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2026		10	\$21,000	
Exit, Service	50%			2026		1	\$25,100	
Exterior Lighting								
HID	100%			2026		10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$19,500	
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$107,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2046	**	5	\$53,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 15,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2024	\$1,126,100	1	\$172,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$147,200	2036	**	4	\$8,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : No Drain For Vacuum Pump</i>								
Terminal Devices								
Air Handler	20%			2026	\$489,300	1	\$21,500	
Convactor/Radiator	70%	0-2	\$32,600	2031	**	1	\$35,400	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2026	\$260,600	1	\$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2026	\$590,700	1	\$32,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Roof Penthouse</i>								
Window/Wall Unit	20%			2021	\$72,500	1		
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2036	**	4	\$3,400	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2026	\$468,400	1	\$43,000	
No Component	60%							
Heat Rejection								
Dry Cooler	40%			2036	**	2	\$48,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,000	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 72 - SI

Asset # : 1421

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	30%		2031	**	2	\$1,600	
	Roof	70%		2026	\$202,200	2	\$3,700	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2031	**	1		
	HW Heat Exchanger							
	Steam Fired	100%		2036	**	4	\$17,200	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2021	\$26,500	4	\$5,500	
	Sewage Ejector(s)							
	Electric	100%		2026	\$50,100	4	\$10,400	
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2036	**	1-5	\$91,000	
	Sprinkler							
	No Component	95%						
	Generic	5%		2036	**	1-2	\$2,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 73 - Q
Address : 70-02 54 AVE.
Borough : QUEENS **Agency's Number** : Q073
Program / Asset # : BOE0727.000 / 532 **Yr Built/Renovated** : 1927 / 2010
Area Sq Ft : 154,321 **Project Type** : EDUCATION
Date of Survey : 02-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2503 **Lot** : 31 **BIN** : 4058611

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$969,300
Interior Architecture	\$694,700	\$59,800
Electrical	\$1,230,000	\$819,900
Mechanical	\$1,198,900	\$1,196,200
Total	\$3,123,600	\$3,045,200
Importance Code A		\$1,082,400
Importance Code B	\$3,123,600	\$1,962,800
Total	\$3,123,600	\$3,045,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,700	\$22,400	\$28,100	
Interior Architecture	\$6,000	\$59,800	\$19,400	
Electrical	\$2,600	\$44,100	\$1,800	\$1,400
Mechanical	\$42,700	\$99,700	\$36,000	\$23,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$94,000	\$233,900	\$93,200	\$32,300
Importance Code A	\$48,500	\$36,500	\$41,800	\$13,800
Importance Code B	\$45,500	\$197,400	\$51,400	\$18,600
Importance Code C				
Total	\$94,000	\$233,900	\$93,200	\$32,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$115,700	
Masonry: Brick Cavity	35%			LIFE	**	5	\$67,500	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Windows								
Aluminum	98%			2043	**	5	\$56,200	
Aluminum	2%	Now	\$10,300	2043	**	5	\$600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room S205</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room S205</i>								
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$3,200	
Masonry: Brick	45%			LIFE	**	5	\$9,200	
Masonry: Brick Cavity	40%			LIFE	**	5	\$8,200	
Masonry: Limestone	3%			LIFE	**	5	\$800	
Metal Panel	5%			2047	**	5	\$3,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,400	
Roof								
Built-Up (BUR)	60%			2027	\$735,400	10	\$50,800	
Built-Up (BUR)	15%			2032	**	10	\$12,700	
Copper/Terne	3%			2055	**	10	\$6,300	
IRMA/Protected Membrane	17%	Now	\$24,500	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Corridor Of New Wing</i>								
Metal Panel	5%			2032	**	10	\$7,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,200	
Ceramic Tile	5%			2036	**	5	\$12,000	
Terrazzo	5%			LIFE	**	5	\$9,300	
Vinyl Tile	65%			2032	**	3	\$58,300	
Vinyl Tile 9" X 9"	10%			2022	\$281,400	3	\$9,000	
Wood	10%			2042	**	5	\$44,900	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,800	
Gypsum Board	20%			LIFE	**	5	\$22,900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$25,800	
SGFT/Glazed Masonry	15%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	15%			2032	**	5	\$44,900	
AcousTileConcealSpLn	20%	Now	\$413,300	2047	**	5	\$29,900	

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : New Wing Corridors

Staining/Discoloring, Extent : Moderate, Area Affected : 50%

Location : New Wing Corridors

Worn/Eroded, Extent : Moderate, Area Affected : 50%

Location : New Wing Corridors

AcousTileSusp.Lay-In	10%			2032	**	5	\$23,900	
Exposed Concrete	15%			LIFE	**	5	\$5,600	
Plaster	40%			LIFE	**	5	\$59,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$40,400	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,000 Ampere, Two 1,200 Ampere And One 1,600 Ampere Main

Disconnect Switches

Fused Disc Sw	10%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	80%			2027	\$187,800	5	\$500	
Molded Case Bkrs	20%			2047	**	5	\$800	

Raceway

Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$23,900	5	\$400	
Fused Knife Sw	20%	2-4	\$47,900	2052	**	5	\$400	

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Throughout

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Obsolete Equipment

Molded Case Bkrs	50%			2026	\$119,700	5	\$2,000	
Molded Case Bkrs	20%			2043	**	5	\$800	

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DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	\$278,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$800	
Locally Mounted	20%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$135,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$111,100	10	\$18,600	
Exit, Service	50%			2022	\$22,200	1		
Exterior Lighting								
HID	100%			2022	\$622,200	10	\$500	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Entrance And Exit Points</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$170,600	1-3	\$9,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	80%			2027	\$242,600	5	\$38,200	
Natural Gas	20%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2027	\$72,700	1	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing 2nd Floor Mechanical Room</i>								
<i>Explanation : 3 Units</i>								
Steam Boiler	80%			2032	**	1	\$122,300	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$17,200	
Central Plant Steam Piping/Pmp	80%	Now	\$104,500	2037	**	4	\$6,100	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler	20%	Now	\$8,700	2022	\$434,000	1	\$17,200	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Motor Burnt Out, Basement</i>								
Convactor/Radiator	45%			2025	\$371,800	1	\$22,400	
Fan Coil Unit/Heat	15%			2022	\$346,700	1	\$7,500	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2027	\$262,000	1	\$14,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing Roof</i>								
Window/Wall Unit	10%			2022	\$32,200	1		
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2037	**	4	\$2,300	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2027	\$103,800	1	\$19,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing 2nd Floor Mechanical Room</i>								
<i>Explanation : 3 Units</i>								
No Component	80%							

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DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	20%		2027	\$18,700	2	\$21,500	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%		LIFE	**	2-5	\$43,000	
	No Component	50%						
Exhaust Fans								
	Interior	40%		2022	\$219,600	2	\$1,900	
	Roof	10%		2027	\$25,600	2	\$500	
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	90%		2037	**	1		
	Galvanized Steel	10%		2025	\$67,700	1		
Water Heater								
	Gas Fired	100%		2021	\$94,100	2	\$2,200	
HW Heat Exchanger								
	Steam Fired	100%		2037	**	4	\$22,900	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2022	\$23,500	4	\$4,900	
Backflow Preventer								
	No Component	80%						
	Generic	20%		2032	**	1	\$1,900	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	25%		LIFE	**			
	No Component	75%						
<i>Other Observation, Extent : Light, Area Affected : 25%</i> <i>Location : 1 Passenger Unit From 1st To 3rd Floor, 1 Freight Unit From Basement To 1st Floor</i> <i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2027	\$75,600	1-2	\$2,200	
Chemical System								
	Generic	100%		2025	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 74 - Q
Address : 61-15 OCEANIA STREET
Borough : QUEENS **Agency's Number** : Q074
Program / Asset # : BOE0728.000 / 2697 **Yr Built/Renovated** : 1953 / 2009
Area Sq Ft : 121,000 **Project Type** : EDUCATION
Date of Survey : 02-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 7723 **Lot** : 1 **BIN** : 4163953

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$144,900
Interior Architecture	\$1,301,900	\$650,500
Electrical	\$790,100	\$1,016,000
Mechanical	\$250,300	\$1,925,500
Total	\$2,342,300	\$3,736,900
Importance Code A	\$44,900	\$927,900
Importance Code B	\$1,785,700	\$2,763,800
Importance Code C	\$511,800	\$45,200
Total	\$2,342,300	\$3,736,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$25,400
Interior Architecture	\$38,000		\$13,300	\$45,100
Electrical	\$27,300	\$3,500	\$4,800	\$3,600
Mechanical	\$68,000	\$20,100	\$34,100	\$39,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$145,200	\$35,500	\$64,100	\$125,200
Importance Code A	\$15,700	\$12,000	\$12,000	\$37,300
Importance Code B	\$129,500	\$23,500	\$47,600	\$87,800
Importance Code C			\$4,500	
Total	\$145,200	\$35,500	\$64,100	\$125,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$49,700	
Masonry: Granite	5%			LIFE	**	5	\$2,100	
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Windows								
Aluminum	97%			2045	**	5	\$28,000	
Glass Block	3%			LIFE	**	5	\$500	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$13,700	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Roof								
Built-Up (BUR)	20%			2034	**	10	\$25,400	
Built-Up (BUR)	75%			2037	**	10	\$95,100	
Copper/Terne	5%			2057	**	10	\$15,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,700	
Ceramic Tile	3%			2038	**	5	\$5,000	
Terrazzo	2%			LIFE	**	5	\$2,600	
Traffic Topping	5%			2029		5	\$10,500	
Vinyl Tile	30%			2029		3	\$18,900	
Vinyl Tile 9" X 9"	40%			2024		3	\$33,600	
Wood	10%	4+	\$29,600	2044	**	5	\$15,700	
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2038	**	5	\$9,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$12,000	
Folding Partition	2%	Now	\$511,800	2054	**	5	\$7,500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium / Multi-Purpose Room</i>								
Glass: Single Pane	2%			LIFE	**	5	\$4,500	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	50%			LIFE	**	5	\$45,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%			2034	**	5	\$63,000	
Exposed Concrete	55%			LIFE	**	5	\$14,400	
Plaster	15%			LIFE	**	5	\$15,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Fence</i>								
<i>Explanation : Free Standing Piers</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	15%			2038	**			
Cast in Place Concrete	80%			2042	**			
Masonry: Granite	5%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$44,900	2059	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each And On Extended Life.</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2049	**	5	\$100	
Fused Knife Sw	80%	2-4	\$167,000	2059	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2029	\$200,500	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Fused Disc Sw	5%			2045	**	5	\$100	
Fused Knife Sw	10%	2-4	\$23,900	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	35%	2-4	\$83,800	2054	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	5%			2045	**	5	\$200	
Molded Case Bkrs	35%			2028	\$83,800	5	\$1,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$286,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	50%	2-4	\$61,400	2049	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	30%			2027	\$36,900	5	\$200	
Locally Mounted	20%			2034	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$108,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	25%			2029	\$43,600	10	\$7,300	
Emergency, Battery	25%			2037	**	10	\$7,300	
Exit, Service	25%			2029	\$8,700	1		
Exit, Service	25%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$146,400	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$117,300	1	\$13,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$401,400	1-3	\$22,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$37,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Gas Line Is Not Connected To Supply Line</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$15,700	2027	\$783,100	1	\$107,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Oil Leaks From 3 Burners</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : No.2 Unit. Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$26,800	2039	**			
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Condensate Piping, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	10%	0-2	\$3,400	2029	\$170,100	1	\$6,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Coil Of Unit For Cafeteria</i>								
Air Handler	10%			2029	\$170,100	1	\$7,500	
Convactor/Radiator	80%			2034	**	1	\$31,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	15%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : 8 Units. R-410a Refrigerant.</i>								
Window/Wall Unit	70%	0-2	\$8,800	2024	\$176,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2034	**	1	\$5,900	
No Component	85%							

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	15%			2034	**	2	\$12,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,500	
Exhaust Fans								
Interior	100%			2029	\$430,500	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2039	**	1		
Galvanized Steel	70%			2027	\$371,700	1		
Water Heater								
Gas Fired	100%	0-2	\$3,700	2022	\$73,800	2	\$1,400	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Circulating Pump, Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$12,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$18,400	4	\$3,800	
Sewage Ejector(s)								
Electric	100%			2029	\$34,800	4	\$7,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Units From Sub-basement To Gound Floor</i>								
<i>Explanation : 2 Inoperable Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchen</i> <i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 75 - SI
Address : 455 HUGUENOT AVENUE @ WOODROW RD.
Borough : STATEN ISLAND **Agency's Number** : R075
Program / Asset # : BOE0946.000 / 1422 **Yr Built/Renovated** : 1985 / 2006
Area Sq Ft : 165,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 6050 **Lot** : 2 **BIN** : 5079651

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$636,100	\$90,600
Interior Architecture	\$519,100	\$233,300
Electrical	\$987,200	\$1,905,400
Mechanical	\$227,400	\$1,848,000
Site Enclosure	\$570,500	
Site Pavements	\$186,900	
Total	\$3,127,200	\$4,077,300
Importance Code A	\$692,800	\$135,500
Importance Code B	\$2,009,400	\$3,860,900
Importance Code C	\$425,000	\$81,000
Total	\$3,127,200	\$4,077,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,800	\$10,300		
Interior Architecture	\$137,200		\$6,600	\$27,200
Electrical	\$24,500	\$24,200	\$21,900	\$73,500
Mechanical	\$76,300	\$40,800	\$72,700	\$86,000
Site Enclosure	\$31,200			
Site Pavements	\$42,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$330,100	\$79,200	\$105,200	\$190,700
Importance Code A	\$14,800	\$27,600	\$17,300	\$17,700
Importance Code B	\$167,400	\$51,600	\$87,800	\$173,000
Importance Code C	\$147,900			
Total	\$330,100	\$79,200	\$105,200	\$190,700



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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	2-4	\$146,000	LIFE	**	5	\$90,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North And West Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Lintels</i>								
Windows								
Aluminum	95%	Now	\$383,600	2045	**	5	\$10,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$7,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,400	
Masonry: Brick	90%	4+	\$14,800	LIFE	**	5	\$12,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Roof								
IRMA/Protected Membrane	95%			2034	**	10	\$106,600	
Metal Panel	5%			2042	**	10	\$10,300	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$2,900	LIFE	**	5	\$28,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2038	**	5	\$13,100	
Terrazzo	3%			LIFE	**	5	\$6,100	
Vinyl Tile	83%	Now	\$197,500	2034	**	3	\$81,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Office, Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	4%	0-2	\$18,500	2057	**	5	\$9,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stage</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$24,600	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$107,500	2038	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	9%	Now	\$77,800	LIFE	**	5	\$13,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Gypsum Board	20%			LIFE	**	5	\$43,800	
Mosaic Tile	1%	Now	\$30,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : Mosaic Tile Art Wall</i>								
Operable Wall	1%	Now	\$33,500	2039	**	5	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Damaged Panels</i>								
Plaster	34%			LIFE	**	5	\$37,200	
SGFT/Glazed Masonry	25%	0-2	\$75,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	55%	Now	\$60,900	2042	**	5	\$88,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Library</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$4,000	
Exposed Struc: Steel	5%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Gypsum Board	20%	0-2	\$27,700	LIFE	**	5	\$64,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$16,000	
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	\$40,700	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	Now	\$31,200	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Entrance</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$51,200	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	\$478,500	2039		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$13,700	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$72,300	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$28,500	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dumpsters</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Dumpsters</i>								
Activity Yard								
Asphalt	100%	0-2	\$114,500	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical								
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2029	\$40,400	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Three 2000 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2029	\$4,500	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
	Dry Type	100%			2027	\$16,900	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 112.5 Kilovolt-ampere 480/277 Hv - 208/120 Lv</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$234,800	5	\$700
Raceway								
	Conduit	100%			2029	\$264,200	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$27,100	5	\$400
	Molded Case Bkrs	90%			2028	\$244,200	5	\$3,900
Wiring								
	Thermoplastic	100%			2029	\$370,900	1	
Motor Controllers								
	Locally Mounted	20%			2027	\$24,600	5	\$200
	Motor Control Center	80%			2027	\$616,900	5	\$3,600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
Stand-by Power								
Transfer Switches								
	Automatic	100%			2027	\$23,500	1	\$50,800
Generators								
	Natural Gas	100%			2025	\$129,600	1	\$63,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 39 Kilowatt For Sewage Ejector Pump Only</i>								
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$6,100
Lighting								
Interior Lighting								
	Fluorescent	96%			2034	**	10	\$154,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	2%			2024	\$6,000	10	\$100
	Incandescent	2%			2024	\$41,500	2	\$100

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2024	\$126,100	10	\$21,100	
Exit, Service	50%			2024	\$25,200	1		
Exterior Lighting								
HID	100%			2024	\$665,300	10	\$500	

Alarm

Security System								
No Component	70%							
Generic	30%			2034	**	1	\$18,500	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2034	**	1-3	\$71,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$54,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Conversion Equipment								
Steam Boiler	100%	0-2	\$56,700	2034	**	1	\$156,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler No. 3 In The Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Vacuum Pump Currently Under Repair</i>								

Terminal Devices								
Air Handler	30%	0-2	\$36,900	2029	\$738,900	1	\$29,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Mechanical Room</i>								
Convactor/Radiator	70%	0-2	\$32,800	2034	**	1	\$35,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steamtraps</i>								

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	\$133,800	2029	\$446,000	1	\$21,900	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>								
<i>Location : No. 1 Chiller</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Air Conditioning Room</i>								
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2039	**	4	\$2,600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	\$176,800	1	\$32,500	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2029	\$85,700	2	\$36,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,700	
Exhaust Fans								
Interior	20%			2029	\$124,600	2	\$1,100	
Roof	80%			2029	\$232,600	2	\$4,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$17,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$5,600	
Sewage Ejector(s)								
Electric	100%	Now	\$25,200	2034	**	4	\$7,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2039	**	1	\$10,700	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2049	**	1-5	\$88,300
	Sprinkler							
	No Component	75%						
	Generic	25%			2039	**	1-2	\$12,300
	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 77 - Q (WITH I. S. 93 -Q)
Address : 976 SENECA AVENUE @CENTRE ST.
Borough : QUEENS **Agency's Number** : Q849
Program / Asset # : BOE0897.000 / 1463 **Yr Built/Renovated** : 1911 / 2011
Area Sq Ft : 141,000 **Project Type** : EDUCATION
Date of Survey : 05-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3563 **Lot** : 23 **BIN** : 4085922

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$60,700	\$316,300
Interior Architecture	\$39,900	\$635,700
Electrical	\$76,900	\$587,000
Mechanical	\$386,500	\$760,500
Total	\$564,000	\$2,299,600
Importance Code A	\$60,700	\$316,300
Importance Code B	\$503,300	\$1,983,300
Total	\$564,000	\$2,299,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$10,500	\$31,800	\$12,900
Interior Architecture	\$16,100		\$9,300	\$6,600
Electrical	\$14,500	\$42,000	\$22,200	\$13,700
Mechanical	\$70,600	\$65,600	\$47,200	\$36,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$111,100	\$128,000	\$120,300	\$79,200
Importance Code A	\$14,100	\$24,800	\$45,800	\$27,000
Importance Code B	\$92,900	\$103,100	\$74,500	\$52,300
Importance Code C	\$4,200			
Total	\$111,100	\$128,000	\$120,300	\$79,200



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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$139,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1911 Wing</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1911 Wing</i>								
Masonry: Brick	30%			LIFE	**	5	\$83,700	
Masonry: Limestone	10%			LIFE	**	5	\$20,900	
Metal Panel	2%			2047	**	5-10	\$38,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$45,400	
Window Wall	3%			2053	**	5	\$31,400	
Windows								
Aluminum	100%			2043	**	5	\$17,000	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$13,700	
Metal Panel	10%			2053	**	5	\$15,100	
Metal Rail	3%			2044	**	5-10	\$21,200	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,900	
Under Construction	50%							
Roof								
Built-Up (BUR)	35%			2032	**	10	\$60,700	
Built-Up (BUR)	10%			2037	**	10	\$17,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Metal Panel	15%			2040	**	10	\$47,700	
Under Construction	40%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$23,300	
Cast in Place Concrete	5%			LIFE	**	5	\$23,300	
Ceramic Tile	5%			2036	**	5	\$10,600	
Terrazzo	5%			LIFE	**	5	\$8,300	
Vinyl Tile	35%			2032	**	3	\$27,900	
Vinyl Tile	25%			2027		3	\$482,800	
Wood	20%			2042	**	5	\$79,800	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$8,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$10,000	
Gypsum Board	10%			LIFE	**	5	\$10,000	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	47%			LIFE	**	5	\$23,400	
SGFT/Glazed Masonry	15%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	32%			2040	**	5	\$68,100	
Exposed Concrete	10%			LIFE	**	5	\$3,300	
Exposed Struc: Steel	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$13,300	
Plaster	50%			LIFE	**	5	\$66,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 2500 Amperes And 2000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$600	
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Raceway

Conduit	60%			2047	**	1		
Conduit	40%			2027	\$105,700	1		

Panelboards

Fused Disc Sw	10%			2043	**	5	\$300	
Molded Case Bkrs	40%			2026	\$95,800	5	\$1,500	
Molded Case Bkrs	50%			2043	**	5	\$1,900	

Wiring

Thermoplastic	40%			2027	\$148,300	1		
Thermoplastic	60%			2047	**	1		

Motor Controllers

Locally Mounted	35%			2040	**	5	\$300	
Motor Control Center	60%			2040	**	5	\$2,300	
Variable Frequency Drive	5%			2040	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Connected To The Main Water Pipe*

Stand-by Power

Transfer Switches

Automatic	100%			2040	**	1	\$43,400	
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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2036	**	1	\$54,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 455 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$31,400	
Fuel Storage								
Day Tank	50%			2043	**	5	\$13,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Main Tank	50%			2055	**	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	59%			2032	**	10	\$76,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sections</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2027	\$133,900	10	\$52,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Section</i>								
<i>Explanation : T-12 Lamps</i>								
HID	1%			2032	**	10		
Egress Lighting								
Emergency, Battery	25%			2027	\$51,200	10	\$8,600	
Exit, LED	50%			2055	**	1		
Exit, Service	25%			2022	\$10,200	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$15,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$26,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Horns , Smoke Detectors</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$140,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$240,600	2037	**	4	\$7,000	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Thermostats In New Wing, And Control Valves In Old Wing</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2032	**	1	\$35,200	
Convactor/Radiator	60%	Now	\$22,800	2025	\$456,600	1	\$24,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Covers, Throughout Old Wing</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$19,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
Exterior Pkg Unit - Cooling	10%			2032	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium Roof</i>								
<i>Explanation : Glyco As Refrigerant</i>								
Window/Wall Unit	20%	0-2	\$5,900	2022	\$59,200	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2047	**	4	\$2,100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2032	**	1	\$26,400	
No Component	70%							

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	30%		2027	\$51,600	2	\$29,700	
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	70%		LIFE	**	2-5	\$55,500	
	No Component	30%						
Exhaust Fans								
	Interior	30%		2032	**	2	\$1,300	
	Roof	40%		2032	**	2	\$1,700	
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2037	**	1		
	Galvanized Steel	20%		2025	\$124,700	1		
Water Heater								
	Gas Fired	100%		2022	\$86,700	2	\$2,100	
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
					<i>Location : Boiler Room</i>			
					<i>Explanation : 400 Gallons</i>			
HW Heat Exchanger								
	Steam Fired	100%		2037	**	4	\$21,100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2032	**	4	\$3,000	
Sewage Ejector(s)								
	Electric	100%		2032	**	4	\$5,600	
Backflow Preventer								
	Generic	100%		2027	\$36,100	1	\$8,700	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
					<i>Location : B, G, 1-4</i>			
					<i>Explanation : 2 Units</i>			
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%		2047	**	1-5	\$21,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%		2037	**	1-2	\$15,900	
Fire Pump								
	Generic	100%		2030	\$91,500	1	\$26,500	
Chemical System								
	Generic	100%		2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 78 - BK
Address : 1420 EAST 68 STREET BTWN: AVENUE N, VETERANS AVE.
Borough : BROOKLYN **Agency's Number** : K078
Program / Asset # : BOE0397.000 / 1391 **Yr Built/Renovated** : 1964 / 2002
Area Sq Ft : 156,000 **Project Type** : EDUCATION
Date of Survey : 16-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 8388 **Lot** : 2 **BIN** : 3236496

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$268,100	\$1,374,700
Interior Architecture	\$663,000	\$1,625,800
Electrical	\$604,600	\$1,111,700
Mechanical	\$251,400	\$3,330,600
Site Pavements	\$40,400	
Total	\$1,827,500	\$7,442,900
Importance Code A	\$268,100	\$2,491,300
Importance Code B	\$1,218,200	\$4,899,900
Importance Code C	\$341,300	\$51,700
Total	\$1,827,500	\$7,442,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,500			
Interior Architecture	\$63,000		\$31,500	\$14,500
Electrical	\$4,200	\$3,500	\$4,000	\$5,900
Mechanical	\$112,400	\$30,000	\$38,800	\$28,300
Total	\$200,100	\$33,500	\$74,300	\$48,700
Importance Code A	\$36,900	\$16,400	\$16,400	\$16,400
Importance Code B	\$146,700	\$17,100	\$45,000	\$27,100
Importance Code C	\$16,500		\$12,900	\$5,200
Total	\$200,100	\$33,500	\$74,300	\$48,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$71,500	
Masonry: Brick Cavity Panel/Paver: Limestone	85%			LIFE	**	5	\$129,600	
	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	95%	Now	\$17,000	2046	**	5	\$9,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Windows</i>								
Glass Block	5%			LIFE	**	5	\$1,300	
Parapets								
Metal: Cage/Fence	100%	0-2	\$167,500	2035	**	5	\$51,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
Roof								
Copper/Terne	3%			2045	**	10	\$9,900	
IRMA/Protected Membrane	97%			2030	\$1,094,600	10	\$128,600	
Soffits								
Mosaic Tile	100%			2050	**	10		
Interior								
Floors								
Carpet	2%			2029	\$67,600	3	\$7,400	
Cast in Place Concrete	10%	Now	\$27,500	LIFE	**	5	\$54,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Pit In Basement</i>								
Ceramic Tile	3%			2033	**	5	\$7,400	
Sheet Vinyl/Rubber	5%			2030	\$392,600	5	\$18,600	
Terrazzo	5%			LIFE	**	5	\$19,400	
Vinyl Tile	40%			2035	**	3	\$37,200	
Vinyl Tile 9" X 9"	30%			2025	\$874,500	3	\$37,200	
Wood	5%			2045	**	5	\$23,200	
Interior Walls								
Cast in Place Concrete	7%	Now	\$163,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Pit Area In Basement</i>								
Ceramic Tile	3%			2039	**	5	\$10,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$27,600	
Folding Partition	3%			2038	**	5	\$25,900	
Marble Panels	2%			LIFE	**	10	\$2,800	
Plaster	50%			LIFE	**	5-10	\$146,500	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$43,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	35%			2035	**	5	\$84,900	
Fiber Board	5%			2030	\$84,600			
Metal Panel	5%	2-4	\$216,200	LIFE	**	5	\$15,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen And Cafeteria</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen And Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen And Cafeteria</i>								
Plaster	55%			LIFE	**	5-10	\$229,300	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2040	**			
Iron Picket	40%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$40,400	2035	**			
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Driveway At Back Of School</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 1,200 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$700	
Raceway								
Conduit	90%			2030	\$237,800	1		
Conduit	10%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$400	
Fused Disc Sw	10%			2029	\$23,900	5	\$400	
Molded Case Bkrs	80%			2029	\$191,500	5	\$3,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$259,600	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2040	**	1		
Thermoplastic	10%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,600	
Lighting								
Interior Lighting								
Fluorescent	88%			2035	**	10	\$133,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Were Upgraded In 2019.</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$119,200	10	\$20,000	
Exit, Service	50%			2030	\$23,800	1		
Exterior Lighting								
HID	100%			2035	**	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$345,000	2040	**	1-3	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$325,400	5	\$51,300	
Conversion Equipment								
Steam Boiler	100%			2028	\$1,071,700	1	\$164,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	25%			2030	\$582,100	1	\$25,600	
Convactor/Radiator	75%			2035	**	1	\$40,100	
<i>Malfunctioning, Extent : Light, Area Affected : 30%</i>								
<i>Location : Regulators On All Floors</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2030	\$140,600	1	\$7,700	
Window/Wall Unit	80%			2028	\$276,100	1		
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$167,100	1	\$10,200	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	\$30,000	2	\$11,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$146,200	
Exhaust Fans								
Interior	60%			2030	\$353,500	2	\$3,000	
Roof	40%	Now	\$33,000	2030	\$110,000	2	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$61,700	2040	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 78 - BK

Asset # : 1391

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%	Now	\$101,000	2030	\$101,000	2	\$1,900
				<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Hot Water Tank</i>				
				<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Control Board</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Two 400 Gallon Tanks</i>				
Sanitary Piping								
	Cast Iron	100%	Now	\$24,200	LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : Water Backup</i>				
Storm Drain Piping								
	Cast Iron	100%	Now	\$17,300	LIFE	**	1	
				<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : From Roof To Basement Boiler Room And Its Entrance</i>				
Sump Pump(s)								
	Non-Submersible	100%			2030	\$25,200	4	\$5,200
Sewage Ejector(s)								
	Electric	100%	Now	\$47,700	2040	**	4	\$6,600
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2030	\$162,200	1-2	\$4,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 88 - BK (J. H. S. 88 - BK)
Address : 544 7TH AVENUE @ 19TH ST.
Borough : BROOKLYN **Agency's Number** : K088
Program / Asset # : BOE0402.000 / 1395 **Yr Built/Renovated** : 1967 / 2012
Area Sq Ft : 142,000 **Project Type** : EDUCATION
Date of Survey : 31-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 880 **Lot** : 1 **BIN** : 3331276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$116,400	\$163,500
Interior Architecture	\$548,800	\$1,152,400
Electrical	\$1,050,100	\$861,700
Mechanical	\$435,900	\$978,700
Total	\$2,151,200	\$3,156,400
Importance Code A	\$116,400	\$208,400
Importance Code B	\$1,786,900	\$2,899,700
Importance Code C	\$247,900	\$48,300
Total	\$2,151,200	\$3,156,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$9,100
Interior Architecture	\$23,200	\$31,300	\$5,000	\$11,300
Electrical	\$14,900	\$4,200	\$5,500	\$39,000
Mechanical	\$4,500	\$4,500	\$15,600	\$32,700
Site Pavements	\$11,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$58,200	\$44,000	\$30,100	\$96,100
Importance Code A				\$9,400
Importance Code B	\$43,800	\$44,000	\$30,100	\$86,700
Importance Code C	\$14,400			
Total	\$58,200	\$44,000	\$30,100	\$96,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$163,500	
Masonry: Limestone	10%			LIFE	**	5	\$13,600	
Windows								
Aluminum	100%			2045	**	5	\$57,900	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$16,200	
Metal Panel	15%			2049	**	5	\$13,400	
Pre-Cast Concrete	15%			LIFE	**	5	\$21,800	
Roof								
Built-Up (BUR)	98%			2034	**	10	\$116,400	
Modified Bitumen	2%			2034	**	10	\$2,400	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,800	
Ceramic Tile	5%			2038	**	5	\$10,000	
Quarry Tile	5%			2042	**	5	\$15,000	
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	20%			2034	**	3	\$15,000	
Vinyl Tile 9" X 9"	45%	2-4	\$106,000	2029	\$1,060,300	3	\$33,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$37,600	
Interior Walls								
Ceramic Tile	5%	2-4	\$179,000	2038	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$14,400	LIFE	**	5	\$12,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Corridor</i>								
Masonry: Brick	5%			LIFE	**			
Mosaic Tile	2%			LIFE	**			
Plaster	53%	Now	\$68,900	LIFE	**	5	\$48,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$194,800	2034	**	5	\$24,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5	\$15,300	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%	4+	\$8,700	LIFE	**	5	\$12,300	
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Plaster	15%			LIFE	**	5	\$18,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$11,700	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 18th Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 19th Street</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 3000 Amperes And 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$234,800	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	95%			2029	\$251,000	1	
	Conduit	5%			2039	**	1	
Panelboards								
	Fused Disc Sw	5%			2037	**	5	\$200
	Fused Disc Sw	10%			2028	\$23,900	5	\$300
	Molded Case Bkrs	10%			2037	**	5	\$400
	Molded Case Bkrs	75%			2028	\$179,500	5	\$2,800
Wiring								
	Braided Cloth	85%	2-4	\$315,200	2054	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	15%			2039	**	1	
Motor Controllers								
	Not Accessible	100%						
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Water Main</i>					
			<i>Explanation : Corroded</i>					
Lighting								
Interior Lighting								
	Fluorescent	2%			2037	**	10	\$2,600
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Fluorescent	96%			2037	**	10	\$125,000
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	LED	2%			2037	**		
Egress Lighting								
	Emergency, Battery	5%			2034	**	10	\$1,700
	Emergency, Battery	45%			2024	\$92,000	10	\$15,400
	Exit, Service	10%			2034	**	1	
	Exit, Service	40%			2024	\$16,400	1	
Exterior Lighting								
	HID	30%			2024	\$171,800	10	\$100
	No Component	70%						
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2037	**	1	\$15,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2024

\$471,100

1-3

\$27,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Under Construction

100%

Other Observation, Extent : Light, Area Affected : 0%

Location :

Explanation : Boiler Room Is Under Construction. One Temporary Steam Boiler Being Used.

Conversion Equipment

Under Construction

100%

Other Observation, Extent : Light, Area Affected : 0%

Location : Outside The Building

Explanation : Boiler Room Is Under Construction. One Temporary Steam Boiler Being Used.

Distribution

Under Construction

100%

Terminal Devices

Convactor/Radiator

80%

2027

\$608,200

1

\$36,700

Not Accessible

20%

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

50%

0-2

\$148,000

2029

\$148,000

1

On Extended Life, Extent : Moderate, Area Affected : 25%

Location : Throughout

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$79,200

Exhaust Fans

Interior

50%

2024

\$252,600

2

\$2,200

Roof

50%

Now

\$35,400

2029

\$117,900

2

\$1,700

Noisy/Vibrating, Extent : Severe, Area Affected : 40%

Location : Motors On the Roof

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2039	**	1	
Water Heater	Under Construction	100%						
HW Heat Exchanger	Under Construction	100%						
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Under Construction	100%						
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler	No Component	95%						
	Generic	5%			2029	\$69,500	1-2	\$2,000
Chemical System	Generic	100%			2024	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 88 - M / WADLEIGH H.S.
Address : 215 WEST 114TH ST. BTWN: 7 AVE., 8 AVE.
Borough : MANHATTAN **Agency's Number** : M088
Program / Asset # : BOE0052.000 / 4146 **Yr Built/Renovated** : 1901 / 2011
Area Sq Ft : 174,000 **Project Type** : EDUCATION
Date of Survey : 05-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1830 **Lot** : 19 **BIN** : 1055204

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$610,000	\$723,000
Interior Architecture	\$748,100	\$389,600
Electrical		\$862,500
Mechanical	\$532,500	\$8,181,500
Total	\$1,890,500	\$10,156,700
Importance Code A	\$610,000	\$723,000
Importance Code B	\$937,700	\$9,285,900
Importance Code C	\$342,900	\$147,800
Total	\$1,890,500	\$10,156,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,600		\$26,400	
Interior Architecture	\$51,500		\$43,200	\$39,100
Electrical	\$30,100	\$23,800	\$39,000	\$23,800
Mechanical	\$76,700	\$54,300	\$64,600	\$52,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$209,800	\$87,900	\$183,100	\$125,200
Importance Code A	\$54,500	\$12,900	\$39,300	\$12,900
Importance Code B	\$114,200	\$75,000	\$143,800	\$96,500
Importance Code C	\$41,100			\$15,800
Total	\$209,800	\$87,900	\$183,100	\$125,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$72,700	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$113,600	
Masonry: Brick	75%			LIFE	**	5	\$218,000	
Masonry: Limestone	10%			LIFE	**	5	\$21,800	
Metal Panel	5%			2050	**	5-10	\$50,000	
Windows								
Aluminum	95%	4+	\$302,400	2046	**	5	\$33,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
Glass Block	5%			LIFE	**	5	\$4,400	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	**	5-10	\$145,000	
Masonry: Brick	35%			LIFE	**	5-10	\$24,400	
Metal Rail	10%			2043	**	5-10	\$18,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,400	
Roof								
Built-Up (BUR)	13%			2030		10	\$15,400	
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
Cast in Place Concrete	5%	2-4	\$4,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Ramps At South Side Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Entrance Ramp Areas</i>								
Copper/Terne	75%			2058	**	10	\$222,000	
Metal Panel	7%			2043	**	10	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North West Addition</i>								
<i>Explanation : Roof Atop Mechanical Bulkhead</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2029	\$362,800	3	\$39,900	
Ceramic Tile	5%			2039	**	5	\$13,300	
Quarry Tile	5%			2043	**	5	\$20,000	
Terrazzo	5%			LIFE	**	5	\$20,800	
Vinyl Tile	50%	Now	\$60,400	2035	**	3	\$49,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Wood	25%	Now	\$117,200	2045	**	5	\$62,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$31,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$50,500	
Gypsum Board	20%			LIFE	**	5-10	\$214,700	
Marble Panels	2%			LIFE	**	10	\$5,100	
Plaster	36%			LIFE	**	5-10	\$193,200	
Plaster	2%	Now	\$10,800	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Stair, Gas Meter Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Stair</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$78,900	
Ceilings								
AcousTile,Adhered	15%			2043	**	5	\$39,900	
AcousTileSusp.Lay-In	30%			2035	**	5	\$79,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$26,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Multi-purpose Room</i>								
Gypsum Board	15%			LIFE	**	5-10	\$137,100	
Plaster	30%			LIFE	**	5-10	\$137,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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On-Site Walkways

Cast in Place Concrete	100%			2035	**			
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Activity Yard

Cast in Place Concrete	85%			2035	**			
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Pavers/Stone	15%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2040	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4,000 Ampere And 3,000 Ampere Main Disconnect Switch. They Are In Good Condition.*

Fused Disc Sw	30%			2040	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : There Is One 1,200 Ampere For Fire Pump And One 800 Ampere Switch For Emergency. They Are In Good Condition.*

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$700	
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Raceway

Conduit	100%			2040	**	1		
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Panelboards

Fused Disc Sw	10%			2038	**	5	\$400	
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Molded Case Bkrs	90%			2038	**	5	\$4,100	
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Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

Locally Mounted	40%			2035	**	5	\$500	
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Motor Control Center	60%			2035	**	5	\$2,800	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$5,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2035	**	1	\$53,500	
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Generators

Diesel	100%			2033	**	1	\$67,400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : There Is A 246 Kilowatt Genset. It Is In Good Condition.*

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$6,400	
Fuel Storage								
Day Tank	50%			2038	**	5	\$16,100	
Main Tank	50%			2045	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : The Capacity Of The Tank Is 270 Gallons.</i>								
Lighting								
Interior Lighting								
Fluorescent	75%			2035	**	10	\$119,700	
<i>Other Observation, Extent : Light, Area Affected : 94%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fixtures Are T-8 Lamps Type.</i>								
HID	3%			2030	\$8,900	10	\$200	
Incandescent	2%			2025	\$41,300	2	\$100	
LED	20%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd, 3rd, 5th Floor</i>								
<i>Explanation : LED Lights Were Installed About Two And A Half Years Ago.</i>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$25,100	1		
Exterior Lighting								
HID	100%			2025	\$701,600	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$19,500	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$107,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	50%			2040	**	5	\$27,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 12,500 Gallon Tanks</i>								
Natural Gas	50%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2033	**	1	\$43,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Serves Hot Water Coils In Air Handlers</i>								
Steam Boiler	50%			2035	**	1	\$86,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three No.2 Oil Burning Steam Boilers And Has Natural Gas Connected But Not Utilized</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$13,600	2038	**	4	\$8,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room, 1 Of 5 Defective Dual Temperature Pump</i>								
Terminal Devices								
Air Handler	20%	0-2	\$489,300	2040	**	1	\$19,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms And Administrative Offices, Defective Control Systems, Defective Building Management System</i>								
Air Handler	80%			2030	\$1,957,400	1	\$86,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms And Administrative Offices</i>								
<i>Explanation : Dual Temperature Fan Coils</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2030	\$1,329,200	1	\$72,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse - 5 Chillers</i>								
Ext Pkg Unit - Heating/Cooling	10%			2030	\$217,800	2	\$1,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Hot Water Coil For Heating Season</i>								
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$195,100	1	\$10,800	
Fan Coil - 4 Pipe	90%			2030	\$3,666,500	1	\$50,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,600	
Exhaust Fans								
Interior	100%			2030	\$619,000	2	\$5,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2040	**	1	
Water Heater	Electric	100%			2025	\$153,300	4	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Gas Fired Hot Water Heaters Have Been Temporarily Replaced By Two Electric Hot Water Heaters - 80 Gallons Each</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)	Non-Submersible	100%			2030	\$26,500	4	\$5,500
Backflow Preventer	Generic	100%	0-2	\$4,400	2035	**	1	\$9,600
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Leaking At Blowdown Valve</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	70%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units</i>								
	Hydraulic	30%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Sidewalk Freight Elevator</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$87,700
Sprinkler								
	Generic	100%			2050	**	1-2	\$48,700
Fire Pump								
	Generic	100%			2039	**	1	\$32,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 88 - M / WADLEIGH H.S.

Asset # : 4146

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	No Component	90%						
	Generic	10%			2025	\$2,800	1-3	\$400
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor And Basement</i>								
<i>Explanation : Wet System In Catering Kitchen And Cafeteria Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 90 - M
Address : 21 JUMEL PLACE @ W.168 ST
Borough : MANHATTAN **Agency's Number** : M090
Program / Asset # : BOE0963.000 / 4469 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 161,000 **Project Type** : EDUCATION
Date of Survey : 20-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2112 **Lot** : 58 **BIN** : 1076741

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$195,400	\$166,200
Interior Architecture	\$552,500	\$349,200
Electrical		\$148,900
Mechanical	\$558,200	\$637,800
Total	\$1,306,100	\$1,302,000
Importance Code A	\$306,000	\$166,200
Importance Code B	\$828,200	\$1,047,600
Importance Code C	\$171,900	\$88,200
Total	\$1,306,100	\$1,302,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$80,400			
Interior Architecture	\$36,400		\$57,600	\$6,400
Electrical	\$29,600	\$14,200	\$16,900	\$15,800
Mechanical	\$77,000	\$30,800	\$133,100	\$31,100
Site Enclosure	\$1,200			
Site Pavements	\$5,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$238,400	\$52,900	\$215,400	\$61,200
Importance Code A	\$80,400	\$16,900	\$16,900	\$16,900
Importance Code B	\$155,300	\$36,000	\$198,500	\$44,300
Importance Code C	\$2,600			
Total	\$238,400	\$52,900	\$215,400	\$61,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	87%			LIFE	**	5	\$153,900	
Metal Panel	8%			2050	**	5-10	\$48,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$28,700	
Windows								
Aluminum	98%	Now	\$48,300	2046	**	5	\$10,800	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Retro Installed Window Glides Are Failing</i>								
Metal Louvers	2%			2039	**	10	\$2,800	
Parapets								
Cast in Place Concrete	40%	Now	\$7,100	LIFE	**	5	\$53,900	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$35,700	
Pre-Cast Concrete	20%			LIFE	**	5	\$32,800	
Roof								
IRMA/Protected Membrane	65%	Now	\$12,100	2035	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : By Bulkhead Entrances</i>								
Metal Panel	35%			2043	**	10	\$70,200	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	5%			2029	\$174,300	3	\$19,200	
Cast in Place Concrete	10%			LIFE	**	5	\$111,900	
Ceramic Tile	5%			2039	**	5	\$12,800	
Panel/Paver: Bluestone	5%	Now	\$12,700	LIFE	**	5	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stairwell To Roof</i>								
<i>Explanation : Cracked Stair Tread</i>								
Quarry Tile	5%			2043	**	5	\$19,200	
Terrazzo	5%			LIFE	**	5	\$20,000	
Vinyl Tile	55%			2035	**	3	\$52,800	
Wood	10%			2058	**	5	\$48,000	
Interior Walls								
Concrete Masonry Unit	62%			LIFE	**	5	\$176,500	
Gypsum Board	10%			LIFE	**	5-10	\$60,500	
Operable Wall	3%			2050	**	5	\$37,400	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$44,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	25%	Now	\$54,000	2043	**	5	\$39,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	45%			2043	**	5	\$112,600		
Exposed Concrete	5%			LIFE	**	5-10	\$15,600		
Exposed Struc: Steel	10%			LIFE	**	10	\$50,100		
Gypsum Board	10%			LIFE	**	5-10	\$86,000		
Wood	5%			LIFE	**	5	\$219,000		
Site Enclosure									
Fence/Gates									
Iron Picket	95%			2065	**				
Masonry: Brick	5%	4+	\$1,200	2050	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Entry Gate To Southwest Courtyard</i>									
Free Standing Walls									
Cast in Place Concrete	75%			2065	**				
Masonry: Brick	25%			2050	**				
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2035	**				
On-Site Walkways									
Cast in Place Concrete	85%			2035	**				
Pavers/Stone	15%	4+	\$1,400	2039	**				
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Southeast Play Area</i>									
Parking/Driveway									
Asphalt	80%			2033	**				
Cast in Place Concrete	20%			2035	**				
Activity Yard									
Asphalt	85%			2033	**				
Cast in Place Concrete	5%			2035	**				
Pavers/Stone	5%	Now	\$4,500	2033	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Southeast Play Area</i>									
Rubber Matting	5%			2030			\$27,700		

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Electrical Services Rated At 2,000 Amperes, Two 1,600 Amperes And 2,500 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 480 Volts 150 Kilovolt-amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$700	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$400	
Molded Case Bkrs	90%			2046	**	5	\$3,800	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$49,500	
Generators								
Diesel	100%			2039	**	1	\$62,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 350 Kilovolt-amperes</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$6,000	
Fuel Storage								
Day Tank	50%			2046	**	5	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 75 Gallons</i>								
Main Tank	50%			2058	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 7,500 Gallons</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$148,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting Exit, Service	100%			2035	**	1		
Exterior Lighting HID	20%			2035	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Roof Lighting Operated Via Photocell And Perimeter Is Operated By Timer</i>								
No Component	80%							
Alarm								
Security System No Component	80%							
Generic	20%			2035	**	1	\$12,000	
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$19,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment Steam Boiler	100%	Now	\$110,600	2043	**	1	\$152,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units. Unable To Alternate Oil And Gas Use Due To Possible Controls Issue.</i>								
Distribution Steam Piping/Pump	100%	Now	\$75,600	2040	**			
<i>Damaged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room Vacuum Pump Set</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Vacuum Pump In Basement</i>								
Terminal Devices Convactor/Radiator	50%			2035	**	1	\$27,600	
No Component	50%							

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DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2025	\$71,200	1		
No Component	80%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$277,900	
Terminal Devices								
Air Handler/Dir Expansion	30%			2030	\$114,700	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5 Specialty Rooms</i>						
		<i>Explanation : Cooling Only.</i>						
Air Handler/Cool/Ht	70%	Now	\$134,200	2030	\$268,300	1	\$66,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : No Cooling And The Blowers And Heating Coils Operate During Winter.</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Floors</i>						
		<i>Explanation : Variable Air Volume Terminal Units</i>						
Heat Rejection								
Air Cooled Condenser Unit	80%	Now	\$55,100	2040	**	2	\$76,200	
		<i>Not in Service, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : Refrigerant R-22, Roof</i>						
Air Cooled Condenser Unit	20%	2-4	\$4,100	2030	\$13,800	2	\$19,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Serve Interior Cooling Only Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$150,900	
Exhaust Fans								
Interior	20%			2035	**	2	\$1,000	
Roof	80%	Now	\$136,200	2035	**	2	\$3,300	
		<i>Not in Service, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Due To Fire Alarm Malfunction On Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Electric	50%			2028	\$75,300	4	\$500	
Gas Fired	50%			2028	\$52,100	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2023	\$5,800	4	\$5,400	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%		2050		**	1-5	\$86,200
Sprinkler								
	No Component	95%						
	Generic	5%		2050		**	1-2	\$2,400
Chemical System								
	No Component	98%						
	Generic	2%		2025	\$600		1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 93 - Q
Address : 66-56 FOREST AVENUE @MADISON ST.
Borough : QUEENS **Agency's Number** : Q093
Program / Asset # : BOE0744.000 / 1613 **Yr Built/Renovated** : 1917 / 1998
Area Sq Ft : 128,000 **Project Type** : EDUCATION
Date of Survey : 14-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3490 **Lot** : 1 **BIN** : 4083511

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,999,700	\$1,387,700
Interior Architecture	\$1,082,100	\$1,191,300
Electrical	\$427,700	\$686,100
Mechanical	\$231,400	\$1,697,100
Total	\$3,740,900	\$4,962,200
Importance Code A	\$1,999,700	\$1,432,600
Importance Code B	\$1,632,800	\$3,403,900
Importance Code C	\$108,400	\$125,800
Total	\$3,740,900	\$4,962,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,500			
Interior Architecture	\$128,500	\$9,900		\$16,900
Electrical	\$5,100	\$20,900	\$4,500	\$3,600
Mechanical	\$41,200	\$35,900	\$37,000	\$21,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$218,300	\$71,600	\$46,400	\$46,800
Importance Code A	\$51,700	\$11,700	\$11,400	\$11,400
Importance Code B	\$118,600	\$60,000	\$35,000	\$35,400
Importance Code C	\$47,900			
Total	\$218,300	\$71,600	\$46,400	\$46,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$72,100	LIFE	**	5	\$74,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$368,800	LIFE	**	5	\$57,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$114,500	
Masonry: Limestone	5%	Now	\$222,600	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	30%	Now	\$746,600	2052	**	5	\$8,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria, Gymnasium, 1960 Addition</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
Wood	70%	Now	\$58,300	2043	**	5	\$194,700	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$14,100	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$83,600	LIFE	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**	5	\$3,100	
Metal: Cage/Fence	15%			2040	**	5-10	\$24,200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	68%	Now	\$335,300	2027	\$838,200			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$24,400	2042	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bulkhead, Attic, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Attic</i>								
IRMA/Protected Membrane	15%	Now	\$43,400	2027	\$108,600			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1960 Addition</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1960 Addition</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1960 Addition</i>								
Single Ply Membrane	12%	Now	\$69,000	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$82,500	2036	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Marble Panels	3%			LIFE	**	5	\$3,600	
Terrazzo	2%	Now	\$63,300	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%			2027	\$506,800	3	\$27,900	
Vinyl Tile	25%			2027	\$362,000	3	\$19,900	
Vinyl Tile 9" X 9"	25%	Now	\$469,000	2037	**	3	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$140,400	2055	**	5	\$7,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$12,600	2030	\$125,800	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$20,200	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$15,100	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**			
Plaster	50%	Now	\$73,100	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs, 5th Floor, Penthouse, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, 5th Floor, Penthouse, Rooms 501, 503, 509, 511</i>								
SGFT/Glazed Masonry	10%	Now	\$35,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	20%	Now	\$39,300	2025	\$196,700	5	\$9,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1960 Wingthroughout</i>								
AcousTileSusp.Lay-In	20%			2032	**	5	\$19,800	
Exposed Concrete	10%	Now	\$34,000	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%	Now	\$34,500	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	43%	Now	\$179,100	LIFE	**	5	\$26,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Rooms 404, 501, 504</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 1200 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2047	**	5	\$100	
Molded Case Bkrs	90%			2027	\$187,800	5	\$3,000	
Raceway								
Conduit	90%			2027	\$200,500	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	80%			2026	\$191,500	5	\$2,700	
Molded Case Bkrs	10%			2043	**	5	\$300	
Wiring								
Braided Cloth	65%	2-4	\$207,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2040	**	5	\$400	
Locally Mounted	50%			2025	\$61,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								
Interior Lighting								
Fluorescent	4%			2032	**	10	\$4,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Gymnasium</i>								
Fluorescent	96%			2032	**	10	\$112,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$15,400	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2022	\$103,200	10	\$100	
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$14,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$23,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

80%

Natural Gas

20%

2037

* *

5

\$31,700

2047

* *

1

Conversion Equipment

Furnace

20% Now

\$3,000

2032

* *

1

\$11,400

*Other Observation, Extent : Light, Area Affected : 20%**Location : New Addition Roof**Explanation : 10 Rooftop Package Units. Defective Temperature Control System.*

Steam Boiler

80%

2032

* *

1

\$101,400

*Other Observation, Extent : Light, Area Affected : 80%**Location : Basement Boiler Room**Explanation : 3 Units.*

Distribution

Central Plant Steam

80% Now

\$86,700

2037

* *

4

\$5,000

Piping/Pmp

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Boiler Room**Explanation : Lack Of Condensate Return To The Boilers.*

No Component

20%

Terminal Devices

Air Handler

20%

2027

\$360,000

1

\$15,800

Convactor/Radiator

80%

2025

\$548,200

1

\$33,100

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2027	\$320,500	2	\$1,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	25%			2022	\$66,700	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$71,400	
Exhaust Fans								
Interior	40%			2027	\$182,200	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 1 House Exhaust Fan Was Removed From Pentouse</i>								
Roof	30%			2032	**	2	\$1,200	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$78,100	2	\$1,900	
HW Heat Exchanger								
Steam Fired	100%			2027	\$203,800	4	\$12,700	
Sanitary Piping								
Cast Iron	100%	Now	\$18,700	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Backs Up When It Rains</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Addition, 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2047	**	1-2	\$10,800	
Fire Pump								
Generic	100%			2030	\$82,400	1	\$23,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 96 - BK
Address : 99 AVENUE P BTWN: WEST 11 ST, WEST 12 ST.
Borough : BROOKLYN **Agency's Number** : K096
Program / Asset # : BOE0409.000 / 1 **Yr Built/Renovated** : 1929 / 2010
Area Sq Ft : 136,540 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 6595 **Lot** : 33 **BIN** : 3174076

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$911,000	\$1,569,600
Interior Architecture	\$765,300	\$256,500
Electrical	\$386,500	\$1,454,300
Mechanical	\$119,200	\$3,025,400
Total	\$2,182,000	\$6,305,800
Importance Code A	\$911,000	\$1,614,400
Importance Code B	\$1,107,600	\$4,654,800
Importance Code C	\$163,400	\$36,600
Total	\$2,182,000	\$6,305,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,400		\$19,900	
Interior Architecture	\$79,500		\$22,400	\$20,600
Electrical	\$38,300	\$4,100	\$5,600	\$5,800
Mechanical	\$114,700	\$20,100	\$30,100	\$20,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$243,900	\$28,100	\$81,900	\$50,900
Importance Code A	\$21,000	\$13,500	\$33,400	\$13,500
Importance Code B	\$204,600	\$14,600	\$44,100	\$37,400
Importance Code C	\$18,300		\$4,400	
Total	\$243,900	\$28,100	\$81,900	\$50,900



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DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$149,800	LIFE	**	5	\$77,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	1%			2050	**	10	\$4,600	
Masonry: Brick	89%	Now	\$284,200	LIFE	**	5	\$176,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$14,900	
Windows								
Aluminum	100%	Now	\$365,400	2038	**	5	\$20,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$51,500	
Copper/Terne	10%			2065	**	5	\$8,800	
Masonry: Brick	70%			LIFE	**	5-10	\$86,800	
Metal Rail	10%			2043	**	5-10	\$32,800	
Roof								
Built-Up (BUR)	98%			2030	\$1,230,700	10	\$84,900	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2045	**	10	\$4,300	
Interior								
Floors								
Carpet	15%			2026	\$421,900	3	\$61,900	
Cast in Place Concrete	10%			LIFE	**	5	\$90,300	
Ceramic Tile	5%			2039	**	5	\$10,300	
Marble Panels	5%			LIFE	**	5	\$15,500	
Quarry Tile	5%			2043	**	5	\$15,500	
Terrazzo	5%	4+	\$10,200	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2035	**	3	\$15,500	
Wood	35%	4+	\$508,700	2045	**	5	\$67,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Classrooms</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$58,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : G And H Stairs And Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : G And H Stairs And Boiler Room</i>								
Ceramic Tile	5%			2033	**	5	\$8,700	
Gypsum Board	5%			LIFE	**	5-10	\$14,800	
Masonry: Brick	10%			LIFE	**	10	\$5,200	
Marble Panels	5%			LIFE	**	10	\$3,500	
Plaster	70%	Now	\$104,500	LIFE	**	5	\$36,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : G And H Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : G And H Stairs</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$10,300	
Exposed Concrete	10%			LIFE	**	5-10	\$25,800	
Metal Panel	2%			LIFE	**	5	\$10,300	
Plaster	83%	Now	\$48,000	LIFE	**	5	\$107,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2040	**			
Iron Picket	60%			2050	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	98%			2033	**			
Pavers/Stone	2%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2,500 Ampere Service Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$600	
Raceway								
Conduit	100%			2030	\$264,200	1		
Panelboards								
Fused Disc Sw	20%			2029	\$47,900	5	\$600	
Molded Case Bkrs	80%			2029	\$191,500	5	\$2,900	
Wiring								
Braided Cloth	30%	2-4	\$111,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2030	\$259,600	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$100,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-8 Lamps Lighting Fixtures.</i>								
Fluorescent	10%			2025	\$32,200	10	\$12,500	
Fluorescent	10%			2030	\$32,200	10	\$12,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Egress Lighting								
Emergency, Service	50%			2025	\$35,900	1		
Exit, Service	50%	2-4	\$19,700	2040	**	1		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Obsolete Lighting Fixtures Type.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100%	0-2	\$275,300	2040	**	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Lighting System Requires Frequent Maintenance.*

Alarm

Security System

No Component

80%

Generic

20%

2025

\$88,200

1

\$10,200

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2038

**

1-3

\$33,700

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Electricity

10%

2050

**

1

Interruptible Gas/Dual

90%

2050

**

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : No. 2 Oil, One Tank With Capacity Of 1,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2035

**

1

\$135,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Steam Piping/Pump

100%

0-2

\$30,200

2040

**

*Controller Not Working, Extent : Moderate, Area Affected : 10%**Location : Chemical Feed Pumps**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Terminal Devices

Air Handler

25%

Now

\$9,600

2030

\$480,000

1

\$19,000

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Basement Unit Serving Auditorium*

Convactor/Radiator

40%

2035

**

1

\$17,600

Convactor/Radiator

10%

Now

\$14,600

2043

**

1

\$4,000

*Broken, Extent : Severe, Area Affected : 100%**Location : Bathroom Electric Heaters In New Addition*

Fan Coil Unit/Heat

25%

2030

\$511,200

1

\$11,000

Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	30%			2030	\$874,400			
Window/Wall Unit	30%			2023	\$85,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$120,500	
Exhaust Fans								
Interior	100%			2030	\$485,800	2	\$4,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$30,000	2028	\$599,100	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Both Water Mains At Valves</i>								
Water Heater								
Electric	10%			2028	\$12,000	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen Closet</i>								
<i>Explanation : Serves Laboratory Classrooms</i>								
Gas Fired	90%			2025	\$74,900	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank 600 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$20,800	4	\$4,300	
Sewage Ejector(s)								
Compressed Air	50%			2040	**	4	\$700	
Electric	50%			2025	\$19,700	4	\$4,100	
Backflow Preventer								
No Component	90%							
Generic	10%			2030	\$3,500	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Serves Boilers</i>								
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 96 - BK

Asset # : 1

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2050	**	1-2	\$1,900
Chemical System	No Component	98%						
	Generic	2%			2025	\$600	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 98 - BX (J. H. S. 98 - BX)
Address : 1619 BOSTON ROAD @ E.173 ST.
Borough : BRONX **Agency's Number** : X098
Program / Asset # : BOE0239.000 / 2603 **Yr Built/Renovated** : 1931 / 2013
Area Sq Ft : 143,000 **Project Type** : EDUCATION
Date of Survey : 05-Jul-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 2939 **Lot** : 93 **BIN** : 2009867

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$128,600	\$949,000
Interior Architecture	\$72,600	\$1,335,600
Electrical	\$462,900	\$1,081,500
Mechanical	\$1,382,200	\$1,046,000
Total	\$2,046,300	\$4,412,100
Importance Code A	\$128,600	\$997,800
Importance Code B	\$1,845,100	\$3,369,100
Importance Code C	\$72,600	\$45,300
Total	\$2,046,300	\$4,412,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$10,700		
Interior Architecture	\$35,400	\$9,100	\$19,600	\$59,400
Electrical	\$4,100	\$4,800	\$5,400	\$5,200
Mechanical	\$20,800	\$20,300	\$30,300	\$20,300
Total	\$60,200	\$45,000	\$55,300	\$84,900
Importance Code A	\$14,200	\$24,900	\$14,200	\$14,500
Importance Code B	\$18,000	\$20,100	\$33,100	\$70,400
Importance Code C	\$28,100		\$8,000	
Total	\$60,200	\$45,000	\$55,300	\$84,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$132,700	
Masonry: Limestone	13%			LIFE	**	5	\$16,200	
Masonry: Limestone	7%			LIFE	**	5	\$8,700	
Windows								
Glass Block	2%			LIFE	**	5	\$800	
Wood	98%			2045	**	5	\$657,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,600	
Masonry: Brick	80%			LIFE	**	5	\$15,600	
Masonry: Limestone	10%			LIFE	**	5	\$2,500	
Metal Rail	5%			2042	**	5-10	\$17,600	
Roof								
Built-Up (BUR)	10%			2029	\$158,700	10	\$10,100	
Copper/Terne	25%			2044	**	10	\$63,000	
Modified Bitumen	65%			2034	**	10	\$65,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,600	
Mosaic Tile	3%			2034	**	5	\$18,300	
Marble Panels	2%			LIFE	**	5	\$3,700	
Sheet Vinyl/Rubber	2%			2034	**	5	\$7,300	
Terrazzo	5%			LIFE	**	5	\$9,500	
Vinyl Tile	30%			2034	**	3	\$27,400	
Vinyl Tile 9" X 9"	38%			2029	\$1,182,200	3	\$34,700	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	15%			2044	**	5	\$68,500	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$16,100	
Gypsum Board	5%			LIFE	**	5	\$9,600	
Masonry: Brick	10%	Now	\$72,600	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	3%			LIFE	**			
Plaster	47%	4+	\$28,100	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement By Stair</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$24,700	
Exposed Concrete	10%			LIFE	**	5	\$3,900	
Gypsum Board	5%	4+	\$7,300	LIFE	**	5	\$15,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Dance Studio On 5th Floor</i>								
Metal Panel	5%			LIFE	**	5	\$15,500	
Plaster	70%			LIFE	**	5	\$108,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	10%			2064	**			
Masonry: Fieldstone	90%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	5%			2032	**			
Activity Yard								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$48,700	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2029	\$204,100	5	\$500	
Fused Disc Sw	20%			2049	**	5	\$100	
Raceway								
Conduit	90%			2029	\$258,400	1		
Conduit	10%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%			2028	\$52,000	5	\$700	
Molded Case Bkrs	50%			2028	\$130,100	5	\$1,900	
Molded Case Bkrs	30%	Now	\$78,000	2054	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Malfunction</i>								
Wiring								
Braided Cloth	40%	2-4	\$161,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2039	**	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	75%			2034	**	10	\$98,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	15%			2029	\$276,400	2	\$500	
LED	10%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$111,900	10	\$17,300	
Exit, LED	50%			2044	**	1		
Exterior Lighting								
HID	20%			2024	\$125,300	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$16,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$26,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$141,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$68,700	2039	**			
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Traps And Thermostats</i>								
Terminal Devices								
Convactor/Radiator	80%			2027	\$665,500	1	\$37,000	
Fan Coil Unit/Heat	20%			2024	\$465,400	1	\$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	4%	Now	\$66,300	2029	\$132,700			
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Window/Wall Unit	50%			2024	\$161,900	1		
No Component	40%							
Under Construction	6%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : New Medical Office</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,700	
Exhaust Fans								
Interior	95%			2024	\$525,100	2	\$4,200	
Roof	5%			2029	\$12,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$136,400	1		
Water Heater								
Gas Fired	100%			2024	\$94,800	2	\$2,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$23,700	4	\$4,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Backflow Preventer							
	No Component	80%						
	Generic	20%		2029	\$7,900	1	\$1,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : For Boiler</i>					
Fixtures								
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2029	\$76,100	1-2	\$2,000	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

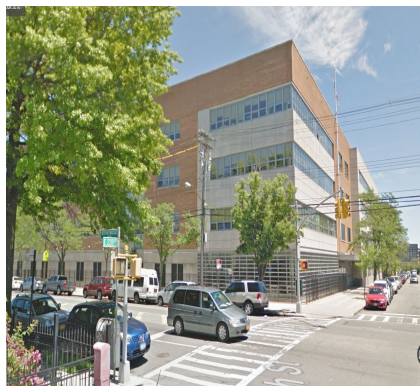
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. / J. H. S. 362 - BX
Address : 921 EAST 228TH STREET
Borough : BRONX **Agency's Number** : X362
Program / Asset # : BOE1172.000 / 14918 **Yr Built/Renovated** :
Area Sq Ft : 234,247 **Project Type** : EDUCATION
Date of Survey : 10-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4
Block : 4864 **Lot** : 35 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$69,900	\$547,900
Interior Architecture	\$212,700	\$802,300
Electrical	\$204,100	
Mechanical	\$416,100	\$4,196,100
Total	\$902,900	\$5,546,200
Importance Code A	\$69,900	\$1,099,500
Importance Code B	\$725,400	\$3,987,900
Importance Code C	\$107,600	\$458,900
Total	\$902,900	\$5,546,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$65,200	\$11,700		
Interior Architecture	\$114,900	\$50,400		
Electrical	\$25,300	\$31,400	\$28,800	\$23,900
Mechanical	\$38,400	\$24,000	\$144,100	\$24,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$253,600	\$127,400	\$182,800	\$58,000
Importance Code A	\$76,800	\$23,300	\$11,600	\$12,100
Importance Code B	\$127,700	\$104,100	\$171,200	\$45,900
Importance Code C	\$49,100			
Total	\$253,600	\$127,400	\$182,800	\$58,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$53,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,700	
Masonry: Brick Cavity	40%			LIFE	**	5	\$85,100	
Masonry: Granite	5%			LIFE	**	5	\$8,000	
Pre-Cast Concrete	35%			LIFE	**	5	\$242,100	
Window Wall	10%			2055	**	5	\$79,800	
Windows								
Aluminum	73%			2051	**	5	\$27,400	
Fiberglass Panel	20%			2051	**	5	\$28,100	
Glass Block	2%			LIFE	**	5	\$500	
Metal Louvers	5%			2042	**	10	\$11,700	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$87,500	
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$28,100	
Masonry: Brick Cavity	35%			LIFE	**	5	\$8,500	
Metal Panel	10%			2055	**	5	\$9,400	
Metal Rail	5%			2046	**	5-10	\$21,900	
Roof								
IRMA/Protected Membrane	95%	4+	\$28,700	2034	**			
			<i>Ponding, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Upper Main Roof</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Upper Main Roof Northeast Corner</i>					
Skylight, Metal/Glass	5%	4+	\$69,900	2049	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 1st Floor Lobby At East And West Ends Of Skylight</i>					
Soffits								
Metal Panel	50%			2055	**	5-10	\$500	
Stucco Cement	50%	Now	\$200	2042	**	5	\$100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At North And South Building Entrances</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At North And South Building Entrances</i>					
Interior								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$76,700	
Ceramic Tile	5%			2042	**	5	\$17,500	
Quarry Tile	5%			2046	**	5	\$26,300	
Sheet Vinyl/Rubber	3%			2037	**	5	\$15,800	
Terrazzo	10%			LIFE	**	5	\$27,400	
Traffic Topping	5%			2037	**	5	\$21,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Laboratory Areas</i>								
<i>Explanation : This Is Actually Poured Epoxy Flooring</i>								
Vinyl Tile	52%			2037	**	3	\$68,400	
Wood	10%	4+	\$24,700	2057	**	5	\$32,900	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium At Room 440</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	30%			2042	**	5	\$215,100	
Concrete Masonry Unit	20%			LIFE	**	5	\$57,400	
Folding Partition	3%			2051	**	5	\$53,800	
Gypsum Board	35%	4+	\$22,200	LIFE	**	5	\$150,600	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Skylight Soffits At Main Entrance Area</i>								
Granite Panels	2%			LIFE	**			
Wood	5%			LIFE	**	5	\$143,400	
Ceilings								
AcousTileSusp.Lay-In	57%			2046	**	5	\$210,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	35%	4+	\$27,900	LIFE	**	5	\$161,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 102</i>								
Metal Panel	3%			LIFE	**	5	\$13,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2042	**			
Pavers/Stone	15%			2038	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Main Electrical Room</i>								
<i>Explanation : One 2500 And Two 1200 Ampere Main Switches</i>								
Transformers								
Dry Type	100%			2042	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 750 And 300 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$1,000	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$6,200	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2042	**	5	\$1,300	
Variable Frequency Drive	20%	Now	\$2,500	2042	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof mechanical room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$72,100	
Generators								
Diesel	100%			2038	**	1	\$90,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : 350 Kilowatt 480 Volts 3 Phase</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Load Bank Present</i>								
Fuel Storage								
Day Tank	20%			2045	**	5	\$8,700	
Main Tank	80%			2057	**	5	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons</i>								

Lighting

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2034	**	10	\$204,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Corridor</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2034	**	1		
	50%			2057	**	1		
Exterior Lighting HID	10%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	90%							
Lightning Protection								
Arresters/Cabling Generic	100%			2057	**	5	\$6,900	
Alarm								
Security System No Component Generic	70%			2034	**	1	\$26,300	
Fire/Smoke Detection No Component Generic, Digital	70%			2034	**	1-3	\$43,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity Natural Gas	20%			2039	**	1		
	80%			2049	**	1		
Conversion Equipment Furnace	100%			2029	\$551,600	1	\$115,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Gas Fired Rooftop Units</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$130,600	

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	20%			2034	**	1	\$15,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Stairwells</i>								
<i>Explanation : Electric Heaters</i>								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	\$52,800	2029	\$2,639,500	2	\$10,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Building Management System Not Operational</i>								
Split Unit	10%			2029	\$500,000			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$304,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$130,600	
Exhaust Fans								
Roof	100%	Now	\$19,400	2029	\$388,900	2	\$5,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Kitchen Exhaust Fan</i>								
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$174,600	2039	**	1		
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Booster Pump</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Water Services</i>								
Water Heater								
Gas Fired	100%			2024	\$142,900	2	\$3,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$14,300	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

I. S. / J. H. S. 362 - BX

Asset # : 14918

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
			<i>Explanation : Two Elevators</i>					
Fire Suppression	Sprinkler							
	Generic	100%	Now	\$45,900	2039		**	1-2 \$56,900
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Second Floor Dance Room</i>					
			<i>Explanation : Missing Caps</i>					
Fire Pump	Generic	100%			2032		**	1 \$43,700
Chemical System	No Component	99%						
	Generic	1%			2024	\$300		1-3

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 109 - Q
Address : 213-10 92 AVENUE
Borough : QUEENS **Agency's Number** : Q109
Program / Asset # : BOE0759.000 / 1589 **Yr Built/Renovated** : 1925 / 2008
Area Sq Ft : 107,168 **Project Type** : EDUCATION
Date of Survey : 10-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 10626 **Lot** : 1 **BIN** : 4226839

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$178,400	\$210,400
Interior Architecture	\$777,800	\$1,047,200
Electrical	\$977,400	\$717,300
Mechanical	\$517,800	\$1,210,700
Total	\$2,451,400	\$3,185,600
Importance Code A	\$178,400	\$255,300
Importance Code B	\$2,075,200	\$2,592,500
Importance Code C	\$197,900	\$337,800
Total	\$2,451,400	\$3,185,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$44,700	\$20,200	\$6,300	\$8,800
Electrical	\$11,900	\$24,200	\$1,100	\$1,000
Mechanical	\$16,800	\$61,800	\$26,300	\$15,700
Total	\$73,400	\$106,100	\$33,700	\$25,500
Importance Code A	\$10,600	\$10,800	\$10,600	\$10,600
Importance Code B	\$62,800	\$95,300	\$23,100	\$14,900
Importance Code C				
Total	\$73,400	\$106,100	\$33,700	\$25,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
Masonry: Brick	90%			LIFE	**	5	\$146,700	
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Windows								
Aluminum	100%	0-2	\$111,500	2043	**	5	\$24,900	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$21,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$66,900	
Metal Panel	5%			2040	**	10	\$6,500	
Interior								
Floors								
Asphalt Poured	5%	Now	\$14,700	2047	**	5	\$2,500	
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$22,000	
Ceramic Tile	5%	0-2	\$62,500	2036	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$7,600	
Quarry Tile	5%			2040	**	5	\$15,100	
Vinyl Tile	35%	0-2	\$192,100	2027	\$640,200	3	\$26,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2032	**	3	\$18,900	
Vinyl Tile 9" X 9"	5%			2022	\$118,500	3	\$3,800	
Wood	10%			2042	**	5	\$37,800	

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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$101,300	2030	\$337,800	5	\$5,700	

Cracking/Crumbling, Extent : Light, Area Affected : 30%

Location : Throughout

Concrete Masonry Unit	10%			LIFE	**	5	\$9,200	
Gypsum Board	10%			LIFE	**	5	\$13,800	
Masonry: Brick	10%	0-2	\$47,700	LIFE	**			

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%

Location : Throughout

Marble Panels	5%	0-2	\$48,800	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%

Location : Throughout

Plaster	40%			LIFE	**	5	\$27,500	
SGFT/Glazed Masonry	15%			LIFE	**			

Ceilings

AcousTile,Adhered	30%	0-2	\$30,000	2032	**	5	\$30,200	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Exposed Concrete	15%	0-2	\$51,800	LIFE	**	5	\$4,700	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Plaster	55%	Now	\$155,000	LIFE	**	5	\$69,100	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Ampere And One 1200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$208,700	5	\$500	
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Raceway

Conduit	90%			2027	\$200,500	1		
Conduit	10%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	40%	2-4	\$76,600	2052	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	40%			2026	\$76,600	5	\$1,100	
Molded Case Bkrs	10%			2043	**	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$63,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$700	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Watermain Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$96,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	30%			2032	**	10	\$7,800	
Emergency, Battery	20%			2022	\$30,900	10	\$5,200	
Exit, Service	20%			2032	**	1		
Exit, Service	30%			2022	\$9,300	1		
Exterior Lighting								
HID	100%			2022	\$432,100	10	\$300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$4,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$118,500	1-3	\$6,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$106,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$36,300	2037	**	4	\$5,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Vacuum Pump, Basement</i>								
Terminal Devices								
Air Handler	15%			2027	\$226,000	1	\$9,900	
Convactor/Radiator	55%			2025	\$315,600	1	\$19,000	
Fan Coil Unit/Heat	30%			2022	\$481,500	1	\$10,400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	8%			2022	\$17,900	1		
No Component	92%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,800	
Exhaust Fans								
Interior	100%			2027	\$381,300	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2037	**	1		
Galvanized Steel	25%			2025	\$117,600	1		
Water Heater								
Gas Fired	100%			2025	\$65,400	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$16,300	4	\$2,300	
Backflow Preventer								
Generic	100%			2027	\$27,200	1	\$6,600	
Fixtures								
Generic	100%							

Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%		2027	\$104,900	1-2	\$3,000	
Chemical System								
	Generic	100%		2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 111 - BK
Address : 35 STARR STREET @ SARATOGA AVE.
Borough : BROOKLYN **Agency's Number** : K111
Program / Asset # : BOE0421.000 / 1381 **Yr Built/Renovated** : 1964 / 2010
Area Sq Ft : 161,000 **Project Type** : EDUCATION
Date of Survey : 24-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3185 **Lot** : 1 **BIN** : 3072497

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$142,400	\$699,900
Interior Architecture	\$1,820,200	\$144,900
Electrical	\$1,494,100	\$1,069,200
Mechanical	\$104,200	\$2,667,500
Total	\$3,560,900	\$4,581,400
Importance Code A	\$142,400	\$1,815,200
Importance Code B	\$3,047,500	\$2,724,600
Importance Code C	\$371,000	\$41,600
Total	\$3,560,900	\$4,581,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,100	\$10,000		\$10,800
Interior Architecture	\$61,000	\$9,600		\$16,000
Electrical	\$25,500	\$5,800	\$6,700	\$11,300
Mechanical	\$123,300	\$24,300	\$41,000	\$50,700
Site Enclosure	\$500			
Site Pavements	\$38,000			
Total	\$254,400	\$49,700	\$47,700	\$88,900
Importance Code A	\$44,800	\$27,000	\$16,900	\$28,100
Importance Code B	\$167,900	\$22,800	\$30,800	\$60,800
Importance Code C	\$41,700			
Total	\$254,400	\$49,700	\$47,700	\$88,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK

Asset # : 1381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$70,800	
Masonry: Brick	5%	Now	\$57,000	LIFE	**	5	\$4,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Metal Panel	5%			2049	**	5-10	\$30,400	
Granite Panels	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	95%			2045	**	5	\$20,900	
Steel	5%	0-2	\$6,100	2037	**	5	\$6,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2049	**	5	\$5,100	
Metal Security Bars	10%			2044	**			
Metal: Cage/Fence	80%			2042	**	5-10	\$80,800	
Roof								
IRMA/Protected Membrane	60%			2029		10	\$65,700	
IRMA/Protected Membrane	35%			2034	**	10	\$38,300	
Metal Panel	5%			2042	**	10	\$10,000	
Soffits								
Ceramic Tile	100%			2049	**	10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$28,000	
Ceramic Tile	5%	Now	\$13,200	2038	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	5%			LIFE	**	5	\$10,000	
Vinyl Tile	50%	0-2	\$58,100	2024		3	\$48,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	30%			2034	**	3	\$28,800	
Wood	5%	0-2	\$90,100	2057	**	5	\$12,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK

Asset # : 1381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	1%	Now	\$5,200	2038	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	19%	Now	\$160,300	LIFE	**	5	\$27,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 6%</i>								
<i>Location : Gymnasium, Fan Room</i>								
Folding Partition	5%	Now	\$151,200	2045	**	5	\$22,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Glazed Ceramic Panel	5%	0-2	\$30,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	1%			LIFE	**			
Plaster	39%	Now	\$59,400	LIFE	**	5	\$41,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$54,000	2034	**	5	\$39,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$10,800	2034	**	5	\$12,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallways</i>								
Exposed Concrete	20%	Now	\$86,000	LIFE	**	5	\$7,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fan Room</i>								
Fiber Board	4%			2034	**			
Plaster	40%			LIFE	**	5	\$62,600	
Plaster	1%	Now	\$1,800	LIFE	**	5	\$1,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 306</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$500	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Area</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK

Asset # : 1381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$17,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Starr Street</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$5,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$1,100	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Activity Yard

Asphalt	100%	0-2	\$13,700	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2029	\$31,400	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1800 Ampere And One 800 Ampere Main Disconnect Switches</i>								

Fused Disc Sw	30%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch.</i>								

Switchgear / Switchboard

Fused Disc Sw	90%			2029	\$211,300	5	\$600	
Fused Disc Sw	10%			2049	**	5	\$100	

Raceway

Conduit	90%			2029	\$237,800	1		
Conduit	10%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK

Asset # : 1381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2037	**	5	\$400
	Fused Knife Sw	5%	2-4	\$13,600	2054	**	5	\$100
<i>Obsolete Equipment, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
	Molded Case Bkrs	80%			2028	\$217,000	5	\$3,400
	Molded Case Bkrs	5%			2037	**	5	\$200
Wiring								
	Braided Cloth	60%	2-4	\$222,500	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
	Thermoplastic	25%			2029	\$92,700	1	
	Thermoplastic	10%			2039	**	1	
	Thermoplastic	5%			2055	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$122,900	5	\$1,100
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded.</i>								
Lighting								
Interior Lighting								
	Fluorescent	85%			2034	**	10	\$133,200
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout School (Around 5 Years Ago)</i>								
	Incandescent	3%			2024	\$60,800	2	\$100
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen And Storage Spaces</i>								
	LED	12%			2037	**		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium. Installed 2 Years Ago.</i>								
Egress Lighting								
	Emergency, Battery	10%			2034	**	10	\$4,100
	Exit, LED	70%			2057	**	1	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building (Installed About 5 Years Ago)</i>								
	Exit, Service	20%			2029	\$9,800	1	
Exterior Lighting								
	HID	70%			2024	\$454,400	10	\$300
	HID	30%			2034	**	10	\$100

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK

Asset # : 1381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2029

\$156,000

1

\$18,000

Fire/Smoke Detection

No Component

65%

Generic, Analog

35% Now

\$623,100 2039

* *

1-3

\$31,600

*Malfunctioning, Extent : Light, Area Affected : 100%**Location : Throughout Building, Obsolete Fire Alarm System*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$52,900

*Exposed Tank(s), Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks. Capacity 15000 Gallon Each*

Conversion Equipment

Steam Boiler

98%

2027

\$1,083,900

1

\$165,900

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units Installed In 1964.*

Steam Boiler

2% Now

\$22,100 2049

* *

1

\$3,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : Boiler 1 Has 4 Plugged Tubes, Boiler 2 Has 1 Plugged Tub.*

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$19,100

Steam Piping/Pump

80%

2039

* *

Terminal Devices

Air Handler

20%

2029

\$480,600

1

\$21,100

Convactor/Radiator

74%

2034

* *

1

\$40,800

Convactor/Radiator

1% Now

\$9,100 2049

* *

1

\$500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Cafeteria Boys Bathroom**Explanation : Radiator Cover Broken.*

Fan Coil Unit/Heat

5%

2029

\$128,000

1

\$2,800

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK

Asset # : 1381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	3%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooms 244, 305 And 312</i>								
<i>Explanation : 3 Units.</i>								
Window/Wall Unit	87%			2027	\$309,800	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	99%			LIFE	**	2-5	\$94,300	
Ductwork/Diffusers	1%	Now	\$15,700	LIFE	**	2-5	\$1,000	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room Above Auditorium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room Above Auditorium</i>								
<i>Explanation : No Insulation On Ductwork, Quantity 200 Square Feet</i>								
Exhaust Fans								
Interior	25%			2029	\$152,000	2	\$1,300	
Interior	5%	Now	\$30,400	2039	**	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Toilet EF13 Defective Motor.</i>								
Roof	70%			2029	\$198,600	2	\$3,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	99%			2034	**	1		
Galvanized Steel	1%	Now	\$7,500	2049	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Leaky Domestic Hot Water Piping By The Hot Water Tank In The Boiler Room. Quantity 10 Feet.</i>								
Water Heater								
Gas Fired	100%			2022	\$104,200	2	\$2,500	
HW Heat Exchanger								
Steam Fired	100%			2029	\$272,200	4	\$25,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$26,100	4	\$5,400	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$10,200	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 111 - BK

Asset # : 1381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2049	**	1-2	\$4,800

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 113 - BK
Address : 300 ADELPHI STREET BTWN: DEKALB AVE., LAFAYETTE AVE
Borough : BROOKLYN **Agency's Number** : K113
Program / Asset # : BOE0423.000 / 1383 **Yr Built/Renovated** : 1962 / 2006
Area Sq Ft : 147,000 **Project Type** : EDUCATION
Date of Survey : 25-Feb-2019 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2103 **Lot** : 4 **BIN** : 3059051

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$108,800	\$1,559,500
Interior Architecture	\$430,300	\$1,208,300
Electrical	\$426,800	\$1,190,200
Mechanical	\$360,600	\$3,228,200
Total	\$1,326,600	\$7,186,200
Importance Code A	\$315,600	\$2,593,100
Importance Code B	\$1,011,000	\$4,593,000
Total	\$1,326,600	\$7,186,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,400		\$5,500	
Interior Architecture	\$86,100		\$22,900	\$14,600
Electrical	\$9,000	\$4,100	\$4,500	\$4,900
Mechanical	\$46,400	\$23,100	\$27,100	\$29,600
Site Enclosure	\$200			
Site Pavements	\$45,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$236,300	\$31,100	\$63,900	\$53,100
Importance Code A	\$45,400	\$14,600	\$20,100	\$14,600
Importance Code B	\$117,200	\$16,600	\$43,900	\$36,400
Importance Code C	\$73,800			\$2,100
Total	\$236,300	\$31,100	\$63,900	\$53,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$142,600	
Granite Panels	2%			LIFE	**	5	\$2,300	
Pre-Cast Concrete	3%			LIFE	**	5	\$14,600	
Windows								
Aluminum	95%			2046	**	5	\$4,200	
Metal Louvers	5%			2039	**	10	\$1,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$44,000	
Metal Panel	2%			2050	**	5	\$600	
Metal Rail	5%			2043	**	5-10	\$7,300	
Metal: Cage/Fence	3%			2043	**	5-10	\$1,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,100	
Roof								
Built-Up (BUR)	95%	4+	\$29,800	2030	\$1,488,200			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stair Bulkhead Door Sill</i>								
Copper/Terne	5%			2058	**	10	\$12,400	
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$97,000	
Ceramic Tile	5%			2039	**	5	\$11,100	
Sheet Vinyl/Rubber	5%			2030	\$381,800	5	\$16,600	
Terrazzo	5%			LIFE	**	5	\$17,300	
Vinyl Tile	45%			2035	**	3	\$37,400	
Vinyl Tile 9" X 9"	25%	Now	\$212,600	2030	\$708,600	3	\$20,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairwells</i>								
Wood	5%			2058	**	5	\$20,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,200	
Masonry: Brick	7%			LIFE	**	10	\$2,900	
Plaster	55%	Now	\$14,300	LIFE	**	5	\$23,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$17,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$47,900	2035	**	5	\$22,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	15%			2035	**	5	\$41,600	
Exposed Concrete	13%			LIFE	**	5-10	\$36,000	
Metal Panel	2%			LIFE	**	5	\$11,100	
Plaster	50%			LIFE	**	5-10	\$190,600	
Site Enclosure								
Fence/Gates								
Chain Link	35%			2040	**			
Iron Picket	65%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$200	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Areaway Located On South Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,900	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of Bulding On Carlton Avenue Side</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Bulding On Carlton Avenue Side</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of Bulding On Carlton Avenue Side</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$33,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Courtyard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Courtyard</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Courtyard</i>								
Parking/Driveway								
Asphalt	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$600	
Raceway								
Conduit	80%			2030	\$229,600	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$200	
Molded Case Bkrs	95%			2046	**	5	\$3,700	
Wiring								
Braided Cloth	80%	2-4	\$322,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	40%			2028	\$53,400	5	\$400	
Locally Mounted	30%	2-4	\$40,100	2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	30%			2043	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$130,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$2,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	1%			2030	\$18,900	2		
Egress Lighting								
Emergency, Battery	50%			2030	\$115,000	10	\$17,700	
Exit, Service	50%			2030	\$23,000	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

20% Now \$64,400 2030 \$128,800

*Not in Service, Extent : Moderate, Area Affected : 50%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Operated Via Photocell*

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$16,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$529,900

1-3

\$28,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2040

* *

5

\$45,500

Conversion Equipment

Steam Boiler

100%

2-4

\$206,700

2028

\$1,033,700

1

\$131,000

*Corroded, Extent : Severe, Area Affected : 15%**Location : Boiler Room**Malfunctioning, Extent : Severe, Area Affected : 10%**Location : No Modulation Units Run On High Fire Only In Boiler Room**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units, 1 Heat Exchanger For Portion Of Hot Water Devices In The Building*

Distribution

Hot Wtr Piping/Pump

20%

2038

* *

4

\$2,200

Steam Piping/Pump

80%

Now

\$56,500

2040

* *

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Oil Tank Room And Fan Room**Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Pneumatic Control System In Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 15%**Location : Throughout Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2030	\$673,800	1	\$27,300	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Intake Dampers In Basement Fan Room</i>								
Convactor/Radiator	70%			2028	\$598,600	1	\$33,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	2%			2030	\$68,200			
Window/Wall Unit	70%			2025	\$233,000	1		
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$64,900	
No Component	50%							
Exhaust Fans								
Interior	40%			2030	\$227,300	2	\$1,800	
Roof	60%			2030	\$159,100	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%	2-4	\$14,000	2035	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Service Mains In Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Meter In Basement</i>								
Water Heater								
Gas Fired	100%			2023	\$97,400	2	\$2,100	
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$14,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$24,400	4	\$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BK

Asset # : 1383

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	85%						
	Generic	15%		2030	\$234,600	1-2	\$6,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 113 - BX (J. H. S. 113 - BX)
Address : 3710 BARNES AVENUE BTWN: E.216 ST. - E.217 ST.
Borough : BRONX **Agency's Number** : X113
Program / Asset # : BOE0253.000 / 413 **Yr Built/Renovated** : 1937 / 2008
Area Sq Ft : 208,447 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4675 **Lot** : 20 **BIN** : 2058396

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,609,900	\$289,700
Interior Architecture	\$1,371,600	\$1,570,300
Electrical	\$834,000	\$1,960,700
Mechanical	\$2,029,500	\$1,324,000
Total	\$5,845,100	\$5,144,800
Importance Code A	\$1,609,900	\$379,400
Importance Code B	\$4,235,200	\$4,723,500
Importance Code C		\$41,800
Total	\$5,845,100	\$5,144,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,000	\$15,500		
Interior Architecture	\$13,700	\$74,100		\$27,300
Electrical	\$5,800	\$56,700	\$9,200	\$5,900
Mechanical	\$11,100	\$9,700	\$35,400	\$9,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,500	\$160,000	\$48,500	\$46,900
Importance Code A	\$33,000	\$15,900		
Importance Code B	\$34,600	\$144,100	\$48,500	\$46,900
Total	\$67,500	\$160,000	\$48,500	\$46,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$79,100	
Masonry: Brick	85%			LIFE	**	5	\$172,100	
Masonry: Limestone	5%			LIFE	**	5	\$7,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$32,900	
Windows								
Aluminum	100%	Now	\$689,600	2043	**	5	\$38,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$25,300	
Pre-Cast Concrete	10%	Now	\$10,700	LIFE	**	5	\$17,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	55%	Now	\$246,900	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 337 And Various Locations On Third Floor Corridor</i>								
Copper/Terne	5%	Now	\$22,200	2055	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
IRMA/Protected Membrane	10%			2032	**	10	\$15,500	
Modified Bitumen	30%	Now	\$673,400	2037	**			1
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Gymnasium</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,200	
Ceramic Tile	5%			2030		5	\$15,600	
Terrazzo	5%			LIFE	**	5	\$12,200	
Vinyl Tile	35%			2027		3	\$54,600	
Vinyl Tile 9" X 9"	35%	Now	\$1,284,200	2037	**	3	\$41,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2042	**	5	\$58,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$41,800	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTileConcealSpLn	15%			2032	**	5	\$58,500	
AcousTileSusp.Lay-In	10%			2032	**	5	\$31,200	
Plaster	65%			LIFE	**	5	\$126,700	
Plaster	10%	Now	\$87,400	LIFE	**	5	\$19,500	

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Bulkheads, Room 337 And Third Floor Corridor

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Bulkheads, Room 337 And Third Floor Corridor

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$89,700	5	\$900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Disconnect Switches Rated At 1600 Amperes And 800 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$521,800	5	\$900	
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Raceway

Conduit	80%			2027	\$493,700	1		
Conduit	20%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2035	**	5	\$500	
Fused Disc Sw	10%			2043	**	5	\$500	
Molded Case Bkrs	10%			2035	**	5	\$500	
Molded Case Bkrs	70%			2043	**	5	\$3,800	

Wiring

Braided Cloth	80%	2-4	\$666,000	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2047	**	1		
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Motor Controllers

Locally Mounted	90%			2025	\$221,200	5	\$1,300	
Locally Mounted	10%			2044	**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,100	
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DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	93%			2027	\$456,500	10	\$177,800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$9,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	1%			2027	\$3,600	10	\$100	
Incandescent	1%			2022	\$24,700	2		
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$25,200	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2022	\$168,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$23,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$38,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Manual Pull Stations And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Boiler Room Construction Is In Progress</i>								
Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : 1 Temporary Steam Boiler Is Being Used</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room And Throughout</i>								
<i>Explanation : Boiler Room Construction And Steam Trap Replacement Are In Progress</i>								
Terminal Devices								
Air Handler	25%			2022	\$732,800	1	\$32,200	
Convactor/Radiator	60%			2025	\$669,600	1	\$40,400	
Fan Coil Unit/Heat	15%			2022	\$468,300	1	\$10,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2027	\$168,800	2	\$1,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit, Roof</i>								
Window/Wall Unit	20%			2022	\$86,900	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,200	
Exhaust Fans								
Interior	100%			2022	\$741,600	2	\$6,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2027	\$332,000	4	\$20,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$6,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	30%			LIFE			**
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Freight Unit</i>								
	Hydraulic	70%			LIFE			**
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Passenger Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2027	\$102,100	1-2	\$2,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 117 - BK
Address : 300 WILLOUGHBY AVENUE @ KENT AVE.
Borough : BROOKLYN **Agency's Number** : K117
Program / Asset # : BOE0427.000 / 1358 **Yr Built/Renovated** : 1955 / 2000
Area Sq Ft : 145,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1926 **Lot** : 10 **BIN** : 3055165

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,077,600	\$124,300
Interior Architecture	\$527,100	\$294,800
Electrical	\$755,100	\$695,200
Mechanical	\$642,400	\$2,522,900
Total	\$3,002,200	\$3,637,200
Importance Code A	\$1,265,300	\$1,062,700
Importance Code B	\$1,601,800	\$2,574,500
Importance Code C	\$135,100	
Total	\$3,002,200	\$3,637,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$12,500
Interior Architecture	\$139,900			\$48,900
Electrical	\$6,300	\$4,600	\$4,600	\$43,300
Mechanical	\$45,700	\$20,500	\$32,300	\$42,900
Site Pavements	\$43,700			
Total	\$235,500	\$25,000	\$36,800	\$147,600
Importance Code A		\$14,400	\$14,400	\$26,900
Importance Code B	\$163,300	\$10,600	\$22,500	\$120,700
Importance Code C	\$72,200			
Total	\$235,500	\$25,000	\$36,800	\$147,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	4+	\$129,100	LIFE	**	5	\$80,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Masonry: Brick	33%			LIFE	**	5	\$44,100	
Metal Panel	5%			2049	**	5-10	\$45,900	
Granite Panels	2%			LIFE	**	5	\$2,000	
Windows								
Aluminum	100%	Now	\$848,900	2045	**	5	\$15,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$14,800	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Roof								
Modified Bitumen	100%			2034	**	10	\$99,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$20,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$11,700	LIFE	**	5	\$46,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$21,900	2038	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$26,200	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Steps</i>								
Traffic Topping	10%			2034	**	5	\$26,400	
Vinyl Tile	35%	Now	\$67,100	2034	**	3	\$27,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2039	**	3	\$15,900	
Vinyl Tile 9" X 9"	10%	Now	\$124,300	2029	\$248,500	3	\$7,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$39,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$7,700	2038	**	5	\$1,300	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilets</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilets</i>					
Concrete Masonry Unit	10%	0-2	\$15,500	LIFE	**	5	\$5,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Glazed Ceramic Panel	3%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	55%	Now	\$30,800	LIFE	**	5	\$21,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout, 1st Floor Office</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout, 1st Floor Office</i>					
SGFT/Glazed Masonry	25%	0-2	\$135,100	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Corridors Throughout</i>					
Ceilings								
AcousTile,Adhered	8%	Now	\$8,400	2042	**	5	\$8,500	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Corridor Near Boiler Room</i>					
AcousTileConcealSpLn	15%	0-2	\$13,700	2034	**	5	\$19,800	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Exposed Concrete	43%	0-2	\$156,100	LIFE	**	5	\$14,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Exposed Concrete	19%			LIFE	**	5	\$6,300	
Plaster	15%	Now	\$44,400	LIFE	**	5	\$19,800	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Site Enclosure								
Fence/Gates								
Chain Link	65%			2049	**			
Iron Picket	35%			2049	**			
			<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$25,500	2042	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete	100%	Now	\$18,200	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 5%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2055	**	5	\$600
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%				2055	**	5	\$600
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Raceway

Conduit	80%				2029	\$211,400	1	
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Conduit	20%				2055	**	1	
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Panelboards

Fused Disc Sw	7%				2028	\$16,800	5	\$200
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Fused Disc Sw	3%				2051	**	5	\$100
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Molded Case Bkrs	70%				2051	**	5	\$2,700
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Molded Case Bkrs	20%				2028	\$47,900	5	\$800
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Wiring

Braided Cloth	30%	2-4	\$111,300	2054	**		1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	50%				2029	\$185,400	1	
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Thermoplastic	20%				2055	**	1	
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Motor Controllers

Locally Mounted	100%				2027	\$122,900	5	\$1,000
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Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$2,100
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$125,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2037	**	10	\$2,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$104,400	10	\$17,500	
Exit, Service	50%			2024	\$20,900	1		
Exterior Lighting								
HID	10%			2024	\$58,500	10		
LED	90%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$16,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$481,000	1-3	\$27,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$44,900	
Conversion Equipment								
Steam Boiler	100%	Now	\$187,700	2027	\$938,400	1	\$129,200	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : No.2 Boiler</i>						
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Number Two In The Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$245,400	2049	**	4	\$7,100	
		<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Return Line In Staircase 1 And 2 / Vacuum Pump</i>						
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BK

Asset # : 1358

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%	Now	\$8,200	2029	\$407,800	1	\$16,100	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bearings And Flexible Connections, Basement Fan Room</i>								
Convactor/Radiator	80%	Now	\$31,100	2027	\$621,000	1	\$33,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$120,900	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,900	
Exhaust Fans								
Interior	50%			2029	\$257,900	2	\$2,200	
Roof	50%			2039	**	2	\$2,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%	Now	\$3,800	2027	\$190,900	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2024	\$88,400	2	\$2,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$22,100	4	\$4,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$71,000	1-2	\$2,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 117 - BX (J. H. S. 117 - BX)
Address : 1865 MORRIS AVENUE BTWN: MOUNT HOPE PL., EAST 176 S
Borough : BRONX **Agency's Number** : X117
Program / Asset # : BOE0257.000 / 416 **Yr Built/Renovated** : 1937 / 2000
Area Sq Ft : 112,000 **Project Type** : EDUCATION
Date of Survey : 01-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2827 **Lot** : 1 **BIN** : 2007902

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$329,500	\$222,000
Interior Architecture	\$314,600	\$1,386,300
Electrical		\$234,100
Mechanical	\$203,200	\$3,917,100
Total	\$847,300	\$5,759,400
Importance Code A	\$329,500	\$946,800
Importance Code B	\$469,400	\$4,812,600
Importance Code C	\$48,400	
Total	\$847,300	\$5,759,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,700			
Interior Architecture	\$71,300		\$4,400	\$24,500
Electrical	\$5,000	\$3,100	\$5,100	\$3,100
Mechanical	\$44,200	\$18,000	\$25,600	\$16,800
Site Pavements	\$33,300			
Total	\$192,500	\$21,100	\$35,200	\$44,500
Importance Code A	\$49,800	\$11,100	\$11,100	\$11,100
Importance Code B	\$113,100	\$10,000	\$24,100	\$29,300
Importance Code C	\$29,600			\$4,100
Total	\$192,500	\$21,100	\$35,200	\$44,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	93%			LIFE	**	5	\$278,500		
Masonry: Limestone	7%			LIFE	**	5	\$15,700		
Windows									
Aluminum	100%	4+	\$130,700	2046	**	5	\$14,600		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$69,700		
Masonry: Limestone	15%			LIFE	**	5-10	\$24,900		
Pre-Cast Concrete	10%			LIFE	**	5	\$17,100		
Roof									
Modified Bitumen	100%			2035	**	10	\$82,700		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$38,900		
Ceramic Tile	3%			2039	**	5	\$5,300		
Quarry Tile	2%	Now	\$109,200	2050	**	5	\$2,700		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Kitchen</i>									
Terrazzo	2%			LIFE	**	5	\$5,600		
Vinyl Tile	80%	Now	\$64,600	2030	\$1,291,800	3	\$53,400		
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Classrooms 213, 215</i>									
Wood	8%	2-4	\$50,100	2045	**	5	\$13,300		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : 3rd Floor Gymnasium</i>									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$8,100		
Glass: Single Pane	2%			LIFE	**	5	\$4,900		
Masonry: Brick	10%			LIFE	**	10	\$4,900		
Metal: Cage/Fence	2%			LIFE	**	10	\$700		
Marble Panels	2%			LIFE	**	10	\$1,300		
Plaster	54%			LIFE	**	5-10	\$74,700		
SGFT/Glazed Masonry	25%			LIFE	**	10	\$20,400		
Ceilings									
AcousTileSusp.Lay-In	5%			2043	**	5	\$8,900		
Exposed Concrete	10%			LIFE	**	5-10	\$22,200		
Plaster	85%	Now	\$42,400	LIFE	**	5	\$94,500		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : 3rd And 4th Floor Gymnasium, Room 123</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Locations Throughout, Close To Steam Pipes</i>									
Site Enclosure									
Fence/Gates									
Chain Link	70%			2050	**				
Iron Picket	30%			2065	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete

100%

2065

* *

Retaining Walls

Masonry: Brick

100%

2050

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$33,300

2043

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Mount Hope Place And Walton*

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Asphalt

100%

2039

* *

Activity Yard

Asphalt

100%

2039

* *

Electrical

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2040

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100%

2040

* *

5

\$500

Raceway

Conduit

90%

2040

* *

1

Conduit

10%

2050

* *

1

Panelboards

Fused Disc Sw

5%

2038

* *

5

\$100

Molded Case Bkrs

85%

2038

* *

5

\$2,500

Molded Case Bkrs

10%

2046

* *

5

\$300

Wiring

Thermoplastic

90%

2040

* *

1

Thermoplastic

10%

2050

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$800

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$3,300

Lighting

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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2038	**	10	\$98,600	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2025	\$26,600	2	\$100	
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$13,500	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2025	\$135,500	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$12,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$20,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2040	**	5	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Sidewalk Vault</i>								
<i>Explanation : Two 10,000 Gallon Tanks For No.4 Fuel</i>								
Conversion Equipment Steam Boiler	100%			2028	\$724,800	1	\$110,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	\$19,800	2040		**		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Return Pipe Near Vacuum Pump In Boiler Room</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Steam Piping/Pump	90%			2030	\$445,700			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2025	\$315,000	1	\$13,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
Convactor/Radiator	45%			2028	\$269,800	1	\$16,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	35%	0-2	\$58,700	2030	\$587,100	1	\$11,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 131, 223</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038		**	1	
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$116,700	2030	\$116,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And / Or Electrical Defects</i>								
Window/Wall Unit	20%			2025	\$46,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$98,900
Exhaust Fans								
Interior	100%			2025	\$398,500	2	\$3,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fans Rooms</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	\$834,900	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 117 - BX (J. H. S. 117 - BX)

Asset # : 416

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2028	\$68,300	2	\$1,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 175 Gallon Unit</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$17,100	4	\$3,500
	Backflow Preventer							
	Generic	100%			2025	\$28,500	1	\$6,900
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2030	\$109,700	1-2	\$3,100
	Chemical System							
	No Component	99%						
	Generic	1%			2025	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 118 - BX (J. H. S. 118 - BX)
 Address : 577 EAST 179 STREET @LA FONTAINE AVENUE
 Borough : BRONX Agency's Number : X118
 Program / Asset # : BOE0258.000 / 417 Yr Built/Renovated : 1939 / 2003
 Area Sq Ft : 95,000 Project Type : EDUCATION
 Date of Survey : 01-Jun-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 3069 Lot : 1 BIN : 2011995

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$454,400	\$97,900
Interior Architecture	\$64,900	\$613,600
Electrical	\$1,233,100	\$606,700
Mechanical	\$156,900	\$955,700
Total	\$1,909,400	\$2,274,000
Importance Code A	\$454,400	\$137,400
Importance Code B	\$1,455,000	\$2,136,600
Total	\$1,909,400	\$2,274,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,500		\$4,600	
Interior Architecture	\$15,200	\$7,600	\$3,500	
Electrical	\$32,200	\$2,800	\$29,800	\$2,700
Mechanical	\$72,700	\$14,300	\$21,300	\$14,300
Site Enclosure	\$2,000			
Site Pavements	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,400	\$28,600	\$63,100	\$20,900
Importance Code A	\$65,200	\$9,400	\$14,200	\$9,400
Importance Code B	\$95,300	\$18,000	\$48,900	\$11,500
Importance Code C	\$900	\$1,200		
Total	\$161,400	\$28,600	\$63,100	\$20,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	4+	\$154,200	LIFE	**	5	\$95,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Bulkheads</i>								
Masonry: Brick	2%			LIFE	**	5	\$2,200	
Masonry: Granite	2%	Now	\$82,400	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exterior Steps, Exits 4 And 5</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Exterior Steps, Exits 4 And 5</i>								
Masonry: Limestone	8%			LIFE	**	5	\$6,500	
Windows								
Aluminum	100%	Now	\$29,100	2044	**	5	\$16,200	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%</i>								
<i>Location : Classrooms</i>								
Parapets								
Masonry: Brick	70%	4+	\$48,000	LIFE	**	5	\$7,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Masonry: Limestone	30%			LIFE	**	5	\$4,200	
Roof								
Built-Up (BUR)	95%	Now	\$169,900	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 4th Floor Gymnasium</i>								
Copper/Terne	3%			2043	**	10	\$4,600	
Roll Roofing	2%	Now	\$5,400	2030	\$5,400	5	\$1,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Exit 3</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Exit 3 At First Floor</i>								
Soffits								
Masonry: Granite	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$15,100	
Ceramic Tile	3%			2031	**	5	\$4,200	
Terrazzo	5%			LIFE	**	5	\$5,400	
Vinyl Tile	32%			2028	\$402,300	3	\$16,600	
Vinyl Tile 9" X 9"	5%			2028	\$81,400	3	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Acm Floor Tiles</i>								
Wood	50%			2043	**	5	\$129,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	2%			2037	**	5	\$2,400	
Concrete Masonry Unit	3%			LIFE	**	5	\$1,400	
Masonry: Brick	10%			LIFE	**			
Plaster	60%			LIFE	**	5	\$21,200	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTile,Adhered	5%			2033	**	5	\$6,900	
AcousTileSusp.Lay-In	5%			2041	**	5	\$6,900	
Exposed Concrete	15%			LIFE	**	5	\$3,200	
Plaster	70%			LIFE	**	5	\$60,600	
Plaster	5%	Now	\$9,700	LIFE	**	5	\$4,300	

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Exit 3 At First Floor

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : First Floor Exit 3, Auditorium

Site Enclosure

Fence/Gates

Chain Link	50%			2048	**			
Iron Picket	50%			2063	**			

Retaining Walls

Cast in Place Concrete	100%	4+	\$2,000	2063	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Areaway On Arthur Avenue, Rear Of Activity Yard

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	90%			2041	**			
Masonry: Granite	10%	4+	\$900	LIFE	**			

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 3%

Location : Granite Steps

Caulking Deteriorated, Extent : Moderate, Area Affected : 2%

Location : Various Locations Of Granite Steps

Activity Yard

Asphalt	100%			2037	**			
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Other Observation, Extent : Severe, Area Affected : 90%

Location : Rear Of Site

Explanation : Being Used For Parking

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere And One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$182,600	2058	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	100%			2028	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Fused Knife Sw	10%	Now	\$19,200	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	70%	2-4	\$134,100	2053	**	5	\$800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	10%			2036	**	5	\$300	
Wiring								
Braided Cloth	80%	0-2	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2033	**	5	\$500	
Locally Mounted	20%			2026	\$16,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2028	\$214,800	10	\$83,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2023	\$3,300	10	\$100	
Incandescent	2%			2023	\$22,500	2		
Egress Lighting								
Emergency, Battery	50%			2028	\$68,400	10	\$11,500	
Exit, Service	50%			2028	\$13,700	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	100%			2023	\$383,000	10	\$300	
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Alarm

Security System

No Component

70%

Generic

30%

2033

**

1

\$10,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$315,100

1-3

\$17,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

**

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 5000 Gallons*

Conversion Equipment

Steam Boiler

100%

Now

\$30,700

2033

**

1

\$84,700

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Both Boiler Tubes**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$32,200

2038

**

4

\$4,700

*Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Terminal Devices

Air Handler

40%

2028

\$534,300

1

\$23,500

Convactor/Radiator

60%

Now

\$6,100

2033

**

1

\$16,600

*Leak Evident, Extent : Severe, Area Affected : 60%**Location : Room 111 On The 1st Floor*

Air Conditioning

Energy Source

Electricity

100%

2036

**

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	50%		2023	\$99,000	1		
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$53,000	
Exhaust Fans								
	Interior	100%		2028	\$338,000	2	\$2,900	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2038	**	1		
	Galvanized Steel	20%		2026	\$83,400	1		
Water Heater								
	Gas Fired	100%		2023	\$57,900	2	\$1,400	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2033	**	4	\$3,000	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2028	\$27,900	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 118 - BX MINISCHOOL
Address : 577 EAST 179 STREET @ LA FONTAINE AVENUE
Borough : BRONX **Agency's Number** : X118
Program / Asset # : BOE0258.010 / 13429 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 11,000 **Project Type** : EDUCATION
Date of Survey : 25-May-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3069 **Lot** : 1 **BIN** : 2011995

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$110,700	
Electrical		\$86,600
Mechanical		\$233,900
Total	\$110,700	\$320,500
Importance Code A	\$110,700	
Importance Code B		\$320,500
Total	\$110,700	\$320,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,200			\$900
Interior Architecture	\$14,200	\$1,100		\$1,900
Electrical	\$400	\$500	\$600	\$400
Mechanical	\$24,000	\$600	\$2,400	\$500
Total	\$51,800	\$2,100	\$3,000	\$3,700
Importance Code A	\$13,800	\$500	\$700	\$1,500
Importance Code B	\$38,000	\$900	\$2,300	\$2,300
Importance Code C		\$700		
Total	\$51,800	\$2,100	\$3,000	\$3,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX MINISCHOOL

Asset # : 13429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Metal Panel	95%	Now	\$13,200	2048	**	5	\$32,300	

*Deformed/Dented, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Windows

Aluminum	100%			2044	**	5	\$1,900	
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Roof

Single Ply Membrane	100%	Now	\$110,700	2033	**			
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*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Cafeteria*

Interior

Floors

Ceramic Tile	5%			2037	**	5	\$800	
Vinyl Tile	95%	4+	\$6,900	2033	**	3	\$5,700	

*Adhesion Failure, Extent : Moderate, Area Affected : 10%**Location : Various*

Interior Walls

Ceramic Tile	5%			2037	**	5	\$1,300	
Gypsum Board	95%			LIFE	**	5	\$14,900	

Ceilings

AcousTileSusp.Lay-In	95%			2041	**	5	\$14,700	
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*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Cafeteria, Corridor(s)*

Gypsum Board	5%			LIFE	**	5	\$1,000	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2028	\$5,200	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$86,600	5	\$300	
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Raceway

Conduit	100%			2028	\$23,700	1		
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Panelboards

Fused Disc Sw	5%			2027	\$1,600	5		
Molded Case Bkrs	95%			2027	\$30,300	5	\$300	

Wiring

Thermoplastic	100%			2028	\$25,900	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX MINISCHOOL

Asset # : 13429

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2036	**	10	\$10,100	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery	50%			2036	**	10	\$1,300	
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Exit, Service	50%			2036	**	1		
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Exterior Lighting

HID	100%			2036	**	10		
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Alarm

Security System

No Component	70%							
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Generic	30%			2036	**	1	\$1,200	
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Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%			2036	**	1-3	\$2,100	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity	100%			2038	**	1		
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Conversion Equipment

Furnace	100%			2028	\$25,900	1	\$5,400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Internal Package Units*

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,100	
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Air Conditioning

Energy Source

Electricity	100%			2044	**	1		
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Conversion Equipment

Int Pkg Unit - Heating/Cooling	100%	Now	\$23,400	2026	\$233,900	2	\$500	
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*Not in Service, Extent : Severe, Area Affected : 100%**Location : 1 Out Of 10 (No 5 Unit) Not Working, 1st Floor**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Internal Package Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - BX MINISCHOOL

Asset # : 13429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$6,100	
Exhaust Fans								
	Interior	80%		2033	**	2	\$300	
	Under Construction	20%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2048	**	1		
Water Heater								
	Electric	100%		2026	\$9,700	4	\$100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 118 - M (J. H. S. 118 - M)
Address : 154 WEST 93 STREET BTWN: COLUMBUS AVE., AMSTERDAM A
Borough : MANHATTAN **Agency's Number** : M118
Program / Asset # : BOE0069.000 / 1695 **Yr Built/Renovated** : 1940 / 2010
Area Sq Ft : 140,000 **Project Type** : EDUCATION
Date of Survey : 21-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,6,7,8,Ph
Block : 1223 **Lot** : 5 **BIN** : 1032522

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$328,400	\$303,500
Interior Architecture	\$795,000	\$1,642,400
Electrical	\$278,200	\$973,400
Mechanical	\$250,900	\$2,215,800
Site Pavements	\$122,300	\$81,100
Total	\$1,774,900	\$5,216,300
Importance Code A	\$373,800	\$1,254,400
Importance Code B	\$1,302,000	\$3,918,400
Importance Code C	\$99,200	\$43,400
Total	\$1,774,900	\$5,216,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,500			
Interior Architecture	\$107,200			\$17,900
Electrical	\$18,400	\$9,500	\$12,400	\$10,900
Mechanical	\$44,600	\$26,400	\$36,500	\$31,800
Site Enclosure	\$37,500			
Site Pavements	\$27,300			
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$298,100	\$67,500	\$80,500	\$92,100
Importance Code A	\$31,500	\$13,900	\$13,900	\$13,900
Importance Code B	\$162,600	\$53,600	\$66,600	\$78,300
Importance Code C	\$103,900			
Total	\$298,100	\$67,500	\$80,500	\$92,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$134,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : Entire Building Covered With Scaffolding And Safety Netting</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Building Covered With Scaffolding And Safety Netting</i>								
Windows								
Aluminum	85%	Now	\$82,100	2046	**	5	\$9,200	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass Block	10%			LIFE	**	5	\$2,700	
Steel	5%	Now	\$6,000	2029	\$60,200	5	\$6,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Mechanical Rooms</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$157,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Building Covered With Scaffolding And Safety Netting</i>								
Masonry: Limestone	15%			LIFE	**	5-10	\$49,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Building Covered With Scaffolding And Safety Netting</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	92%			2035	**	10	\$64,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$10,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Above Basement</i>								
Copper/Terne	2%			2058	**	10	\$3,500	
Skylight, Metal/Glass	1%	Now	\$11,100	2030	\$111,300			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Stair Towers</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$22,700	LIFE	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$21,100	2033	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets And Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$16,000	
Vinyl Tile	35%	Now	\$129,900	2030	\$649,300	3	\$26,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Cafeteria, Auditorium, Classrooms, Corridors</i>								
Vinyl Tile 9" X 9"	35%	Now	\$336,500	2030	\$841,200	3	\$26,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Wood	10%			2045	**	5	\$38,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$48,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, From Oil Tank Pit</i>								
Ceramic Tile	5%	4+	\$8,500	2033	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Masonry: Limestone	2%			LIFE	**	10	\$2,300	
Marble Panels	17%			LIFE	**	10	\$19,700	
Plaster	50%	Now	\$24,800	LIFE	**	5	\$43,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 705</i>								
SGFT/Glazed Masonry	21%	4+	\$50,300	LIFE	**			
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Bullnose Course In Corridors Throughout</i>								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$10,200	
Exposed Concrete	45%	Now	\$158,000	LIFE	**	5	\$14,400	
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$71,600	LIFE	**	5	\$63,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facing Classrooms On 6th, 7th And 8th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facing Classrooms On 6th, 7th And 8th Floors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2040	**			
Iron Picket	45%	4+	\$9,200	2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$4,300	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side Of Property</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Of Property</i>								
Free Standing Walls								
Cast in Place Concrete	50%			2050	**			
Masonry: Brick	50%	0-2	\$24,100	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ramps And Stairs Around Perimeter Of Property</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			

Site Pavements

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	60%	4+	\$78,400	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	40%			2043		**		
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,200	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$7,900	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Lot</i>								
Activity Yard								
Asphalt	70%	Now	\$43,900	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			2043		**		
Rubber Matting	20%	Now	\$16,200	2030	\$81,100			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Rear Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$44,900	5	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Service Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$234,800	5	\$3,700	
Raceway								
Conduit	95%			2030	\$251,000	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$23,900	5	\$300	
Molded Case Bkrs	70%			2029	\$167,600	5	\$2,600	
Molded Case Bkrs	20%			2046	**	5	\$700	

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DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	\$278,200	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2030	\$74,200	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$98,300	5	\$800	
Locally Mounted	20%			2047	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,100	
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$102,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%	0-2	\$6,600	2040	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Spaces And Stairs</i>								
LED	18%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasiums 1 and 2, Auditorium</i>								
<i>Explanation : LED Lights Were Installed About 3 Years Ago.</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$16,900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$15,700	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$86,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	\$27,500	2040	**	5	\$21,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Water Leaks Into Tank</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$45,300	2028	\$906,000	1	\$124,800	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler No 1 And Boiler No 4 In Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 4 Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$118,500	2040	**	4	\$6,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump In The Sub-basement</i>								
Terminal Devices Air Handler	30%			2030	\$590,600	1	\$26,000	
Convactor/Radiator	70%	Now	\$52,500	2035	**	1	\$28,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Thermostatic Valves</i>								
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Window/Wall Unit	40%			2025	\$116,700	1		
No Component	60%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,600	
Exhaust Fans Interior	100%			2030	\$498,100	2	\$4,300	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Duplex Pumps Serve House Tank</i>								
Water Heater Electric	50%			2025	\$61,700	4	\$600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1-120 Gallon Unit</i>								
Gas Fired	50%			2028	\$42,700	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1-70 Gallon Unit</i>								
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$13,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$21,300	4	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Pumps</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Gearless Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Three Units From Basement To 7th Floor, One Unit From Basement To 8th Floor</i>								
<i>Explanation : 4 Units</i>								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 UNIT</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$70,600	
Sprinkler								
No Component	70%							
Generic	30%			2050	**	1-2	\$11,800	
Chemical System								
Wet	2%			2028	\$600	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : Over Range In Kitchen</i>								
No Component	98%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 119 - Q
Address : 74-01 78 AVENUE
Borough : QUEENS **Agency's Number** : Q119
Program / Asset # : BOE0769.000 / 1557 **Yr Built/Renovated** : 1929 / 1999
Area Sq Ft : 101,000 **Project Type** : EDUCATION
Date of Survey : 05-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3812 **Lot** : 20 **BIN** : 4092660

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,004,400	\$95,100
Interior Architecture	\$439,300	\$392,700
Electrical	\$252,200	\$1,476,200
Mechanical	\$527,200	\$1,212,000
Total	\$3,223,100	\$3,176,000
Importance Code A	\$2,004,400	\$166,500
Importance Code B	\$1,218,700	\$3,009,500
Total	\$3,223,100	\$3,176,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$14,500		
Interior Architecture	\$4,500	\$23,600	\$3,800	\$6,600
Electrical	\$8,000	\$5,800	\$7,300	\$5,700
Mechanical	\$72,000	\$14,500	\$22,300	\$46,100
Site Enclosure	\$3,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$96,100	\$66,300	\$41,200	\$66,300
Importance Code A	\$10,600	\$23,000	\$8,500	\$8,700
Importance Code B	\$85,600	\$43,300	\$32,700	\$57,600
Importance Code C				
Total	\$96,100	\$66,300	\$41,200	\$66,300



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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,800	
Masonry: Brick	62%	Now	\$188,000	LIFE	**	5	\$58,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Brick Cavity	30%			LIFE	**	5	\$28,200	
Masonry: Granite	3%	4+	\$35,700	LIFE	**	5	\$2,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exit 1,2,3,4, Breakroom B5</i>								
Windows								
Aluminum	100%	Now	\$263,200	2045	**	5	\$14,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,100	
Masonry: Brick	50%	Now	\$81,600	LIFE	**	5	\$6,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Masonry: Brick Cavity	30%			LIFE	**	5	\$4,000	
Metal Rail	10%			2042	**	5-10	\$23,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,200	
Roof								
Built-Up (BUR)	50%	Now	\$662,800	2039	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lower Roof Over Kitchen And Cafeteria, Various Locations</i>								
Single Ply Membrane	50%	Now	\$773,200	2039	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1999 Wing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1999 Wing, Stair 7a, Throughout 3rd Floor, 3rd Floor Classrooms, Roof Of Link Between 1929 And 1999 Addition</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$66,200	
Ceramic Tile	5%			2038	**	5	\$7,600	
Quarry Tile	5%			2042	**	5	\$11,300	
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	20%			2034	**	3	\$11,300	
Vinyl Tile	20%	4+	\$54,900	2029	\$274,600	3	\$11,300	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%			2024	\$266,800	3	\$11,300	
Wood	10%			2057	**	5	\$28,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$15,400	
Gypsum Board	15%			LIFE	**	5	\$23,100	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$34,600	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%	Now	\$65,300	2049	**	5	\$4,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Corridors</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Corridors</i>					
AcousTileSusp.Lay-In	20%	4+	\$52,200	2042	**	5	\$15,100	
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Science Room, Corridors In 1999 Wing Room 303</i>					
Exposed Concrete	15%			LIFE	**	5	\$3,500	
Gypsum Board	5%	4+	\$1,600	LIFE	**	5	\$9,500	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Stairway 7a And 7b</i>					
Plaster	55%			LIFE	**	5	\$52,000	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Stairs</i>					
Site Enclosure								
Fence/Gates								
Chain Link	30%			2049	**			
Iron Picket	70%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$3,800	2064	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Areaways</i>					
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Areaways</i>					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	5%			2038	**			
Cast in Place Concrete	95%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	78%			2038	**			
Cast in Place Concrete	20%			2034	**			
Rubber Matting	2%			2034	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 1200 Amperes And 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2029	\$125,200	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Fused Disc Sw	40%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$155,900	1		
Conduit	30%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Fused Disc Sw	5%			2037	**	5	\$100	
Molded Case Bkrs	30%			2037	**	5	\$800	
Molded Case Bkrs	60%			2028	\$114,900	5	\$1,600	
Wiring								
Braided Cloth	60%	2-4	\$191,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wing Of The Building</i>								
Thermoplastic	40%			2039	**	1		
Motor Controllers								
Locally Mounted	40%			2034	**	5	\$300	
Locally Mounted	60%			2027	\$73,700	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$90,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$72,700	10	\$12,200	
Exit, Service	40%			2029	\$11,600	1		
Exit, Service	10%	Now	\$2,900	2039	**	1		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exit 1, Exit 2, Exit 9</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	15%			2029	\$61,100	10		
HID	15%	Now	\$61,100	2039	**			

Malfunctioning, Extent : Severe, Area Affected : 100%

Location : Old Wing Of The Building

No Component	70%							
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Alarm

Security System

No Component	70%							
Generic	30%			2034	**	1	\$11,300	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways, Cafeteria, Front And Rear Of The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component	30%							
Generic, Digital	70%			2029	\$781,800	1-3	\$43,600	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways In The Old Wing And All Areas In The New Wing

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	30%			2049	**	1		
Interruptible Gas/Dual Fuel	70%			2049	**	1		

Conversion Equipment

Furnace	30%	0-2	\$3,600	2029	\$71,400	1	\$13,500	
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Not in Service, Extent : Moderate, Area Affected : 10%

Location : No. 1 And No. 8 Units, New Wing Roof

Other Observation, Extent : Light, Area Affected : 100%

Location : New Wing Roof

Explanation : 13 Rooftop Units

Steam Boiler	70%			2042	**	1	\$70,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	70%	0-2	\$31,300	2029	\$312,600			
<i>Leak Evident, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Radiator Valve Connections, Throughout The Old Wing Classrooms</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Temperature Auto Control System, Throughout</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Thermostats, Various Locations</i>								
No Component	30%							
Terminal Devices								
Air Handler	15%			2024	\$213,000	1	\$9,400	
Convactor/Radiator	55%			2027	\$297,400	1	\$17,900	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	0-2	\$19,000	2029	\$379,400	2	\$1,500	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : No. 1 And No. 8 Units, New Wing Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 13 Rooftop Units</i>								
Window/Wall Unit	40%			2027	\$84,200	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$39,400	
Ductwork/Diffusers	30%			LIFE	**	2-5	\$16,900	
Exhaust Fans								
Interior	60%			2024	\$215,600	2	\$1,900	
Roof	40%			2029	\$67,100	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$61,600	2	\$1,500	
Sanitary Piping								
Cast Iron	100%	0-2	\$37,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backs Up From Basement And 1st Floor Bathroom When It Rains Heavily</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	0-2	\$4,200	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Room 112</i>								
Sump Pump(s) Non-Submersible	100%			2029	\$15,400	4	\$3,200	
Backflow Preventer Generic	100%			2029	\$25,700	1	\$6,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From 1st To 4th Floor, One Unit From 1st To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe No Component Generic	70%			2049	**	1-5	\$15,300	
Sprinkler No Component Generic	70%			2039	**	1-2	\$8,500	
Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 125 - BX (J. H. S. 125 - BX)
Address : 1111 PUGSLEY AVENUE @WATSON AVE.
Borough : BRONX **Agency's Number** : X125
Program / Asset # : BOE0264.000 / 394 **Yr Built/Renovated** : 1952 / 2015
Area Sq Ft : 146,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3790 **Lot** : 40 **BIN** : 2025717

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$360,000
Interior Architecture		\$493,300
Electrical	\$1,168,400	\$865,100
Mechanical	\$1,055,100	\$4,386,000
Total	\$2,223,400	\$6,104,400
Importance Code A		\$1,349,800
Importance Code B	\$2,223,400	\$4,445,900
Importance Code C		\$308,800
Total	\$2,223,400	\$6,104,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,900		\$13,000	
Interior Architecture		\$30,400	\$23,700	
Electrical	\$15,100	\$23,200	\$3,300	\$3,800
Mechanical	\$43,500	\$68,800	\$39,700	\$22,000
Total	\$111,400	\$122,500	\$79,800	\$25,800
Importance Code A	\$67,300	\$14,800	\$27,500	\$14,500
Importance Code B	\$44,100	\$107,700	\$52,300	\$11,300
Importance Code C				
Total	\$111,400	\$122,500	\$79,800	\$25,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$102,400	
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	90%			2043	**	5	\$26,100	
Steel	10%			2026	\$161,700	5	\$36,200	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$17,600	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$5,800	
Roof								
Modified Bitumen	80%			2037	**	10	\$95,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Modified Bitumen	20%	Now	\$34,700	2037	**			
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Over Cafeteria</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Cafeteria</i>						
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,000	
Ceramic Tile	3%			2030	\$147,400	5	\$7,100	
Panel/Paver: Bluestone	5%			LIFE	**	5	\$8,900	
Terrazzo	2%			LIFE	**	5	\$3,700	
Vinyl Tile	80%			2032	**	3	\$71,200	
Wood	5%			2067	**	5	\$22,300	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						
Interior Walls								
Ceramic Tile	5%			2030	\$272,700	5	\$9,300	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$36,100	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%			2032	**	5	\$14,800	
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Cafeteria</i>						
AcousTileSusp.Lay-In	10%			2032	**	5	\$23,700	
Exposed Concrete	55%			LIFE	**	5	\$20,400	
Metal Panel	5%			LIFE	**	5	\$14,800	
Plaster	25%			LIFE	**	5	\$37,100	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$600	
Raceway								
Conduit	100%			2027	\$264,200	1		
Panelboards								
Fused Disc Sw	15%			2026	\$35,900	5	\$500	
Fused Disc Sw	5%			2035	**	5	\$200	
Fused Knife Sw	5%	2-4	\$12,000	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	10%			2035	**	5	\$400	
Molded Case Bkrs	65%			2026	\$155,600	5	\$2,500	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	93%			2022	\$319,700	10	\$124,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2027	\$6,900	10	\$2,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Incandescent	3%			2022	\$51,900	2	\$100	
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	25%			2022	\$52,600	10	\$8,800	
Emergency, Battery	25%			2035	**	10	\$8,800	
Exit, Service	25%			2022	\$10,500	1		
Exit, Service	25%			2035	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	20%			2035	**	10	\$100	
No Component	80%							

Alarm

Security System

No Component	70%							
Generic	30%			2032	**	1	\$16,400	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%	2-4	\$322,900	2037	**	1-3	\$16,400	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement And Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2047	**	5	\$45,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried**Explanation : 2 Units Of 10,000 Gallons Each*

Conversion Equipment

Steam Boiler	100%			2025	\$944,900	1	\$144,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$123,600	2027	\$2,471,000	4	\$7,200	
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*Corroded, Extent : Moderate, Area Affected : 10%**Location : Condensate Return Lines*

Terminal Devices

Air Handler	20%			2022	\$410,600	1	\$18,100	
Convactor/Radiator	80%			2032	**	1	\$37,700	

Air Conditioning

Energy Source

Electricity	100%			2035	**	1		
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Conversion Equipment

Window/Wall Unit	20%			2025	\$60,800	1		
No Component	80%							

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$81,400	
Exhaust Fans								
Interior	90%			2022	\$467,500	2	\$4,000	
Roof	10%			2022	\$24,200	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$640,600	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$232,500	4	\$14,400	
Sanitary Piping								
Cast Iron	100%	Now	\$53,400	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$22,300	2037	**	4	\$3,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2032	**	1	\$8,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2047	**	1-2	\$2,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 125 - Q
Address : 46-02 47TH AVE. BTWN: 46 ST., 47 ST.
Borough : QUEENS **Agency's Number** : Q125
Program / Asset # : BOE0773.000 / 1559 **Yr Built/Renovated** : 1925 / 2006
Area Sq Ft : 244,000 **Project Type** : EDUCATION
Date of Survey : 01-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2284 **Lot** : 6 **BIN** : 4052874

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$894,400	\$389,400
Interior Architecture	\$1,591,200	\$338,800
Electrical	\$254,500	\$867,000
Mechanical	\$60,500	\$1,260,300
Total	\$2,800,500	\$2,855,500
Importance Code A	\$894,400	\$389,400
Importance Code B	\$1,377,200	\$2,294,700
Importance Code C	\$528,900	\$171,400
Total	\$2,800,500	\$2,855,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$139,600	\$6,400		
Interior Architecture	\$52,100	\$36,500	\$89,700	
Electrical	\$51,500	\$25,900	\$33,500	\$26,000
Mechanical	\$98,300	\$72,500	\$75,400	\$68,600
Total	\$341,500	\$141,200	\$198,500	\$94,600
Importance Code A	\$163,800	\$30,600	\$24,200	\$24,200
Importance Code B	\$130,100	\$110,700	\$174,400	\$70,400
Importance Code C	\$47,600			
Total	\$341,500	\$141,200	\$198,500	\$94,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	\$30,000	LIFE	**	5	\$77,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Entablature</i>								
Cast Stone/Terra Cotta	4%			LIFE	**	5	\$124,100	
Masonry: Brick	50%			LIFE	**	5	\$198,500	
Masonry: Brick Cavity	33%			LIFE	**	5	\$131,000	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New 2015 Addition</i>								
Masonry: Limestone	3%			LIFE	**	5	\$8,900	
Metal Panel	3%			2056	**	5-10	\$40,900	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New 2015 Addition</i>								
Granite Panels	2%			LIFE	**	5	\$6,000	
Windows								
Aluminum	35%	Now	\$667,600	2055	**	5	\$7,500	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	35%			2046	**	5	\$14,900	
Aluminum	30%			2052	**	5	\$12,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$14,600	
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$29,100	
Masonry: Brick	50%			LIFE	**	5-10	\$35,100	
Masonry: Brick Cavity	30%			LIFE	**	5-10	\$21,100	
Masonry: Limestone	3%			LIFE	**	5-10	\$3,800	
Metal Panel	2%			2056	**	5	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New 2015 Addition Connection Corridor Structure</i>								
Roof								
Built-Up (BUR)	63%			2035	**	10	\$85,000	
Copper/Terne	2%			2058	**	10	\$6,700	
Modified Bitumen	5%			2038	**	10	\$6,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria Roof And 2015 Addition</i>								
Plaza Roof: Stone Panels	30%			2056	**			
Soffits								
Cast Stone/Terra Cotta	90%			LIFE	**	5		
Metal Panel	10%			2056	**	5-10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$130,200	
Ceramic Tile	7%			2043	**	5	\$20,800	
Marble Panels	2%			LIFE	**	5	\$8,900	
Quarry Tile	3%			2047	**	5	\$13,400	
Traffic Topping	5%	Now	\$197,100	2040	**	5	\$9,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair F</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair F</i>								
Vinyl Tile	13%			2035	**	3	\$14,500	
Vinyl Tile	50%			2038	**	3	\$55,800	
Wood	10%			2058	**	5	\$55,800	
Interior Walls								
Ceramic Tile	30%			2043	**	5	\$190,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$50,800	
Masonry: Brick	10%	Now	\$132,100	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entrance To Gymnasium</i>								
Marble Panels	3%	Now	\$162,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Broken Panel In Rear Of Auditorium, Stage Left</i>								
Plaster	40%			LIFE	**	5-10	\$215,800	
SGFT/Glazed Masonry	7%			LIFE	**	10	\$22,200	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$642,800	2050	**	5	\$46,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileConcealSpLn	15%			2043	**	5	\$55,800	
AcousTileSusp.Lay-In	20%			2047	**	5	\$59,500	
Exposed Struc: Steel	10%			LIFE	**	10	\$59,500	
Plaster	30%			LIFE	**	5-10	\$153,500	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	**			
Iron Picket	40%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2074	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2047	**			
Pavers/Stone	10%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	20%			2039	**			
Cast in Place Concrete	80%			2047	**			

Activity Yard

Asphalt	100%			2043	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Four Vertical Sections

Raceway

Conduit	85%			2040	**	1		
Conduit	15%			2030	\$92,600	1		

Panelboards

Fused Disc Sw	5%			2029	\$25,500	5	\$300	
Molded Case Bkrs	95%			2038	**	5	\$6,100	

Wiring

Braided Cloth	15%	2-4	\$124,900	2055	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Thermoplastic	85%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2035	**	5	\$1,600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$7,200	
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Stand-by Power

Generators

Diesel	100%	Now	\$129,600	2045	**	1	\$85,000	
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Abandoned In Place, Extent : Severe, Area Affected : 100%

Location : Basement

Fuel Storage

Main Tank	100%	Now	\$31,500	2070	**	5	\$3,600	
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Abandoned In Place, Extent : Severe, Area Affected : 100%

Location : Basement

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	97%			2030	\$557,400	10	\$217,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2038	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	30%			2038	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$27,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Building Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$150,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	30%			2056	**	1		
Interruptible Gas/Dual Fuel	70%			2050	**	1		
Conversion Equipment								
Steam Boiler	70%			2035	**	1	\$169,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Boilers. 2 Heat Exchangers</i>								
Steam Boiler	30%			2047	**	1	\$72,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	60%	0-2	\$11,400	2038	**	4	\$7,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Thermostats And Control Valves, Throughout Old Wing.</i>								
Steam Piping/Pump	10%			2040	**			
Steam Piping/Pump	30%			2056	**			
Terminal Devices								
Air Handler	15%			2030	\$514,700	1	\$22,600	
Air Handler	25%			2038	**	1	\$37,700	
Convactor/Radiator	55%			2035	**	1	\$43,300	
Convactor/Radiator	5%			2047	**	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	70%			2046	**	1		
Electricity	30%			2052	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2038	**	1	\$28,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Split Unit	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Window/Wall Unit	15%			2025	\$76,300	1		
No Component	55%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2056	**	4	\$3,000	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2038	**	1	\$37,700	
Fan Coil - 2 Pipe	5%			2038	**	1	\$3,900	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2038	**	2	\$42,500	
Dry Cooler	5%			2038	**	2	\$8,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$150,800	
Ductwork/Diffusers	30%			LIFE	**	2-5	\$64,600	

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	50%			2030	\$434,000	2	\$3,700	
Roof	20%			2035	**	2	\$1,500	
Roof	30%			2038	**	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2040	**	1		
Brass/Copper	30%			2056	**	1		
Water Heater								
Gas Fired	100%			2029	\$148,800	2	\$3,600	
Sanitary Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	70%			2025	\$26,000	4	\$5,400	
Non-Submersible	30%			2038	**	4	\$2,300	
Sewage Ejector(s)								
Electric	30%			2038	**	4	\$4,400	
No Component	70%							
Backflow Preventer								
Generic	70%			2035	**	1	\$10,500	
Generic	30%			2038	**	1	\$4,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units In New Wing</i>								
Fire Suppression								
Standpipe								
Generic	70%			2040	**	1-5	\$86,100	
Generic	30%			2056	**	1-5	\$36,900	
Sprinkler								
No Component	65%							
Generic	5%			2050	**	1-2	\$3,400	
Generic	30%			2056	**	1-2	\$20,500	
Fire Pump								
Generic	45%	0-2	\$3,500	2033	**	1	\$18,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Generic	55%			2043	**	1	\$25,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 125 - Q

Asset # : 1559

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2029

\$300

1-3

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen

Explanation : 1 Set

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 126 - Q
Address : 31-51 21 STREET BTWN: 31 DR., 31 RD.
Borough : QUEENS **Agency's Number** : Q126
Program / Asset # : BOE0774.000 / 1560 **Yr Built/Renovated** : 1925 / 2010
Area Sq Ft : 116,000 **Project Type** : EDUCATION
Date of Survey : 23-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 553 **Lot** : 1 **BIN** : 4006382

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,340,700	\$325,600
Interior Architecture	\$1,680,600	\$77,600
Electrical	\$223,000	\$1,777,600
Mechanical	\$28,700	\$3,202,100
Site Pavements	\$73,900	
Total	\$3,346,900	\$5,382,900
Importance Code A	\$1,340,700	\$1,121,200
Importance Code B	\$2,006,200	\$4,261,800
Total	\$3,346,900	\$5,382,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,400		\$11,400	
Interior Architecture	\$100,500		\$5,300	\$12,000
Electrical	\$5,700	\$3,300	\$4,100	\$4,800
Mechanical	\$136,000	\$17,100	\$25,800	\$15,900
Total	\$259,600	\$20,400	\$46,600	\$32,700
Importance Code A	\$56,600	\$11,500	\$22,900	\$11,500
Importance Code B	\$150,200	\$8,900	\$22,400	\$21,200
Importance Code C	\$52,800		\$1,300	
Total	\$259,600	\$20,400	\$46,600	\$32,700



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$149,100	
Masonry: Brick	87%	4+	\$106,900	LIFE	**	5	\$166,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 23rd Street Facade</i>								
Masonry: Granite	5%	4+	\$60,200	LIFE	**	5	\$7,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Into Basement At 31st Drive</i>								
Masonry: Marble	3%			LIFE	**	5	\$8,600	
Windows								
Aluminum	100%	Now	\$995,500	2046	**	5	\$27,800	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Classrooms</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$121,300	
Metal Rail	5%			2043	**	5-10	\$18,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$26,200	
Roof								
Built-Up (BUR)	100%			2035	**	10	\$85,100	
Soffits								
Masonry: Marble	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$34,900	
			<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Boiler Pit</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Boilet Pit</i>					
			<i>Explanation : Ground Water Penetration</i>					
Ceramic Tile	3%			2033	**	5	\$4,800	
Ceramic Tile	2%			2043	**	5	\$3,200	
			<i>Recent Installation, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Toilet Room</i>					
Marble Panels	2%			LIFE	**	5	\$4,800	
Traffic Topping	3%	Now	\$63,400	2040	**	5	\$3,000	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Stairs</i>					
			<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Stairs</i>					
Vinyl Tile 9" X 9"	60%	Now	\$1,125,500	2040	**	3	\$35,900	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : 407, Corridor 5th, 4th And 1st Floors</i>					
Wood	25%	Now	\$421,300	2045	**	5	\$37,400	
			<i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Classrooms, Gymnasium, 309</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Classrooms, Gymnasium</i>					
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$10,700	
Ceramic Tile	3%			2033	**	5	\$2,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,400	
Masonry: Brick	10%			LIFE	**	10	\$2,600	
Marble Panels	2%			LIFE	**	10	\$700	
Plaster	50%			LIFE	**	5-10	\$36,300	
Plaster	10%	Now	\$7,300	LIFE	**	5	\$2,600	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Stairs 2 And 3, Classrooms</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Stairs 2 And 3, Classrooms</i>					
SGFT/Glazed Masonry	15%			LIFE	**	10	\$6,400	
Ceilings								
AcousTile,Adhered	10%			2035	**	5	\$9,900	
Exposed Concrete	20%			LIFE	**	5-10	\$24,800	
Metal Panel	5%			LIFE	**	5	\$12,400	
Plaster	63%			LIFE	**	5-10	\$107,300	
Plaster	2%			LIFE	**	5-10	\$3,400	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

50%

2040

* *

Iron Picket

50%

2050

* *

Retaining Walls

Masonry: Brick

100%

2050

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

4+

\$73,900

2043

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : 21st Street*

On-Site Walkways

Cast in Place Concrete

90%

2043

* *

Masonry: Granite

10%

LIFE

* *

Activity Yard

Asphalt

100%

2033

* *

Electrical

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2030

\$44,900

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2030

\$208,700

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Four Vertical Sections*

Raceway

Conduit

80%

2030

\$178,200

1

Conduit

20%

2040

* *

1

Panelboards

Fused Disc Sw

10%

2029

\$19,200

5

\$300

Molded Case Bkrs

50%

2029

\$95,800

5

\$1,500

Molded Case Bkrs

40%

2038

* *

5

\$1,200

Wiring

Braided Cloth

70%

2-4

\$223,000

2055

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2030

\$95,600

1

Motor Controllers

Locally Mounted

50%

2035

* *

5

\$400

Locally Mounted

50%

2028

\$61,400

5

\$400

Ground

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DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	\$267,700	10	\$104,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$83,500	10	\$14,000	
Exit, Service	50%			2030	\$16,700	1		
Exterior Lighting								
HID	30%			2025	\$140,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$112,400	1	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$384,800	1-3	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Gymnasium And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$228,000	5	\$35,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	20%	0-2	\$30,000	2028	\$150,100	1	\$20,700	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wall Bricks And Floors Of The Units, Boiler Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Safety Valves, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Steam Boiler	80%			2028	\$600,600	1	\$91,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	40%	0-2	\$4,100	2030	\$205,200			
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pump Motors, And Re-feed Tank Motor, Boiler Room</i>								
Steam Piping/Pump	60%			2030	\$307,800			
Terminal Devices								
Air Handler	20%	0-2	\$6,500	2030	\$326,200	1	\$12,900	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Flexible Connections At Basement</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Temperature Controller Of Auditorium Unit.</i>								
Convactor/Radiator	45%	0-2	\$5,600	2028	\$279,500	1	\$15,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Control Valves, Various Class Rooms 200, 213, 501,504, 505, 510, 512.</i>								
Fan Coil Unit/Heat	9%	0-2	\$15,600	2025	\$156,400	1	\$3,000	
<i>Controller Not Working, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Thermostats And Motors, Various Class Rooms</i>								
Fan Coil Unit/Heat	21%			2025	\$364,800	1	\$7,900	
Unit Heater - Steam	5%	0-2	\$2,100	2025	\$20,700	4	\$500	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Leak, Various Locations On 1st Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	\$24,200	2025	\$48,300	1		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Window/Wall Unit	30%			2025	\$72,500	1		
No Component	50%							
Ventilation								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$102,400	
Exhaust Fans								
Interior	25%	0-2	\$2,100	2025	\$103,200	2	\$700	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flexible Connections, Basement</i>								
Interior	70%			2025	\$288,900	2	\$2,500	
Roof	5%			2030	\$9,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	\$1,700	2040	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Brass/Copper	90%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$70,700	2	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$24,200	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Underneath Auditorium And Cafeteria</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$17,700	4	\$3,700	
Fixtures								
Generic	100%							
<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd, 3rd And 4th Floor Restrooms</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2030	\$34,100	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 127 - BX
Address : 1560 PURDY STREET @ST. RAYMONDS AVE.
Borough : BRONX **Agency's Number** : X127
Program / Asset # : BOE0266.000 / 396 **Yr Built/Renovated** : 1953 / 2000
Area Sq Ft : 128,000 **Project Type** : EDUCATION
Date of Survey : 23-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3948 **Lot** : 55 **BIN** : 2041247

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$567,200	\$123,000
Interior Architecture	\$2,015,000	\$626,900
Electrical	\$1,777,100	\$403,100
Mechanical	\$1,323,100	\$2,120,700
Total	\$5,682,400	\$3,273,700
Importance Code A	\$567,200	\$951,300
Importance Code B	\$5,039,300	\$2,322,300
Importance Code C	\$75,900	
Total	\$5,682,400	\$3,273,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,000	\$12,800		
Interior Architecture	\$35,000	\$14,600		\$18,200
Electrical	\$54,900	\$68,700	\$1,900	\$1,900
Mechanical	\$46,000	\$58,900	\$37,900	\$17,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$161,800	\$162,900	\$47,700	\$46,000
Importance Code A	\$30,700	\$25,800	\$12,700	\$12,700
Importance Code B	\$131,200	\$137,200	\$35,100	\$33,300
Importance Code C				
Total	\$161,800	\$162,900	\$47,700	\$46,000



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	82%			LIFE	**	5	\$112,000	
Masonry: Brick	8%	Now	\$70,400	LIFE	**	5	\$10,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Elevator Shaft, Chimney, Bulkheads. Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
Metal Panel	5%			2037	**	5-10	\$47,000	
Windows								
Aluminum	90%	0-2	\$100,200	2043	**	5	\$11,200	
<i>Crtrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
Glass Block	5%	Now	\$13,300	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
Metal Louvers	5%	0-2	\$2,000	2036	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$97,200	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
Masonry: Limestone	5%	0-2	\$2,800	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
Metal Security Bars	10%			2042	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$3,100	
Roof								
Built-Up (BUR)	97%	0-2	\$299,400	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
Copper/Terne	3%			2055	**	10	\$8,000	

Interior

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	7%	Now	\$7,600	LIFE	**	5	\$29,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney, Bulkheads Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator Pit</i>								
Ceramic Tile	5%	Now	\$20,100	2036	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator Area At First Floor Throughout</i>								
Terrazzo	3%			LIFE	**	5	\$4,600	
Vinyl Tile	30%			2027	\$529,700	3	\$29,200	
Vinyl Tile 9" X 9"	45%	Now	\$308,800	2022	\$1,029,300	3	\$32,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	10%	0-2	\$68,500	2042	**	5	\$18,200	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	20%	Now	\$75,900	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	45%			LIFE	**	5	\$19,900	
SGFT/Glazed Masonry	27%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$19,400	
AcousTile,Adhered	5%	0-2	\$96,500	2047	**	5	\$4,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
AcousTileSusp.Lay-In	5%			2032	**	5	\$9,700	
Plaster	80%	Now	\$436,100	LIFE	**	5	\$97,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2037	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2037	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	10%			2037	**	5	\$100
	Fused Knife Sw	90%	2-4	\$187,800	2057	**	5	\$200
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Raceway								
	Conduit	90%			2027	\$200,500	1	
	Conduit	10%			2037	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$23,900	5	\$300
	Fused Knife Sw	10%	2-4	\$23,900	2052	**	5	\$100
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Fused Toggle Switch	50%	2-4	\$119,700	2052	**	5	\$700
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	20%			2026	\$47,900	5	\$700
	Molded Case Bkrs	10%			2035	**	5	\$300
Wiring								
	Braided Cloth	80%	2-4	\$254,900	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2037	**	1	
	Thermoplastic	10%			2027	\$31,900	1	
Motor Controllers								
	Locally Mounted	100%			2025	\$122,900	5	\$900
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	76%			2022	\$229,100	10	\$89,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2032	**	10	\$23,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Some Classrooms, Hallways And Restrooms</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$4,400	10	\$100	
Incandescent	2%			2022	\$30,400	2	\$100	
Egress Lighting								
Emergency, Battery	40%			2022	\$73,700	10	\$12,400	
Emergency, Battery	10%	Now	\$18,400	2037	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Service	50%			2022	\$18,400	1		
Exterior Lighting								
HID	100%			2022	\$516,100	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$4,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$283,100	1-3	\$15,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2027	\$251,500	5	\$39,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Oil Tanks 7,500 Gallons Each</i>								
Conversion Equipment Steam Boiler	100%			2025	\$828,400	1	\$126,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Separate Basement</i>								
<i>Explanation : 3 Units. Two Boiler Rooms, 2 Units In Old Wing, 1 Unit In Newer Addition</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$216,600	2037	**	4	\$6,300	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement And First Floor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Steam Traps And Thermostats, Various Locations</i>								
Terminal Devices								
Air Handler	20%			2022	\$360,000	1	\$15,800	
Convactor/Radiator	60%			2025	\$411,200	1	\$24,800	
Fan Coil Unit/Heat	20%			2022	\$383,400	1	\$8,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2022	\$200,000	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$71,400	
Exhaust Fans								
Interior	60%			2027	\$273,200	2	\$2,400	
Roof	40%	Now	\$8,500	2022	\$85,000	2	\$1,300	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Exhaust, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$19,100	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main In Basement</i>								
Water Heater								
Gas Fired	100%	Now	\$78,100	2027	\$78,100	2	\$1,500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2027	\$203,800	4	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$19,500	4	\$4,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 127 - BX

Asset # : 396

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2027	\$36,900	4	\$5,100	
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Hydraulic	40%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$37,600	1-2	\$1,100	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 129 - BX PAIRED WITH P. S. 234 - BX
 Address : 2055 MAPES AVENUE BTWN: EAST 179 ST., EAST 180 ST.
 Borough : BRONX Agency's Number : X129
 Program / Asset # : BOE0316.000 / 374 Yr Built/Renovated : 1971 / 2011
 Area Sq Ft : 129,000 Project Type : EDUCATION
 Date of Survey : 12-Apr-2019 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 3109 Lot : 1 BIN : 2012957

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,225,500	\$403,400
Interior Architecture	\$788,400	\$1,616,200
Electrical	\$223,000	\$1,016,600
Mechanical	\$866,800	\$1,651,300
Site Pavements	\$205,600	
Total	\$3,309,200	\$4,687,500
Importance Code A	\$2,060,300	\$448,200
Importance Code B	\$962,900	\$4,239,300
Importance Code C	\$286,000	
Total	\$3,309,200	\$4,687,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,400			
Interior Architecture	\$100,800			\$19,700
Electrical	\$21,300	\$3,600	\$4,800	\$5,100
Mechanical	\$71,100	\$20,200	\$31,100	\$25,200
Site Enclosure	\$30,200			
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$269,100	\$27,800	\$39,800	\$54,000
Importance Code A	\$39,400	\$12,800	\$12,800	\$12,800
Importance Code B	\$182,400	\$15,000	\$27,000	\$41,200
Importance Code C	\$47,300			
Total	\$269,100	\$27,800	\$39,800	\$54,000



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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$439,100	
Masonry: Brick Cavity	75%			LIFE	**	5	\$263,400	
Windows								
Aluminum	99%			2046	**	5	\$27,800	
Metal Louvers	1%			2039	**	10	\$1,800	
Parapets								
Masonry: Brick	50%	Now	\$25,500	LIFE	**	5	\$8,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Inside Face</i>								
Pre-Cast Concrete	50%			LIFE	**	5	\$104,300	
Roof								
IRMA/Protected Membrane	100%	Now	\$822,100	2040	**			
<i>Debris Present, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$21,900	LIFE	**	5	\$43,100	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$203,800	2045	**	5	\$4,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Toilet Rooms</i>								
Vinyl Tile	60%	Now	\$53,600	2030	\$1,072,900	3	\$44,300	
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout, Room 300</i>								
Vinyl Tile 9" X 9"	20%			2025	\$463,300	3	\$19,700	
Wood	5%			2045	**	5	\$18,500	

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$206,800	2045	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	5%	2-4	\$8,300	LIFE	**	5	\$2,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Folding Partition	5%			2046	**	5	\$17,500	
Plaster	50%			LIFE	**	5-10	\$59,700	
SGFT/Glazed Masonry	35%	Now	\$40,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Stair B</i>								
Ceilings								
AcousTile,Adhered	20%	Now	\$78,200	2043	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	30%	Now	\$102,100	2043	**	5	\$36,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor And 3rd Floor</i>								
AcousTileSusp.Lay-In	10%	Now	\$17,000	2035	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5-10	\$73,900	
Metal Panel	5%			LIFE	**	5	\$24,600	
Plaster	5%	Now	\$27,600	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Girls Toilet</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	\$27,900	2050	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Of School</i>								
Iron Picket	30%	2-4	\$2,300	2065	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mapes Avenue</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$43,500	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Prospect Avenue</i>								

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	90%			2039	**			
Cast in Place Concrete	10%			2043	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	90%	Now	\$162,100	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Play Yard</i>								
Rubber Matting	10%	0-2	\$2,300	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2030	\$187,800	5	\$500	
Fused Disc Sw	10%			2050	**	5	\$100	
Raceway								
Conduit	5%			2050	**	1		
Conduit	95%			2030	\$211,600	1		
Panelboards								
Fused Disc Sw	8%			2029	\$19,200	5	\$200	
Fused Disc Sw	2%			2046	**	5	\$100	
Molded Case Bkrs	10%			2046	**	5	\$300	
Molded Case Bkrs	80%			2029	\$191,500	5	\$2,700	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Thermoplastic	20%			2030	\$63,700	1		
Motor Controllers								
Locally Mounted	90%			2028	\$110,600	5	\$800	
Locally Mounted	10%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,800	

Lighting

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	96%			2038	**	10	\$113,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$92,900	10	\$15,600	
Exit, Service	45%			2025	\$16,700	1		
Exit, Service	5%			2035	**	1		
Exterior Lighting								
LED	30%			2038	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Outside And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$23,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Basement, Toilets</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$253,500	5	\$40,000	
Conversion Equipment								
Steam Boiler	100%	2-4	\$834,800	2050	**	1	\$115,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Oil Leaks From Burners</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Retubing On No.1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$28,500	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%			2030	\$362,800	1	\$16,000	
Convactor/Radiator	70%	0-2	\$9,700	2035	**	1	\$26,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	10%			2030	\$193,200	1	\$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit On Cafeteria Roof</i>								
Window/Wall Unit	70%			2025	\$188,200	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	**	1	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covers Auditorium</i>								
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	**	2	\$9,000	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$113,900	
Exhaust Fans								
Interior	15%			2030	\$68,800	2	\$600	
Roof	85%	0-2	\$18,200	2030	\$182,000	2	\$2,700	
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2040	**	1		
Galvanized Steel	60%			2028	\$339,600	1		
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$12,800	

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DEPARTMENT OF EDUCATION - 040
I. S. 129 - BX PAIRED WITH P. S. 234 - BX
Asset # : 374

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$19,700	4	\$4,100	
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Sinks, Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	95%			2030	\$63,200	1-2	\$1,800	
Chemical System No Component Generic	99%			2028	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 131 - BX
Address : 885 BOLTON AVENUE @STORY AVE.
Borough : BRONX **Agency's Number** : X131
Program / Asset # : BOE0269.000 / 397 **Yr Built/Renovated** : 1966 / 2011
Area Sq Ft : 154,000 **Project Type** : EDUCATION
Date of Survey : 29-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3644 **Lot** : 1 **BIN** : 2103869

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$281,400
Interior Architecture	\$1,285,700	\$522,900
Electrical	\$304,000	\$896,500
Mechanical	\$109,600	\$1,724,600
Total	\$1,699,200	\$3,425,500
Importance Code A		\$1,322,900
Importance Code B	\$1,699,200	\$2,051,000
Importance Code C		\$51,500
Total	\$1,699,200	\$3,425,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$13,100		\$19,000
Interior Architecture	\$14,700	\$64,200		\$6,500
Electrical	\$5,800	\$32,400	\$5,200	\$5,000
Mechanical	\$68,200	\$70,900	\$35,000	\$21,900
Total	\$88,800	\$180,500	\$40,100	\$52,300
Importance Code A	\$15,300	\$28,600	\$15,300	\$34,200
Importance Code B	\$68,800	\$151,900	\$24,900	\$18,100
Importance Code C	\$4,700			
Total	\$88,800	\$180,500	\$40,100	\$52,300



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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$115,800	
Pre-Cast Concrete	15%			LIFE	**	5	\$66,400	
Windows								
Aluminum	100%			2049	**	5	\$20,100	
Parapets								
Masonry: Brick Cavity	5%			LIFE	**	5	\$200	
Metal Rail	20%			2044	**	5-10	\$14,700	
Pre-Cast Concrete	75%			LIFE	**	5	\$19,200	
Roof								
Copper/Terne	5%			2062	**	10	\$13,100	
Modified Bitumen	95%			2035	**	10	\$99,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$25,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Oil Tank Room, Fan Room</i>								
Ceramic Tile	3%			2036	**	5	\$7,100	
Terrazzo	5%			LIFE	**	5	\$9,200	
Vinyl Tile	22%			2027	\$471,400	3	\$26,000	
Vinyl Tile	60%			2022	\$1,285,700	3	\$53,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2042	**	5	\$22,100	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$9,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$12,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Oil Tank Room</i>								
Folding Partition	2%			2035	**	5	\$15,600	
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$51,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2032	**	5	\$59,000	
AcousTileSusp.Lay-In	5%			2032	**	5	\$11,800	
Exposed Concrete	65%			LIFE	**	5	\$24,000	
Exposed Struc: Steel	3%			LIFE	**			
Plaster	7%			LIFE	**	5	\$10,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At 2,000 Amperes And 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$700	
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$400	
Molded Case Bkrs	65%			2026	\$155,600	5	\$2,600	
Molded Case Bkrs	15%			2035	**	5	\$600	
Molded Case Bkrs	10%			2049	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$74,200	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$12,300	5	\$100	
Locally Mounted	90%			2044	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$137,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2035	**			
Egress Lighting								
Emergency, Battery	20%			2022	\$44,400	10	\$7,400	
Emergency, Battery	30%			2032	**	10	\$11,200	
Exit, Service	30%			2032	**	1		
Exit, Service	20%			2022	\$8,900	1		
Exterior Lighting								
HID	30%			2035	**	10	\$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$17,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$28,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bell And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$47,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 12,000 Gallons Tanks*

Conversion Equipment

Steam Boiler

100%

2025

\$996,600

1

\$152,500

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 No. 4 Oil Burning Steam Boilers**boiler No.1 Is Scheduled To Be Retubed*

Distribution

Central Plant Steam

100%

2037

* *

4

\$11,400

Piping/Pmp

*Recent Repair Evident, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room Vacuum Pumping System Is Outfitted With New Motors,**Throughout, New Steam Traps Installed.*

Terminal Devices

Air Handler

20%

2027

\$433,100

1

\$19,100

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Second Floor Fan Room**Recent Repair Evident, Extent : Light, Area Affected : 100%**Location : Fan Room, Repaired Climate Control System*

Convactor/Radiator

80%

2032

* *

1

\$39,800

*Recent Repair Evident, Extent : Light, Area Affected : 100%**Location : Throughout, Repaired Climate Control System*

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

I. S. 131 - BX

Asset # : 397

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	80%			2025	\$256,700	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,900
Exhaust Fans								
	Interior	20%			2022	\$109,600	2	\$900
					<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Second Floor Fan Room</i>			
	Roof	80%			2035	**	2	\$3,800
					<i>Recent Replace Evident, Extent : Light, Area Affected : 80%</i>			
					<i>Location : Roof</i>			
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2037	**	1	
	Galvanized Steel	5%	0-2	\$33,800	2047	**	1	
					<i>Corroded, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Basement, Deteriorating Water Main, Main Valves Do Not Hold.</i>			
	Galvanized Steel	75%			2032	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$22,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2022	\$23,500	4	\$4,900
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2037	**	1-2	\$8,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 135 - BX (J. H. S. 135 - BX)
Address : 2441 WALLACE AVENUE @MACE AVENUE
Borough : BRONX **Agency's Number** : X135
Program / Asset # : BOE0272.000 / 400 **Yr Built/Renovated** : 1955 / 2011
Area Sq Ft : 136,000 **Project Type** : EDUCATION
Date of Survey : 02-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4432 **Lot** : 1 **BIN** : 2051313

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$200,300	\$247,700
Interior Architecture	\$1,613,300	\$1,465,100
Electrical	\$746,600	\$952,200
Mechanical	\$1,684,000	\$503,400
Total	\$4,244,200	\$3,168,400
Importance Code A	\$200,300	\$292,500
Importance Code B	\$4,043,900	\$2,562,300
Importance Code C		\$313,500
Total	\$4,244,200	\$3,168,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,200			\$24,000
Interior Architecture		\$9,700		\$25,900
Electrical	\$26,000	\$5,100	\$2,900	\$2,500
Mechanical	\$22,300	\$92,300	\$37,500	\$20,900
Total	\$59,600	\$107,200	\$40,400	\$73,300
Importance Code A	\$24,700	\$13,800	\$13,500	\$37,500
Importance Code B	\$34,900	\$93,400	\$26,900	\$35,800
Importance Code C				
Total	\$59,600	\$107,200	\$40,400	\$73,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$156,700	LIFE	**	5	\$97,300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Wallace Avenue Facade</i>								
Pre-Cast Concrete	12%			LIFE	**	5	\$43,100	
Windows								
Aluminum	100%			2049	**	5	\$48,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	90%	0-2	\$43,500	LIFE	**	5	\$14,100	
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Underside Of Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Interior Face</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Lintels - Rear Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Parapet Wall</i>								
Pre-Cast Concrete	10%	Now	\$3,000	LIFE	**	5	\$9,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	15%	Now	\$8,200	2032	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drain</i>								
Metal Panel	2%			2040	**	10	\$4,700	
Modified Bitumen	83%			2035	**	10	\$107,200	
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	6%			LIFE	**	5	\$27,200	
Ceramic Tile	4%			2030	\$171,600	5	\$8,300	
Ceramic Tile	1%			2040	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
<i>Explanation : Recently Upgraded</i>								
Sheet Vinyl/Rubber	2%	0-2	\$131,400	2037	**	5	\$3,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Terrazzo	2%			LIFE	**	5	\$3,200	
Vinyl Tile	50%	4+	\$47,100	2027	\$941,100	3	\$38,900	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile 9" X 9"	30%	Now	\$219,500	2022	\$731,500	3	\$23,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Stair Landings</i>								
Wood	5%			2042	**	5	\$19,400	
Interior Walls								
Ceramic Tile	4%			2030	\$262,700	5	\$8,900	
Ceramic Tile	1%			2040	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
<i>Explanation : Recently Upgraded</i>								
Concrete Masonry Unit	57%			LIFE	**	5	\$50,800	
Folding Partition	5%			2035	**	5	\$27,900	
Metal: Cage/Fence	2%			LIFE	**			
Plaster	3%			LIFE	**	5	\$2,000	
SGFT/Glazed Masonry	28%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$411,600	2047	**	5	\$20,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd Floor Corridors</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Throughout</i>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$10,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	40%			LIFE	**	5	\$13,000	
Fiber Board	5%	Now	\$72,300	2037	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
Plaster	30%			LIFE	**	5	\$38,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$234,800	5	\$3,600	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$300	
Fused Knife Sw	5%	2-4	\$12,000	2052	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	75%			2026	\$179,500	5	\$2,700	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	25%			2027	\$92,700	1		
Thermoplastic	5%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Motor Controllers

Locally Mounted	50%			2025	\$61,400	5	\$500	
Locally Mounted	50%	2-4	\$61,400	2047	**	5	\$200	

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,000	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent	100%			2032	**	10	\$124,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$16,400	
Exit, Service	50%			2027	\$19,600	1		

Exterior Lighting

HID	20%			2035	**	10	\$100	
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2027	\$87,900	1	\$10,200	

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2022	\$300,800	1-3	\$16,800	

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4	100%			2037	**	5	\$42,100	
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Conversion Equipment

Steam Boiler	15%			2032	**	1	\$20,200	
Steam Boiler	85%			2032	**	1	\$114,500	

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	5%			2053	**	4	\$500	
Central Plant Steam Piping/Pmp	95%			2037	**	4	\$9,600	
Terminal Devices								
Air Handler	5%	Now	\$95,600	2037	**	1	\$3,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium, Lunch Room And Auditorium, Defective Air Handling Unit Temperature Control Systems</i>								
Air Handler	15%			2027	\$286,900	1	\$12,600	
Convactor/Radiator	20%	Now	\$145,600	2047	**	1	\$7,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Occupied Spaces, Defective Temperature Control System</i>								
Convactor/Radiator	60%			2032	**	1	\$26,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2022	\$170,000	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,800	
Exhaust Fans								
Interior	20%			2022	\$96,800	2	\$800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium, Auditorium And Lunch Room</i>								
Roof	80%			2022	\$180,600	2	\$3,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$216,600	4	\$13,400	
Sanitary Piping								
Cast Iron	100%	2-4	\$995,400	LIFE	**	1		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2022	\$20,700	4	\$4,300	
	Backflow Preventer							
	Generic	100%		2032	* *	1	\$8,300	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%		2037	* *	1-2	\$3,800	
	Chemical System							
	Generic	100%		2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 136 - BK (J. H. S. 136 - BK)
Address : 4004 4TH AVENUE
Borough : BROOKLYN **Agency's Number** : K136
Program / Asset # : BOE0441.000 / 1369 **Yr Built/Renovated** : 1901 / 1999
Area Sq Ft : 112,000 **Project Type** : EDUCATION
Date of Survey : 15-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4
Block : 713 **Lot** : 20 **BIN** : 3010580

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,909,800	\$854,400
Interior Architecture	\$489,700	\$1,050,800
Electrical	\$722,200	\$762,400
Mechanical	\$621,900	\$1,059,700
Total	\$3,743,500	\$3,727,200
Importance Code A	\$1,909,800	\$885,800
Importance Code B	\$1,833,700	\$2,841,400
Total	\$3,743,500	\$3,727,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$94,700	\$26,700		
Interior Architecture	\$56,200	\$14,900		\$14,000
Electrical	\$1,800	\$18,400	\$3,300	\$3,800
Mechanical	\$49,000	\$34,900	\$27,400	\$17,600
Total	\$201,700	\$94,900	\$30,700	\$35,300
Importance Code A	\$105,800	\$38,100	\$11,100	\$11,100
Importance Code B	\$63,500	\$56,800	\$19,600	\$24,200
Importance Code C	\$32,400			
Total	\$201,700	\$94,900	\$30,700	\$35,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$165,800	LIFE	**	5	\$149,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2062	**	10	\$8,900	
Masonry: Brick	60%			LIFE	**	5	\$114,500	
Masonry: Brick	20%	Now	\$122,900	LIFE	**	5	\$38,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Room B12</i>								
Masonry: Limestone	5%	0-2	\$247,000	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Stucco Cement	3%			2032	**	5	\$14,300	
Windows								
Aluminum	90%	Now	\$1,119,900	2035	**	5	\$25,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$74,100	LIFE	**	5	\$1,700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Gymnasium</i>								
Steel	5%	0-2	\$31,000	2035	**	5	\$17,400	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$11,300	
Masonry: Brick	70%	Now	\$180,000	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$14,000	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	50%	Now	\$31,200	2030	\$156,100			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1901 Wing, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 401, 408, 454, Throughout</i>								
Copper/Terne	5%			2042	**	10	\$10,600	
IRMA/Protected Membrane	25%			2027	\$226,300	10	\$21,300	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Gymnasium</i>								
IRMA/Protected Membrane	15%			2027	\$108,600	10	\$12,800	
Modified Bitumen	5%	Now	\$18,500	2027	\$61,600			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,400	
Ceramic Tile	5%			2036	**	5	\$8,000	
Terrazzo	5%	0-2	\$19,800	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	0-2	\$405,400	2027	\$1,013,600	3	\$41,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	15%	0-2	\$84,300	2042	**	5	\$22,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$4,300	
Concrete Masonry Unit	10%	0-2	\$10,100	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%	Now	\$20,100	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	20%			2032	**	5	\$24,800	
AcousTileSusp.Lay-In	5%			2032	**	5	\$5,000	
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$37,200	

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 401, 408, 454, Corridor Near Stair 4 On Fourth Floor*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2027	\$31,400	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Disconnect Switches; No Available Nameplate Ratings*

Fused Disc Sw	30%			2047	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$208,700	5	\$2,900	
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Raceway

Conduit	80%			2027	\$178,200	1		
Conduit	20%			2047	**	1		

Panelboards

Fused Disc Sw	5%			2043	**	5	\$100	
Fused Toggle Switch	50%	2-4	\$95,800	2052	**	5	\$600	

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Molded Case Bkrs	10%			2043	**	5	\$300	
Molded Case Bkrs	35%			2026	\$67,000	5	\$1,000	

Wiring

Braided Cloth	80%	2-4	\$254,900	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2047	**	1		
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Motor Controllers

Locally Mounted	30%			2040	**	5	\$200	
Locally Mounted	70%			2025	\$86,000	5	\$500	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$100,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$13,500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$90,300	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$12,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$371,500	2037	**	1-3	\$18,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Station</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$34,700	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Dual Fuel, But Gas Not Installed</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$110,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$94,800	2037	**	4	\$5,500	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Return Line Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Return Line Valve, Boiler Room</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	Now	\$6,300	2022	\$315,000	1	\$12,500	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Flexible Connections, Basement</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bearing Of Ahu For Gymnasium Is Broken, Basement</i>								
Convactor/Radiator	80%			2025	\$479,700	1	\$28,900	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2022	\$140,000	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,500	
Exhaust Fans								
Interior	90%	Now	\$7,200	2027	\$358,600	2	\$2,500	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vibration Isolaters - Canvas</i>								
Roof	10%	Now	\$1,900	2027	\$18,600	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Motor Is Down, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$98,300	1		
Water Heater								
Gas Fired	100%			2025	\$68,300	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$17,100	2037	**	4	\$2,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$54,800	1-2	\$1,600	
Fire Pump								
Generic	100%			2023	\$72,100	1	\$20,900	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 136 - M
Address : 6 EDGECOMBE AVENUE @ W.135 ST.
Borough : MANHATTAN **Agency's Number** : M136
Program / Asset # : BOE0082.000 / 1728 **Yr Built/Renovated** : 1925 / 2013
Area Sq Ft : 113,000 **Project Type** : EDUCATION
Date of Survey : 11-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 1960 **Lot** : 1 **BIN** : 1059460

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,187,100	\$246,200
Interior Architecture	\$1,023,600	\$625,000
Electrical	\$1,350,100	\$1,674,200
Mechanical	\$1,558,900	\$423,100
Site Enclosure	\$104,400	
Site Pavements	\$115,200	
Total	\$5,339,300	\$2,968,500
Importance Code A	\$1,187,100	\$291,100
Importance Code B	\$4,047,800	\$2,677,400
Importance Code C	\$104,400	
Total	\$5,339,300	\$2,968,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,700			\$800
Interior Architecture	\$4,400		\$4,000	\$33,900
Electrical	\$12,700	\$10,900	\$12,000	\$30,000
Mechanical	\$48,900	\$16,600	\$24,400	\$16,600
Site Pavements	\$11,800			
Total	\$96,500	\$27,500	\$40,300	\$81,300
Importance Code A	\$29,900	\$11,200	\$11,200	\$12,200
Importance Code B	\$54,800	\$16,300	\$29,200	\$69,000
Importance Code C	\$11,800			
Total	\$96,500	\$27,500	\$40,300	\$81,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,500	
Masonry: Brick	90%	0-2	\$1,106,300	LIFE	**	5	\$171,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%			LIFE	**	5	\$4,300	
Masonry: Marble	2%			LIFE	**	5	\$2,900	
Windows								
Aluminum	100%			2045	**	5	\$55,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,100	
Masonry: Brick	93%			LIFE	**	5	\$19,400	
Metal Panel	2%			2049	**	5	\$1,600	
Roof								
Modified Bitumen	95%			2034	**	10	\$80,800	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%	Now	\$18,700	2031	**	5	\$3,500	
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$4,400	LIFE	**	5	\$17,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$8,000	
Marble Panels	5%			LIFE	**	5	\$6,000	
Sheet Vinyl/Rubber	5%			2029	\$252,700	5	\$12,000	
Traffic Topping	5%	2-4	\$42,200	2029	\$105,600	5	\$5,000	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	2-4	\$43,400	2029	\$217,200	3	\$9,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	50%	Now	\$937,900	2039	**	3	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$15,000	
Wood	5%			2064	**	5	\$15,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
Gypsum Board	5%			LIFE	**	5	\$2,600	
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$16,600	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,300	
Metal Panel	5%			LIFE	**	5	\$6,200	
Plaster	80%			LIFE	**	5	\$49,500	
Site Enclosure								
Fence/Gates								
Chain Link	26%			2049	**			
Iron Picket	74%	0-2	\$104,400	2079	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Leaning</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	65%	Now	\$65,700	2034	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Pavers/Stone	35%	Now	\$49,500	2038	**			
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Throughout*

On-Site Walkways

Asphalt	95%	2-4	\$11,800	2032	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 25%**Location : Throughout*

Cast in Place Concrete	5%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$44,900	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$208,700	5	\$500	
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Raceway

Conduit	90%			2029	\$200,500	1		
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Conduit	10%			2049	**	1		
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Panelboards

Fused Disc Sw	5%			2028	\$9,600	5	\$100	
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Fused Toggle Switch	1%			2028	\$1,900	5		
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Molded Case Bkrs	90%			2028	\$172,400	5	\$2,700	
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Molded Case Bkrs	4%			2045	**	5	\$100	
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Wiring

Braided Cloth	90%			2028	\$286,700	1		
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Thermoplastic	10%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$122,900	5	\$800	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,700	
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Lighting

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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	97%			2034	**	10	\$100,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 97%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 3rd Floor Gymnasium</i>								
<i>Explanation : HID Fixtures</i>								
Incandescent	1%			2034	**	2		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Incandescent Fixtures</i>								
Egress Lighting								
Emergency, Service	30%			2034	**	1		
Emergency, Battery	20%			2034	**	10	\$5,500	
Exit, Service	30%			2024	\$9,800	1		
Exit, Battery	20%			2034	**	10	\$1,500	
Exterior Lighting								
HID	100%			2029	\$455,600	10	\$300	
Alarm								
Security System								
Generic	50%			2029	\$182,500	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2034	**	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2024	\$1,249,500	1-3	\$71,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations And Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2042	**	1	\$111,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$25,000	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	20%			2024	\$317,800	1	\$14,000	
Convactor/Radiator	50%			2027	\$302,500	1	\$18,300	
Fan Coil Unit/Heat	30%			2024	\$507,700	1	\$11,000	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	5%			2029	\$120,600			
Window/Wall Unit	30%	Now	\$7,100	2024	\$70,600	1		
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
No Component	65%							
Ventilation								
Distribution Ductwork/Diffusers	100%	0-2	\$52,100	LIFE	**	2-5	\$63,000	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	90%			2024	\$361,800	2	\$3,100	
Roof	10%			2034	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$68,900	2	\$1,600	
HW Heat Exchanger								
Steam Fired	100%	Now	\$180,000	2059	**	4	\$11,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$17,200	4	\$3,600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 136 - M

Asset # : 1728

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$33,200	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 137 - Q
Address : 109-15 98TH STREET
Borough : QUEENS **Agency's Number** : Q137
Program / Asset # : BOE1027.000 / 13469 **Yr Built/Renovated** : 2002 / 2015
Area Sq Ft : 181,500 **Project Type** : EDUCATION
Date of Survey : 19-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9172 **Lot** : 1 **BIN** : 4467457

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$236,100	\$293,100
Interior Architecture	\$630,100	\$420,600
Electrical		\$1,401,700
Mechanical	\$78,400	\$4,989,400
Site Pavements	\$87,100	
Total	\$1,031,600	\$7,104,800
Importance Code A	\$236,100	\$293,100
Importance Code B	\$545,400	\$6,665,500
Importance Code C	\$250,100	\$146,200
Total	\$1,031,600	\$7,104,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$51,100		\$23,800	
Interior Architecture	\$52,900		\$57,200	\$7,500
Electrical	\$41,600	\$17,700	\$25,900	\$18,700
Mechanical	\$116,500	\$113,800	\$94,100	\$110,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$270,000	\$139,400	\$208,800	\$144,900
Importance Code A	\$69,100	\$18,000	\$41,800	\$18,000
Importance Code B	\$194,900	\$121,500	\$167,100	\$119,400
Importance Code C	\$6,000			\$7,500
Total	\$270,000	\$139,400	\$208,800	\$144,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$46,400	
Glass Block	5%			LIFE	**	5	\$11,600	
Masonry: Brick Cavity	70%			LIFE	**	5	\$259,900	
Metal Panel	5%			2050	**	5-10	\$63,800	
Windows								
Aluminum	95%			2046	**	5	\$30,700	
Metal Louvers	5%			2039	**	10	\$10,100	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$124,300	
Metal Panel	10%			2050	**	5	\$8,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$13,500	
Roof								
Metal Panel	10%			2043	**	10	\$23,800	
Modified Bitumen	90%			2035	**	10	\$116,800	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	2%			2029	\$92,000	3	\$10,100	
Cast in Place Concrete	10%			LIFE	**	5	\$147,700	
Mosaic Tile	3%			2043	**	5	\$25,300	
Quarry Tile	15%			2043	**	5	\$76,000	
Terrazzo	5%			LIFE	**	5	\$26,400	
Vinyl Tile	60%			2035	**	3	\$76,000	
Wood	5%			2058	**	5	\$31,700	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$14,900	
Concrete Masonry Unit	30%			LIFE	**	5	\$71,600	
Concrete Masonry Unit	5%	Now	\$35,400	LIFE	**	5	\$6,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C</i>								
Glass Block	5%			LIFE	**	10	\$6,000	
Gypsum Board	25%			LIFE	**	5-10	\$126,800	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$37,300	
Wood	5%			LIFE	**	5	\$119,300	
Ceilings								
AcousTileConcealSpLn	25%			2043	**	5	\$105,500	
AcousTileSusp.Lay-In	40%			2043	**	5	\$135,100	
Exposed Concrete	10%			LIFE	**	5-10	\$42,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$33,800	
Gypsum Board	10%			LIFE	**	5-10	\$116,100	
Plaster	10%			LIFE	**	5-10	\$58,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2050	**			
Iron Picket	40%			2065	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	100%	4+	\$87,100	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Play Yard Basketball Courts</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At 3,000 Amperes, 2,500 Amperes And 2,000 Amperes Respectively.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$400	
Molded Case Bkrs	90%			2038	**	5	\$4,300	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$55,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2033	**	1	\$70,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$40,500	
Fuel Storage								
Day Tank								
	25%			2038	**	5	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons Rated Capacity</i>								
Main Tank	75%			2045	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2030	\$406,000	10	\$158,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2030	\$8,500	10	\$3,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Auditorium</i>								
LED	3%			2038	**			
Egress Lighting								
Emergency, Service								
	50%			2030	\$47,700	1		
Exit, LED								
	50%			2045	**	1		
Exterior Lighting								
LED								
	30%			2038	**			
No Component								
	70%							
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2030	\$175,900	1	\$20,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2030	\$602,100	1-3	\$34,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Toilets, Cafeteria , Basement And Gymnasium</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$179,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$40,100	2050	**			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Air Conditioning Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Basement Boiler Room And Room # C-001</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	7%	0-2	\$8,900	2030	\$178,700	1	\$7,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Control System, Fan Room</i>								
Air Handler	63%			2030	\$1,607,900	1	\$70,700	
Convactor/Radiator	30%	0-2	\$5,800	2035	**	1	\$15,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : The Connections, Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2033	**	1	\$196,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Air Conditioning Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Air Conditioning Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	25%	Now	\$1,100	2050	**	4	\$2,200	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Air Conditioning Room</i>								
CW & CHW Wtr Pipe/Pump	75%			2050	**	4	\$10,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	50%	0-2	\$20,400	2030	\$1,017,800	1	\$50,500	
<i>Unbalanced System, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout All Floors</i>								
Air Handler/Cool/Ht	50%			2030	\$1,017,800	1	\$56,100	
Heat Rejection								
Water Cooling Tower	100%			2028	\$688,800	2	\$182,700	
Ventilation								
Distribution								
Ductwork/Diffusers	15%	0-2	\$5,000	LIFE	**	2-5	\$15,200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : The Dampers, Various Locations</i>								
Ductwork/Diffusers	85%			LIFE	**	2-5	\$136,200	
Exhaust Fans								
Interior	50%			2030	\$322,900	2	\$2,800	
Roof	50%			2035	**	2	\$2,800	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : Missing Covers</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2025	\$110,700	2	\$2,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$3,800	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$7,200	
Backflow Preventer								
Generic	100%			2035	**	1	\$11,100	
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Defective Units</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 137 - Q

Asset # : 13469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2050	* *	1-5	\$91,500	
	Sprinkler							
	Generic	100%		2050	* *	1-2	\$50,800	
	Fire Pump							
	Generic	100%		2033	* *	1	\$33,900	
	Chemical System							
	Generic	100%		2025	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 139 - BX
Address : 345 BROOK AVENUE @E. 142 STREET
Borough : BRONX **Agency's Number** : X139
Program / Asset # : BOE0276.000 / 404 **Yr Built/Renovated** : 1957 / 1999
Area Sq Ft : 151,221 **Project Type** : EDUCATION
Date of Survey : 13-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2286 **Lot** : 36 **BIN** : 2000391

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$297,100
Interior Architecture	\$903,100	\$280,100
Electrical	\$702,900	\$1,006,100
Mechanical	\$1,206,000	\$3,688,300
Total	\$2,812,000	\$5,271,700
Importance Code A		\$1,298,200
Importance Code B	\$2,812,000	\$3,922,000
Importance Code C		\$51,500
Total	\$2,812,000	\$5,271,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$1,200	\$40,100
Interior Architecture	\$46,400		\$17,000	\$8,500
Electrical	\$14,500	\$45,700	\$3,300	\$2,800
Mechanical	\$22,000	\$69,500	\$44,500	\$22,100
Total	\$82,800	\$115,300	\$66,000	\$73,500
Importance Code A	\$15,000	\$15,300	\$16,200	\$55,100
Importance Code B	\$67,900	\$100,000	\$49,800	\$18,400
Importance Code C				
Total	\$82,800	\$115,300	\$66,000	\$73,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Glazed Ceramic Panel	5%			LIFE	**	5	\$25,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	45%			LIFE	**	5	\$49,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Metal/Glass Curt Wall	45%			LIFE	**	5	\$93,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2049	**	5	\$68,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick Cavity	45%			LIFE	**	5	\$5,700	
Metal Panel	5%			2053	**	5	\$2,500	
Metal Security Bars	30%			2062	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East / West Facades - 4 Story Volume</i>								
<i>Explanation : Solar Shades Structures</i>								
Metal: Cage/Fence	10%			2044	**	5-10	\$9,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$8,000	
Roof								
Modified Bitumen	100%			2035	**	10	\$154,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	3%			2030	\$140,500	5	\$6,800	
Terrazzo	4%	Now	\$22,500	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%			2032	**	3	\$50,900	
Vinyl Tile 9" X 9"	30%	Now	\$39,900	2022	\$798,600	3	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$23,900	2042	**	5	\$6,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,900	
Plaster	63%			LIFE	**	5	\$51,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	2%			LIFE	**	5	\$21,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Wall Panels</i>								
Ceilings								
AcousTile,Adhered	15%	0-2	\$64,600	2032	**	5	\$16,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Various Locations Throughout</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$10,800	
Exposed Concrete	15%			LIFE	**	5	\$5,100	
Plaster	65%			LIFE	**	5	\$88,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$22,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Ratings Not Available</i>								
Fused Disc Sw	50%			2037	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$234,800	5	\$4,000	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Fused Disc Sw	5%			2043	**	5	\$200	
Molded Case Bkrs	20%			2043	**	5	\$800	
Molded Case Bkrs	65%			2026	\$155,600	5	\$2,600	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$74,200	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$2,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2037	**	10	\$134,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$108,900	10	\$18,300	
Exit, Service	50%			2022	\$21,800	1		
Exterior Lighting								
HID	20%			2037	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$11,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$334,400	1-3	\$18,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2037	**	5	\$46,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Recent Conversion From #6 Fuel Oil To #2 2 6500 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$978,700	1	\$149,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 - #2 Oil Burning Steam Boilers. Boiler Burner Were Converted To Fire #2 Fuel Oil</i>								
Distribution								
Central Plant Steam Piping/Pmp	5%	0-2	\$128,000	2057	**	4	\$400	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	95%			2027	\$2,431,400	4	\$7,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$425,300	1	\$18,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Rooms</i>								
Convactor/Radiator	80%			2032	**	1	\$39,100	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$252,100	1		
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$84,300	
Exhaust Fans								
Interior	20%			2022	\$107,600	2	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Rooms</i>								
Roof	80%			2022	\$200,900	2	\$3,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2032	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 139 - BX

Asset # : 404

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2021	\$92,200	2	\$2,200
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
	HW Heat Exchanger							
	Steam Fired	100%			2027	\$240,800	4	\$15,000
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	95%			2022	\$21,900	4	\$4,600
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
	Submersible	5%	0-2	\$300	2022	\$300	4	\$200
			<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement Fan Rooms</i>					
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$2,100
			<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Chemical System							
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 141 - BX (J. H. S. 141 - BX)
Address : 660 WEST 237 STREET @ INDEPENDENCE AVE.
Borough : BRONX **Agency's Number** : X141
Program / Asset # : BOE0278.000 / 186 **Yr Built/Renovated** : 1957 / 2006
Area Sq Ft : 172,015 **Project Type** : EDUCATION
Date of Survey : 14-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 5918 **Lot** : 376 **BIN** : 2085870

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$59,200	\$1,671,700
Interior Architecture	\$1,050,900	\$562,600
Electrical	\$208,100	\$730,500
Mechanical	\$676,400	\$347,500
Total	\$1,994,500	\$3,312,200
Importance Code A	\$59,200	\$1,671,700
Importance Code B	\$1,935,400	\$1,555,100
Importance Code C		\$85,500
Total	\$1,994,500	\$3,312,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$28,500	\$11,300	
Interior Architecture	\$30,000	\$11,200	\$19,400	\$6,000
Electrical	\$25,200	\$43,000	\$24,300	\$29,800
Mechanical	\$44,200	\$49,600	\$69,100	\$51,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$103,400	\$136,200	\$127,900	\$91,000
Importance Code A	\$17,000	\$45,600	\$28,700	\$17,000
Importance Code B	\$86,300	\$90,700	\$79,900	\$74,000
Importance Code C			\$19,400	
Total	\$103,400	\$136,200	\$127,900	\$91,000



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DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Ceramic Tile	10%			2047	**	10	\$11,800	
Glazed Ceramic Panel	2%			LIFE	**	5	\$11,800	
Masonry: Brick	30%			LIFE	**	5	\$37,900	
Masonry: Brick	25%			LIFE	**	5	\$31,600	
Metal Panel	25%			2047	**	5-10	\$216,900	
Metal Coiling Doors	5%			2032	**	5	\$19,700	
Pre-Cast Concrete	3%			LIFE	**	5	\$12,300	
Windows								
Aluminum	50%			2043	**	5	\$13,000	
Aluminum	37%			2043	**	5	\$9,600	
Fiberglass Panel	10%			2035	**	5	\$9,700	
Metal Louvers	3%			2036	**	10	\$4,900	
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$17,500	
Glazed Ceramic Panel	15%			2047	**	5-10	\$27,000	
Masonry: Brick	10%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Parapet Walls Not Replaced</i>								
Masonry: Brick Cavity	40%			LIFE	**	5	\$6,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building, 1967 Addition, And Gymnasium</i>								
Metal Panel	20%			2047	**	5	\$13,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,300	
Roof								
Built-Up (BUR)	65%			2027	\$1,115,500	10	\$77,000	
Copper/Terne	3%			2042	**	10	\$8,900	
Copper/Terne	3%			2055	**	10	\$8,900	
IRMA/Protected Membrane	25%			2027	\$252,100	10	\$29,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof, Main Building. Above Gymnasium / Auditorium</i>								
Metal Panel	2%			2040	**	10	\$4,300	
Skylight, Metal/Glass	2%			2037	**	10	\$7,900	

Interior

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DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$2,000	LIFE	**	5	\$19,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2036	**	5	\$8,900	
Quarry Tile	3%			2040	**	5	\$8,000	
Terrazzo	5%			LIFE	**	5	\$7,000	
Vinyl Tile	27%			2027	\$438,000	3	\$24,100	
Vinyl Tile 9" X 9"	50%			2022	\$1,050,900	3	\$33,500	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Main Building</i>								
Wood	5%			2055	**	5	\$16,800	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$18,600	
Folding Partition	5%			2043	**	5	\$38,700	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Plaster	52%			LIFE	**	5	\$48,300	
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	3%			LIFE	**	5	\$37,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Paneling</i>								
Ceilings								
AcousTileConcealSpLn	17%			2040	**	5	\$38,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Gymnasium And Corridors</i>								
AcousTileSusp.Lay-In	20%			2040	**	5	\$35,700	
Exposed Concrete	20%			LIFE	**	5	\$5,600	
Exposed Struc: Steel	3%			LIFE	**			
Gypsum Board	3%			LIFE	**	5	\$6,700	
Metal Panel	2%			LIFE	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Cafeteria</i>								
<i>Explanation : Kitchen Ceiling</i>								
Plaster	35%	Now	\$17,500	LIFE	**	5	\$39,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Underside Of Breezway</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 6,000 Ampere, One 1,600 Ampere And One 1,200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$700	
Raceway								
Conduit	60%			2027	\$185,100	1		
Conduit	40%			2053	**	1		
Panelboards								
Fused Toggle Switch	1%	2-4	\$2,700	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Molded Case Bkrs	30%			2049	**	5	\$1,400	
Molded Case Bkrs	69%			2026	\$187,200	5	\$3,100	
Wiring								
Braided Cloth	50%	2-4	\$208,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2027	\$41,600	1		
Thermoplastic	40%			2053	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$86,000	5	\$800	
Locally Mounted	30%			2044	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$52,900	
Generators								
Diesel	100%			2040	**	1	\$66,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 500 Kilovolt-ampere</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$38,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2049	**	5	\$16,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 160 Gallon</i>								
Main Tank	50%			2062	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2035	**	10	\$156,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2035	**	10	\$100	
Egress Lighting								
Emergency, Battery	30%			2027	\$74,300	10	\$12,500	
Emergency, Battery	20%			2035	**	10	\$8,300	
Exit, Service	50%			2027	\$24,800	1		
Exterior Lighting								
HID	100%			2037	**	10	\$500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$12,900	
Fire/Smoke Detection								
No Component	20%							
Generic, Analog	80%			2032	**	1-3	\$84,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$170,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	10%	Now	\$291,100	2057	**	4	\$800	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Locations Various, Defective Climate Control</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various</i>								
Central Plant Steam Piping/Pmp	40%			2047	**	4	\$3,400	
Central Plant Steam Piping/Pmp	50%			2037	**	4	\$6,400	
Terminal Devices								
Air Handler	40%			2032	**	1	\$42,600	
Air Handler	10%			2022	\$241,900	1	\$10,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	20%			2040	**	1	\$11,100	
Convactor/Radiator	30%			2032	**	1	\$16,700	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2032	**	1	\$31,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Roof</i>								
Window/Wall Unit	40%			2022	\$143,400	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2047	**	4	\$3,400	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2032	**	1	\$42,600	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2032	**	2	\$47,900	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,900	
Exhaust Fans								
Interior	30%			2032	**	2	\$1,600	
Roof	70%			2027	\$199,900	2	\$3,700	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

I. S. 141 - BX (J. H. S. 141 - BX)

Asset # : 186

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
	Brass/Copper	40%		2053	**	1		
	Galvanized Steel	60%		2032	**	1		
Water Heater								
	Gas Fired	100%		2025	\$104,900	2	\$2,500	
Sanitary Piping								
	Cast Iron	60%		LIFE	**	1		
	Cast Iron	40%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	60%		LIFE	**	1		
	Cast Iron	40%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2032	**	4	\$3,600	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Backflow Preventer								
	Generic	100%		2032	**	1	\$10,500	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
	No Component	60%						
	Generic	40%		2053	**	1-5	\$34,700	
Sprinkler								
	No Component	60%						
	Generic	40%		2053	**	1-2	\$19,300	
Fire Pump								
	Generic	100%		2036	**	1	\$32,100	
Chemical System								
	No Component	50%						
	Generic	50%		2025	\$14,000	1-3	\$1,900	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

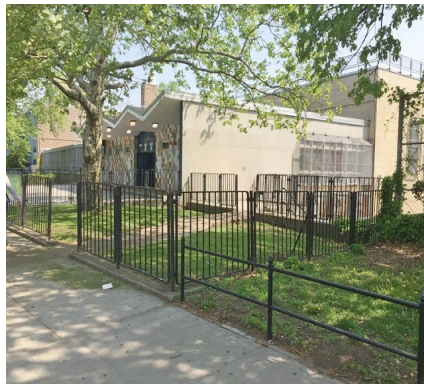
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 142 - BX (J. H. S. 142 - BX)
Address : 3750 BAYCHESTER AVENUE @ CRAWFORD AVE.
Borough : BRONX **Agency's Number** : X142
Program / Asset # : BOE0279.000 / 1095 **Yr Built/Renovated** : 1958 / 2000
Area Sq Ft : 137,000 **Project Type** : EDUCATION
Date of Survey : 15-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3
Block : 4935 **Lot** : 1 **BIN** : 2066190

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$429,800	\$211,700
Interior Architecture	\$1,122,500	\$122,800
Electrical	\$433,900	\$1,380,800
Mechanical	\$1,499,700	\$2,734,300
Site Pavements	\$127,400	
Total	\$3,613,200	\$4,449,600
Importance Code A	\$474,600	\$1,163,000
Importance Code B	\$3,011,200	\$3,286,600
Importance Code C	\$127,400	
Total	\$3,613,200	\$4,449,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,000			\$15,300
Interior Architecture	\$7,900	\$17,900	\$9,700	\$39,200
Electrical	\$3,800	\$5,000	\$5,400	\$5,700
Mechanical	\$22,000	\$21,900	\$33,400	\$44,700
Total	\$44,800	\$44,900	\$48,600	\$104,900
Importance Code A	\$25,500	\$14,600	\$14,600	\$29,900
Importance Code B	\$19,200	\$30,300	\$27,600	\$66,100
Importance Code C			\$6,400	\$9,000
Total	\$44,800	\$44,900	\$48,600	\$104,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$62,600	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$48,900	
Glazed Ceramic Panel	5%			LIFE	**	5	\$29,400	
Masonry: Brick Cavity	80%			LIFE	**	5	\$100,200	
Windows								
Aluminum	100%			2045	**	5	\$49,700	
Parapets								
Metal Rail	100%			2042	**	5-10	\$86,300	
Roof								
Built-Up (BUR)	85%	Now	\$377,400	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roof At Drain Locations</i>								
Copper/Terne	5%	Now	\$11,000	2044	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
Modified Bitumen	10%			2034	**	10	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Canopy</i>								
<i>Explanation : Over Entry Area</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$7,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$48,100	
Ceramic Tile	3%			2038	**	5	\$6,600	
Quarry Tile	5%			2042	**	5	\$16,500	
Terrazzo	2%	4+	\$4,400	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry Lobby</i>								
Vinyl Tile	35%			2034	**	3	\$28,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Classrooms</i>								
Vinyl Tile 9" X 9"	35%	Now	\$905,600	2039	**	3	\$28,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$41,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$12,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$15,400	
Masonry: Brick	5%			LIFE	**			
Operable Wall	2%			2039	**	5	\$18,000	
Plaster	38%			LIFE	**	5	\$29,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	Now	\$49,400	2034	**	5	\$24,900	
								<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Corridors</i>
								<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Corridors</i>
								<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Corridors</i>
								<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Corridors</i>
Exposed Concrete	5%			LIFE	**	5	\$1,600	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%	4+	\$3,600	LIFE	**	5	\$12,400	
								<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>
								<i>Location : Kitchen</i>
Plaster	60%	Now	\$167,500	LIFE	**	5	\$74,700	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Gymnasium Window Soffits And Ceiling At Entry Lobby</i>
								<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>
								<i>Location : Roof Drain Leader Chases At Various Classrooms</i>
Site Enclosure								
Fence/Gates								
Chain Link	35%			2039	**			
Iron Picket	65%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$127,400	2034	**			
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : North And East Side Walkways</i>
Activity Yard								
Asphalt	100%			2032	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	\$44,900	2059	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 1200 Amperes Each. Obsolete Equipment On Extended Life</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2039	**	5	\$100	
Molded Case Bkrs	80%			2029	\$187,800	5	\$2,900	
Raceway								
Conduit	90%			2029	\$237,800	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$12,000	5	\$200	
Molded Case Bkrs	85%			2028	\$203,500	5	\$3,100	
Molded Case Bkrs	10%			2045	**	5	\$400	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	95%			2027	\$116,700	5	\$900	
Locally Mounted	5%			2034	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2029	\$328,800	10	\$128,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Auditorium</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Light Fixtures Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$105,800	10	\$17,700	
Exit, Battery	50%			2029	\$72,200	10	\$5,000	

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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

Fluorescent

2%

2034

* *

10

\$300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Under Canopy*

HID

10%

2024

\$55,200

10

No Component

88%

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$15,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$25,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2029

\$286,400

5

\$45,500

Conversion Equipment

Steam Boiler

100%

2027

\$951,300

1

\$145,600

*Not Energy Efficient, Extent : Severe, Area Affected : 100%**Location : Boiler Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Repairs In Progress, Extent : Light, Area Affected : 30%**Location : Sub-basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Three Units*

Distribution

Steam Piping/Pump

100%

2029

\$649,900

Terminal Devices

Air Handler

40%

2024

\$826,700

1

\$36,400

Convactor/Radiator

60%

2027

\$472,100

1

\$28,500

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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DEPARTMENT OF EDUCATION - 040

I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	5%	Now	\$62,800	2039	**		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
	Window/Wall Unit	75%			2024	\$229,700	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,000
Exhaust Fans								
	Interior	40%			2029	\$209,200	2	\$1,800
	Roof	60%			2024	\$146,400	2	\$2,700
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2027	\$129,000	1	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$234,100	2059	**	4	\$14,500
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	No Component	90%						
	Generic	10%			2029	\$3,700	1	\$900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Unit Service Elevator From 1st Floor To Basement</i>								
<i>Explanation : Not Operational</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2039	**	1-2	\$4,100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 143 - BX (J. H. S. 143 - BX)
Address : 120 WEST 231 STREET @ SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : X143
Program / Asset # : BOE0280.000 / 2606 **Yr Built/Renovated** : 1957 / 2007
Area Sq Ft : 132,406 **Project Type** : EDUCATION
Date of Survey : 19-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3253 **Lot** : 141 **BIN** : 2015547

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$4,418,800	\$209,800
Interior Architecture	\$2,031,500	\$1,226,100
Electrical	\$904,100	\$1,201,900
Mechanical	\$282,800	\$1,815,800
Total	\$7,637,100	\$4,453,600
Importance Code A	\$4,418,800	\$1,111,500
Importance Code B	\$2,878,200	\$3,306,900
Importance Code C	\$340,100	\$35,200
Total	\$7,637,100	\$4,453,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$51,200			
Interior Architecture				\$19,800
Electrical	\$25,000	\$18,200	\$1,500	\$1,200
Mechanical	\$39,100	\$60,900	\$36,500	\$19,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$120,200	\$84,000	\$42,900	\$45,100
Importance Code A	\$64,300	\$13,400	\$13,100	\$13,100
Importance Code B	\$55,900	\$70,600	\$29,800	\$32,000
Importance Code C				
Total	\$120,200	\$84,000	\$42,900	\$45,100



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DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$1,447,900	LIFE	**	5	\$112,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	5%	Now	\$380,800	LIFE	**	5	\$14,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	20%	Now	\$317,300	LIFE	**	5	\$97,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$380,800	2035	**	5	\$14,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$32,300	LIFE	**	5	\$10,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	20%	Now	\$40,100	LIFE	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	93%	Now	\$1,772,400	2037		**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Copper/Terne	2%	Now	\$18,900	2042		**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Panel/Paver: Cer/Brk	5%	Now	\$79,400	2057		**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE		**	5	\$43,400	
Ceramic Tile	5%	Now	\$61,500	2036		**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	60%	Now	\$215,900	2027	\$1,079,400		3	\$44,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	20%	Now	\$466,100	2037		**	3	\$14,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Wood	5%	Now	\$69,800	2042		**	5	\$9,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$38,400	2036	**	5	\$6,500	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Concrete Masonry Unit	10%			LIFE	**	5	\$10,400	
Masonry: Brick	10%			LIFE	**			
Plaster	45%	Now	\$301,600	LIFE	**	5	\$35,200	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 30%**Location : Throughout*

SGFT/Glazed Masonry	25%			LIFE	**			
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Ceilings

AcousTile,Adhered	25%	Now	\$147,500	2032	**	5	\$24,800	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Exposed Concrete	20%	Now	\$272,300	LIFE	**	5	\$6,200	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 5%**Location : Auditorium*

Plaster	55%	Now	\$458,200	LIFE	**	5	\$68,100	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$234,800	5	\$600	
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Raceway

Conduit	100%			2027	\$264,200	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Fused Knife Sw	5%	2-4	\$12,000	2052	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	85%			2026	\$203,500	5	\$3,000	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	10%			2027	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	68%			2027	\$212,000	10	\$82,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2032	**	10	\$36,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$16,000	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$533,900	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$5,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$41,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 10,000 Gallon Each</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$856,900	1	\$131,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$112,000	2037	**	4	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room And Fan Room</i>								
<i>Explanation : Vacuum Pump And Steam Traps Faulty</i>								
Terminal Devices								
Air Handler	25%			2027	\$465,500	1	\$20,500	
Convactor/Radiator	75%			2032	**	1	\$32,100	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$82,800	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,800	
Exhaust Fans								
Interior	60%			2027	\$282,600	2	\$2,400	
Roof	40%	0-2	\$87,900	2037	**	2	\$1,300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Electric	10%			2025	\$11,700	4	\$100	
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%			2027	\$210,900	4	\$13,100	
Sanitary Piping								
Cast Iron	100%	Now	\$19,400	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 143 - BX (J. H. S. 143 - BX)

Asset # : 2606

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2022	\$20,200	4	\$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037		**	1-2	\$1,900
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 143 - M
Address : 511 WEST 182 STREET @AUDUBON AVE.
Borough : MANHATTAN **Agency's Number** : M143
Program / Asset # : BOE0086.000 / 2635 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 151,000 **Project Type** : EDUCATION
Date of Survey : 07-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2155 **Lot** : 35 **BIN** : 1063703

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$158,000	\$167,000
Interior Architecture	\$2,881,300	\$485,600
Electrical	\$1,873,300	\$724,700
Mechanical	\$584,800	\$2,787,000
Total	\$5,497,300	\$4,164,300
Importance Code A	\$209,800	\$1,244,700
Importance Code B	\$4,795,100	\$2,869,500
Importance Code C	\$492,400	\$50,100
Total	\$5,497,300	\$4,164,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$28,200	\$16,200
Interior Architecture	\$48,500		\$14,800	\$22,500
Electrical	\$10,700	\$10,400	\$57,500	\$11,600
Mechanical	\$61,600	\$24,700	\$65,400	\$25,100
Site Pavements	\$3,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$128,300	\$39,100	\$170,000	\$79,300
Importance Code A		\$15,900	\$44,400	\$32,200
Importance Code B	\$107,500	\$23,200	\$125,600	\$47,200
Importance Code C	\$20,900			
Total	\$128,300	\$39,100	\$170,000	\$79,300



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DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$62,200	
Glazed Ceramic Panel	5%			LIFE	**	5	\$19,400	
Masonry: Brick	80%			LIFE	**	5	\$66,400	
Windows								
Aluminum	100%			2044	**	5	\$20,600	
Parapets								
Metal Panel	25%			2054	**	5	\$11,800	
Metal: Cage/Fence	25%			2045	**	5-10	\$23,700	
Pre-Cast Concrete	50%			LIFE	**	5	\$38,500	
Roof								
Copper/Terne	5%			2043	**	10	\$12,800	
IRMA/Protected Membrane	15%			2033	**	10	\$15,400	
Modified Bitumen	75%			2033	**	10	\$77,000	
Skylight, Metal/Glass	5%	Now	\$81,000	2038	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Fourth Floor</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,200	
Ceramic Tile	2%	Now	\$99,300	2043	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Bathrooms</i>								
Ceramic Tile	3%			2043	**	5	\$7,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Granite Panels	5%			LIFE	**	5	\$9,000	
Terrazzo	5%			LIFE	**	5	\$9,400	
Vinyl Tile	20%	Now	\$21,800	2028	\$435,600	3	\$18,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
Vinyl Tile 9" X 9"	55%	Now	\$155,200	2023	\$1,551,800	3	\$49,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 448</i>								
Wood	5%			2043	**	5	\$22,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$56,400	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	10%	Now	\$79,100	LIFE		**	5	\$13,300
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lunch Room And Basement.</i>								
Folding Partition	5%			2036		**	5	\$41,700
Marble Panels	5%	Now	\$71,000	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 430, 431.</i>								
Plaster	50%	Now	\$285,900	LIFE		**	5	\$50,100
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 447, 448.</i>								
SGFT/Glazed Masonry	25%			LIFE		**		
Ceilings								
AcousTile,Adhered	25%	Now	\$582,600	2048		**	5	\$29,300
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : First And Fourth Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	5%			2041		**	5	\$11,700
Exposed Concrete	45%			LIFE		**	5	\$16,500
Metal Panel	5%			LIFE		**	5	\$14,700
Plaster	20%			LIFE		**	5	\$29,300
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,600	2041		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West 182, Amsterdam Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$40,400	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes</i>								
Fused Disc Sw	10%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$234,800	5	\$600	
Raceway								
Conduit	75%			2028	\$198,100	1		
Conduit	25%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$300	
Molded Case Bkrs	70%			2044	**	5	\$2,800	
Molded Case Bkrs	5%			2027	\$12,000	5	\$200	
Molded Case Bkrs	15%			2053	**	5	\$600	
Wiring								
Braided Cloth	30%	2-4	\$111,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2048	**	1		
Thermoplastic	10%			2058	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$98,300	5	\$800	
Locally Mounted	20%			2041	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$141,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	40%			2023	\$92,300	10	\$15,500	
Exit, Service	60%			2023	\$27,700	1		
Exterior Lighting								
HID	100%			2033	**	10	\$500	
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$16,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : 31 CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2023

\$1,669,700

1-3

\$93,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2028

\$315,000

5

\$49,700

Conversion Equipment

Steam Boiler

100% Now

\$51,900

2026

\$1,037,300

1

\$142,900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : #1 Boiler**Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : #2 Boiler**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Oil Leaks At #1 And #2 Burners**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Burners**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100% Now

\$35,400

2038

* *

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pump And Refeed Tank, Boiler Room**Steam Traps Faulty, Extent : Severe, Area Affected : 40%**Location : Throughout*

Terminal Devices

Air Handler

25% Now

\$28,200

2028

\$563,500

1

\$22,300

*Not in Service, Extent : Severe, Area Affected : 10%**Location : Unit For Cafeteria*

Convactor/Radiator

70%

2026

\$600,700

1

\$36,200

Fan Coil Unit/Heat

5% Now

\$6,000

2023

\$120,000

1

\$2,300

*Noisy/Vibrating, Extent : Moderate, Area Affected : 5%**Location : Front Entrance*

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

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DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2033	**	1	\$7,400
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Auditorium Roof</i>					
			<i>Explanation : R-410a</i>					
	Window/Wall Unit	20%			2021	\$66,800	1	
	No Component	70%						
Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2048	**	4	\$800
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%			2028	\$53,900	1	\$9,900
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	10%			2033	**	2	\$11,200
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,400
Exhaust Fans								
	Interior	20%			2028	\$114,100	2	\$1,000
	Roof	80%	Now	\$10,600	2023	\$212,900	2	\$3,100
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2021	\$97,800	2	\$2,300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$6,700	LIFE	**	1	
			<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>					
			<i>Location : 1st Floor Boys Bathroom</i>					
			<i>Explanation : Water Backs Up When It Rains.</i>					
Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$5,100
Fixtures								
	Generic	100%						
Vertical Transport								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M

Asset # : 2635

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Sprinkler							
	No Component	96%						
	Generic	4%			2028	\$62,800	1-2	\$1,800
Chemical System	Generic	100%			2026	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 143 - M MINISCHOOL
Address : 511 WEST 182ND ST. @AUDUBON AVE.
Borough : MANHATTAN **Agency's Number** : M143
Program / Asset # : BOE0086.010 / 4359 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 10,000 **Project Type** : EDUCATION
Date of Survey : 07-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2155 **Lot** : 35 **BIN** : 1063703

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$97,500	
Interior Architecture	\$184,200	
Electrical	\$150,900	\$100,600
Mechanical		\$373,900
Total	\$432,600	\$474,500
Importance Code A	\$97,500	
Importance Code B	\$335,100	\$474,500
Total	\$432,600	\$474,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$50,300		\$1,700	\$200
Electrical	\$600	\$600	\$11,300	\$600
Mechanical	\$7,000	\$700	\$2,100	\$700
Site Enclosure	\$3,700			
Site Pavements	\$4,400			
Total	\$66,000	\$1,300	\$15,100	\$1,400
Importance Code A	\$2,400	\$500	\$500	\$500
Importance Code B	\$19,600	\$800	\$14,600	\$900
Importance Code C	\$44,000			
Total	\$66,000	\$1,300	\$15,100	\$1,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$55,700	2038	**	5	\$34,000	1
<i>Deformed/Dented, Extent : Severe, Area Affected : 40%</i>								
<i>Location : At Corners</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$41,900	2036	**	5	\$900	
<i>Air Infiltration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Classrooms</i>								
Roof								
Not Accessible	100%							
Interior								
Floors								
Mosaic Tile	5%	Now	\$50,800	2048	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
Vinyl Tile	10%	Now	\$14,400	2038	**	3	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
Vinyl Tile	85%			2038	**	3	\$5,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Concrete Masonry Unit	35%	Now	\$10,800	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Metal Panel	65%	Now	\$25,000	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$133,400	2048	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

100% Now \$3,700 2048 **

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Play Yard*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2041 **

On-Site Walkways

Asphalt

50% Now \$4,400 2037 **

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Play Yard*

Cast in Place Concrete

50% 2041 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2028 \$2,700 5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 600 Amperes*

Switchgear / Switchboard

Molded Case Bkrs

100% 2028 \$52,200 5 \$300

Raceway

Conduit

95% 2028 \$14,100 1

Conduit

5% 2054 ** 1

Panelboards

Fused Disc Sw

10% 2027 \$2,400 5

Molded Case Bkrs

40% 2027 \$9,600 5 \$100

Molded Case Bkrs

50% 2050 ** 5 \$100

Wiring

Thermoplastic

80% 2028 \$15,800 1

Thermoplastic

20% 2054 ** 1

Motor Controllers

Locally Mounted

100% 2026 \$48,400 5 \$100

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$100

Lighting

Interior Lighting

Fluorescent

100% 2033 ** 10 \$9,200

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$1,200	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$40,300	10		

Alarm

Fire/Smoke Detection								
Generic, Analog	100%			2023	\$110,600	1-3	\$6,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	100%	Now	\$2,400	2028	\$23,500	1	\$4,400	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : #2 Unit, Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								

Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2026	\$373,900	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Mechanical Room</i>								

Ventilation

Distribution								
Ductwork/Diffusers	100%	0-2	\$4,600	LIFE	**	2-5	\$5,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Mechanical Room</i>								
Exhaust Fans								
Interior	95%			2028	\$33,800	2	\$300	
Roof	5%			2023	\$800	2		

Plumbing

H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2026	\$8,800	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 143 - M MINISCHOOL

Asset # : 4359

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 144 - BX
Address : 2545 GUNTHER AVENUE @ALLERTON AVENUE
Borough : BRONX **Agency's Number** : X144
Program / Asset # : BOE0281.000 / 379 **Yr Built/Renovated** : 1968 / 2011
Area Sq Ft : 147,000 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4493 **Lot** : 1 **BIN** : 2053518

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,939,600	\$899,100
Interior Architecture	\$2,730,500	
Electrical	\$940,000	\$1,088,500
Mechanical	\$322,400	\$901,300
Total	\$5,932,400	\$2,889,000
Importance Code A	\$1,987,100	\$944,000
Importance Code B	\$3,662,100	\$1,945,000
Importance Code C	\$283,200	
Total	\$5,932,400	\$2,889,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$29,300		
Interior Architecture	\$141,400	\$34,800		\$23,600
Electrical	\$21,900	\$4,800	\$4,200	\$4,900
Mechanical	\$14,500	\$72,500	\$38,400	\$21,500
Total	\$177,900	\$141,400	\$42,600	\$50,100
Importance Code A		\$44,200	\$14,600	\$14,600
Importance Code B	\$152,500	\$97,200	\$28,000	\$35,500
Importance Code C	\$25,300			
Total	\$177,900	\$141,400	\$42,600	\$50,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	Now	\$847,900	LIFE	**	5	\$704,000	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$689,100	2043	**	5	\$25,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	85%	Now	\$128,200	LIFE	**	5	\$195,100	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%			2044	**	5-10	\$60,200	
Roof								
Built-Up (BUR)	25%			2032	**	10	\$29,300	
Copper/Terne	3%			2067	**	10	\$8,800	
Copper/Terne	2%			2055	**	10	\$5,900	
Modified Bitumen	70%	0-2	\$237,700	2035	**			
<i>Alligatoring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$12,400	LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	2-4	\$27,600	2036	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	0-2	\$22,100	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	85%	0-2	\$222,500	2022	\$2,224,700	3	\$70,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2055	**	5	\$20,900	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	\$25,300	2036	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,600	
Folding Partition	2%			2035	**	5	\$7,200	
Plaster	55%	0-2	\$135,100	LIFE	**	5	\$23,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$148,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	15%	0-2	\$33,100	2032	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	25%			2032	**	5	\$69,500	
Embossed Metal	5%	0-2	\$20,900	LIFE	**	5	\$5,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5	\$19,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$600	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$12,000	5	\$200	
Molded Case Bkrs	90%			2026	\$215,400	5	\$3,500	
Molded Case Bkrs	5%			2043	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	85%			2025	\$104,500	5	\$800	
Locally Mounted	15%	2-4	\$18,400	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$128,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2035	**	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$105,800	10	\$17,700	
Exit, Service	50%			2027	\$21,200	1		
Exterior Lighting								
HID	20%			2022	\$118,500	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$16,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$487,600	2037	**	1-3	\$24,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$45,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$47,600	2032	**	1	\$131,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler #3 Not Working In The Boiler Room.</i>								
<i>Not Energy Efficient, Extent : Severe, Area Affected : 10%</i>								
<i>Location : No Hot Water Heater, Boiler In Operation All Summer</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$124,400	2037	**	4	\$7,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$413,400	1	\$18,200	
Convactor/Radiator	80%			2032	**	1	\$38,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$91,900	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,000	
Exhaust Fans								
Interior	20%			2027	\$104,600	2	\$900	
Roof	80%	Now	\$58,600	2027	\$195,200	2	\$2,900	
<i>Damaged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$21,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$22,400	4	\$3,100	
Sewage Ejector(s)								
Electric	100%			2027	\$42,300	4	\$5,900	
Backflow Preventer								
Generic	100%			2027	\$37,400	1	\$9,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 144 - BX

Asset # : 379

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2027	\$72,000	1-2	\$2,100	
Chemical System								
	Generic	100%		2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 145 - BX
Address : 1000 TELLER AVENUE BTWN: EAST 164 ST., EAST 165 ST.
Borough : BRONX **Agency's Number** : X145
Program / Asset # : BOE0282.000 / 380 **Yr Built/Renovated** : 1965 / 2010
Area Sq Ft : 155,000 **Project Type** : EDUCATION
Date of Survey : 12-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2424 **Lot** : 1 **BIN** : 2097111

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$776,200	\$302,600
Interior Architecture	\$1,868,700	\$273,300
Electrical	\$241,100	\$1,181,500
Mechanical	\$38,400	\$2,587,400
Total	\$2,924,300	\$4,344,800
Importance Code A	\$776,200	\$1,350,500
Importance Code B	\$1,535,600	\$2,855,800
Importance Code C	\$612,600	\$138,400
Total	\$2,924,300	\$4,344,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,300			
Interior Architecture	\$104,800		\$29,800	\$49,800
Electrical	\$12,800	\$10,400	\$13,900	\$12,300
Mechanical	\$48,600	\$26,200	\$35,700	\$24,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$227,300	\$40,600	\$83,200	\$90,700
Importance Code A	\$72,600	\$15,400	\$15,400	\$15,400
Importance Code B	\$126,100	\$25,300	\$67,900	\$51,500
Importance Code C	\$28,600			\$23,900
Total	\$227,300	\$40,600	\$83,200	\$90,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%			LIFE	**	5	\$286,800	
Metal Panel	3%			2050	**	5-10	\$30,500	
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Mesh Design</i>								
Windows								
Aluminum	97%	4+	\$483,500	2046	**	5	\$27,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classroom And Office Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Of All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	3%			2039	**	10	\$10,400	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$34,300	
Masonry: Brick	10%			LIFE	**	5-10	\$16,500	
Metal: Cage/Fence	85%			2035	**	5-10	\$159,200	
Roof								
Built-Up (BUR)	97%	2-4	\$149,300	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Classrooms</i>								
Copper/Terne	3%			2045	**	10	\$8,000	
Soffits								
Cast in Place Concrete	100%	2-4	\$18,200	LIFE	**	5	\$7,500	
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Underside Of Overhangs</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Underside Of Overhangs</i>								
Interior								
Floors								
Carpet	15%			2029	\$499,100	3	\$54,900	
Ceramic Tile	5%			2039	**	5	\$12,200	
Terrazzo	10%			LIFE	**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$33,200	2035	**	3	\$27,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors At Baseboard, Auditorium And Throughout</i>								
Vinyl Tile 9" X 9"	35%	Now	\$1,005,000	2040	**	3	\$32,000	
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%			2058	**	5	\$22,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$47,700	
Concrete Masonry Unit	10%	Now	\$113,200	LIFE	**	5	\$38,200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
Masonry: Brick	10%			LIFE	**	10	\$28,600	
Plaster	35%			LIFE	**	5-10	\$283,900	
SGFT/Glazed Masonry	40%	Now	\$315,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair 6 And 7</i>								
Ceilings								
AcousTile,Adhered	20%	2-4	\$23,800	2035	**	5	\$24,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium And Auditorium</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$45,000	
Metal Panel	25%	Now	\$106,900	LIFE	**	5	\$74,900	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen, Corridors, Classrooms</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen, Corridors, Classrooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Kitchen, Corridors, Classrooms</i>								
<i>Explanation : Perforated Suspended Metal Ceilings</i>								
Plaster	40%			LIFE	**	5-10	\$164,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	50%			2039	**			
Cast in Place Concrete	50%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At 2,000 Amperes And 1,200 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	95%			2030	\$251,000	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$12,000	5	\$200	
Molded Case Bkrs	90%			2029	\$215,400	5	\$3,700	
Molded Case Bkrs	5%			2046	**	5	\$200	
Wiring								
Braided Cloth	65%	2-4	\$241,100	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2030	\$111,300	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2028	\$61,400	5	\$500	
Locally Mounted	50%			2043	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,600	
Lighting								
Interior Lighting								
Fluorescent	88%			2038	**	10	\$125,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2038	**	10	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Incandescent	2%			2025	\$36,800	2	\$100	
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$18,700	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	15%			2030	\$93,700	10	\$100	
LED	15%			2038	**			
No Component	70%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$17,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2038

* *

1-3

\$95,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2040

* *

5

\$48,000

Conversion Equipment

Steam Boiler

100%

2028

\$1,003,100

1

\$153,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Steam Boilers*

Distribution

Steam Piping/Pump

10%

0-2

\$3,400

2040

* *

*Steam Traps Faulty, Extent : Moderate, Area Affected : 50%**Location : Various Locations*

Steam Piping/Pump

90%

2040

* *

Terminal Devices

Air Handler

20%

2030

\$435,900

1

\$19,200

Convactor/Radiator

80%

2035

* *

1

\$40,100

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

5%

2038

* *

Window/Wall Unit

70%

0-2

\$4,500

2025

\$226,100

1

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

No Component

25%

Terminal Devices

Fan Coil - 2 Pipe

5%

2038

* *

1

\$2,500

No Component

95%

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	5%		2038	**	2	\$5,400	
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$136,800	
Exhaust Fans								
	Interior	20%		2030	\$110,300	2	\$1,000	
	Roof	80%		2025	\$205,900	2	\$3,800	
Plumbing								
H/C Water Piping								
	Brass/Copper	50%		2040	**	1		
	Galvanized Steel	50%		2028	\$340,100	1		
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$4,900	2040	**	4	\$15,300
				<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : 1 Out Of 2 Units In Boiler Room</i>				
				<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : 1 Out Of 2 Units In Boiler Room</i>				
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2030	\$23,600	4	\$4,900	
Backflow Preventer								
	Generic	100%		2035	**	1	\$9,500	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
Fire Suppression								
Sprinkler								
	No Component	85%						
	Generic	15%		2030	\$227,700	1-2	\$6,500	
Chemical System								
	No Component	99%						
	Generic	1%		2025	\$300	1-3		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 145 - Q
Address : 33-34 80 STREET
Borough : QUEENS **Agency's Number** : Q145
Program / Asset # : BOE0792.000 / 1545 **Yr Built/Renovated** : 1954 / 2008
Area Sq Ft : 200,000 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1252 **Lot** : 1 **BIN** : 4442764

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,363,200	\$192,300
Interior Architecture	\$1,584,700	\$195,200
Electrical	\$1,301,300	\$1,338,400
Mechanical	\$236,800	\$3,489,200
Total	\$4,486,000	\$5,215,100
Importance Code A	\$1,363,200	\$1,531,500
Importance Code B	\$3,122,800	\$3,647,300
Importance Code C		\$36,200
Total	\$4,486,000	\$5,215,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,200			\$51,400
Interior Architecture	\$33,100	\$7,800	\$5,900	\$17,500
Electrical	\$60,300	\$30,900	\$45,100	\$19,500
Mechanical	\$53,700	\$49,300	\$111,100	\$50,400
Site Pavements	\$25,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$216,600	\$95,900	\$169,900	\$146,700
Importance Code A	\$56,000	\$19,800	\$20,200	\$71,200
Importance Code B	\$160,600	\$76,100	\$149,700	\$75,500
Importance Code C				
Total	\$216,600	\$95,900	\$169,900	\$146,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$391,300	LIFE	**	5	\$60,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Cafeteria</i>								
Masonry: Brick	15%	Now	\$195,700	LIFE	**	5	\$30,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Wall Facing Cafeteria Roof</i>								
Masonry: Brick	50%			LIFE	**	5	\$101,200	
Masonry: Limestone	5%	Now	\$118,100	LIFE	**	5	\$7,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills Of 1954 Wing</i>								
Windows								
Aluminum	28%			2044	**	5	\$21,600	
Aluminum	70%			2050	**	5	\$54,000	
Metal Louvers	2%			2037	**	10	\$9,600	
Parapets								
Masonry: Brick	20%	Now	\$69,300	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1995 Wing</i>								
Masonry: Brick	55%			LIFE	**	5	\$15,500	
Masonry: Limestone	10%	4+	\$94,200	LIFE	**	5	\$3,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Below Coping Stones And Around Insets</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Surface Of Copings</i>								
Metal Rail	10%			2041	**	5-10	\$50,800	
Pre-Cast Concrete	5%	Now	\$5,400	LIFE	**	5	\$8,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Of 1995 Wing</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Of 1995 Wing</i>								
Roof								
IRMA/Protected Membrane	85%			2033	**	10	\$131,700	
Plaza Roof: Stone Panels	10%	0-2	\$362,900	2058	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Roll Roofing	5%			2024		5	\$12,900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$34,100	
Ceramic Tile	5%			2037	**	5	\$15,600	
Terrazzo	5%			LIFE	**	5	\$12,200	
Vinyl Tile	45%			2033	**	3	\$70,200	
Vinyl Tile 9" X 9"	15%			2023	\$550,400	3	\$17,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1954 Wing</i>								
<i>Explanation : Asbestos Tile Units.</i>								
Wood	25%	Now	\$549,300	2043	**	5	\$73,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	52%			LIFE	**	5	\$36,200	
SGFT/Glazed Masonry	20%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2041	**	5	\$31,200	
AcousTileSusp.Lay-In	30%	2-4	\$485,000	2041	**	5	\$46,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	33%			LIFE	**	5	\$16,100	
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$39,000	
Plaster	15%			LIFE	**	5	\$29,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2048	**			
Iron Picket	80%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$25,300	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	5%			2037		**		
Cast in Place Concrete	90%			2041		**		
Masonry: Granite	5%			LIFE		**		

Parking/Driveway

Cast in Place Concrete	100%			2041		**		
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Activity Yard

Asphalt	98%			2037		**		
Rubber Matting	2%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2028	\$35,900	5	\$700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 3000 Amperes And One 1200 Amperes

Fused Disc Sw	20%			2028	\$9,000	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 400 Amperes Min Disconnect Switch For Emergency

Transformers

Dry Type	100%			2026	\$16,900	5	\$700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 400 Kilovolt-ampere 480/277 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$260,900	5	\$900	
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Raceway

Conduit	65%			2028	\$200,600	1		
Conduit	35%			2028	\$108,000	1		

Panelboards

Fused Knife Sw	5%	Now	\$13,600	2053		**	5	\$100
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : Basement

Fused Toggle Switch	15%	Now	\$40,700	2053		**	5	\$300
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Molded Case Bkrs	80%			2027	\$217,000	5	\$4,200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	Now	\$291,400	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Old Section Of The Building</i>								
Thermoplastic	30%			2028	\$124,900	1		
Motor Controllers								
Locally Mounted	60%			2026	\$73,700	5	\$800	
Motor Control Center	40%			2026	\$308,400	5	\$2,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$23,500	1	\$61,500	
Generators								
Diesel	100%			2024	\$129,600	1	\$77,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 250 Kilovolt-ampere</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$44,600	
Fuel Storage								
Day Tank	50%			2027	\$7,800	5	\$18,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Capacity Rating</i>								
Main Tank	50%			2031	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$176,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2023	\$23,000	1		
Exterior Lighting								
HID	100%			2033	**	10	\$600	
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$22,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside And Outside**Explanation : 40 CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$663,500

1-3

\$37,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2038

* *

5

\$62,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks 10,000 Gallons Each*

Conversion Equipment

Steam Boiler

100%

2026

\$1,294,300

1

\$198,100

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : #2 Burner**Other Observation, Extent : Light, Area Affected : 70%**Location : Basement Boiler Room**Explanation : 3 Units And 2 Heat Exchangers In Penthouse For Hot Water Devices*

Distribution

Hot Wtr Piping/Pump

30%

2036

* *

4

\$3,000

Central Plant Steam

70%

2038

* *

4

\$10,400

Piping/Pmp

Terminal Devices

Air Handler

20%

2028

\$562,500

1

\$24,700

Convactor/Radiator

60% Now

\$12,800 2033

* *

1

\$34,900

*Leak Evident, Extent : Severe, Area Affected : 60%**Location : Stair Case F, Room B2b*

Fan Coil Unit/Heat

20%

2028

\$599,100

1

\$12,900

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Reciprocating

30%

2028

\$509,300

1

\$27,800

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Penthouse Machinery Room*

Window/Wall Unit

10%

2023

\$41,700

1

No Component

60%

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	30%	Now	\$1,500	2038	**	4	\$3,000
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement Area</i>								
	No Component	70%						
Terminal Devices								
	Air Handler/Cool/Ht	30%	0-2	\$5,400	2033	**	1	\$33,400
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Control System Not Working</i>								
	No Component	70%						
Heat Rejection								
	Air Cooled Condenser Unit	30%			2028	\$48,400	2	\$41,800
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$55,800
	No Component	50%						
Exhaust Fans								
	Interior	30%			2028	\$213,500	2	\$1,800
	Roof	20%	Now	\$3,300	2028	\$66,400	2	\$1,000
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2023	\$122,000	2	\$2,900
Sanitary Piping								
	Cast Iron	100%	Now	\$73,200	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$30,500	4	\$4,200
Backflow Preventer								
	Generic	100%			2033	**	1	\$12,300
Fixtures								
	Generic	100%						

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DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE			**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression	Standpipe							
	No Component	75%						
	Generic	25%		2048		**	1-5	\$26,100
	Sprinkler							
	No Component	90%						
	Generic	10%		2028	\$195,800		1-2	\$5,600
	Chemical System							
	Generic	100%		2023	\$27,900		1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 151 - BX / P. S. 31 - BX
Address : 250 EAST 156 STREET BET CONCOURSE VILLAGE W. AND E.
Borough : BRONX **Agency's Number** : X151
Program / Asset # : BOE0288.000 / 386 **Yr Built/Renovated** : 1971 / 2014
Area Sq Ft : 171,000 **Project Type** : EDUCATION
Date of Survey : 24-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2443 **Lot** : 190 **BIN** : 2002458

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$841,800	\$2,013,400
Interior Architecture	\$254,400	\$4,185,700
Electrical		\$1,643,500
Mechanical	\$452,300	\$4,993,900
Site Pavements	\$48,200	
Total	\$1,596,700	\$12,836,500
Importance Code A	\$1,144,800	\$5,079,600
Importance Code B	\$382,700	\$7,719,200
Importance Code C	\$69,200	\$37,700
Total	\$1,596,700	\$12,836,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,400	\$16,100	\$32,400	
Interior Architecture	\$158,900		\$13,400	\$27,600
Electrical	\$19,800	\$4,800	\$6,700	\$6,800
Mechanical	\$55,900	\$8,900	\$42,800	\$8,400
Site Pavements	\$6,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$256,900	\$33,800	\$99,200	\$46,800
Importance Code A	\$12,400	\$16,100	\$48,300	
Importance Code B	\$171,800	\$17,700	\$48,600	\$46,800
Importance Code C	\$72,700		\$2,300	
Total	\$256,900	\$33,800	\$99,200	\$46,800



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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	\$755,500	LIFE	**	5	\$188,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2052	**	5	\$32,300	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$101,100	
Metal Rail	15%			2043	**	5-10	\$53,400	
Pre-Cast Concrete	10%			LIFE	**	5	\$24,800	
Roof								
Built-Up (BUR)	95%			2030	\$1,706,900	10	\$117,800	
Copper/Terne	5%			2045	**	10	\$15,500	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$117,900	
Ceramic Tile	3%			2039	**	5	\$8,100	
Ceramic Tile	2%			2043	**	5	\$5,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet Room</i>								
Slate	5%			LIFE	**	5	\$28,600	
Vinyl Tile	5%			2035	**	3	\$5,100	
Vinyl Tile 9" X 9"	70%			2025	\$2,217,800	3	\$94,300	
Wood	5%			2045	**	5	\$25,300	
Interior Walls								
Ceramic Tile	2%			2043	**	5	\$4,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$18,300	
Masonry: Brick	5%			LIFE	**	10	\$3,400	
Operable Wall	3%	4+	\$31,500	2050	**	5	\$12,000	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Plaster	55%			LIFE	**	5-10	\$106,900	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$28,600	
Ceilings								
AcousTileConcealSpLn	75%			2028	\$1,745,000	5	\$252,600	
AcousTileSusp.Lay-In	5%			2043	**	5	\$13,500	
Exposed Concrete	10%			LIFE	**	5-10	\$33,700	
Plaster	10%	4+	\$18,900	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase C, H, E, G And A</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 210</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	70%			2050		**		
Iron Picket	30%			2065		**		
Free Standing Walls								
Cast in Place Concrete	60%			2065		**		
Masonry: Brick	40%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,000	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East 156th Street</i>								
On-Site Walkways								
Asphalt	100%			2039		**		
Parking/Driveway								
Asphalt	100%			2039		**		
Activity Yard								
Asphalt	100%	4+	\$48,200	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2040		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2030	\$9,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	40%			2030	\$17,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2030	\$9,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	25%			2035	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 500 Kilovolt-amperes 480pri-208/120sec</i>						
Dry Type	25%			2028	\$4,200	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 500 Kilovolt-amperes 480pri-208/120sec</i>						
Dry Type	25%			2028	\$4,200	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 30 Kilovolt-amperes 480pri-208/120sec</i>						
Dry Type	25%			2028	\$4,200	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 75 Kilovolt-amperes 480pri-208/120sec</i>						
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$208,700	5	\$600	
Fused Disc Sw	20%			2040	**	5	\$100	
Raceway								
Conduit	90%			2030	\$277,700	1		
Conduit	10%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$27,100	5	\$400	
Molded Case Bkrs	80%			2029	\$217,000	5	\$3,600	
Molded Case Bkrs	10%			2038	**	5	\$500	
Wiring								
Thermoplastic	90%			2030	\$374,600	1		
Thermoplastic	10%			2040	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$98,300	5	\$900	
Locally Mounted	20%			2035	**	5	\$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$2,500	
Generic	50%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$150,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2038	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	30%			2025	\$73,900	10	\$12,400	
Emergency, Battery	20%			2038	**	10	\$8,300	
Exit, LED	45%			2065	**	1		
Exit, Service	5%			2025	\$2,500	1		

Exterior Lighting

HID	20%			2025	\$137,900	10	\$100	
HID	10%			2030	\$68,900	10	\$100	
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2035	**	1	\$19,200	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Outside The Building

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$31,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity	100%			2040	**	1		
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Conversion Equipment

Radiant Heater	100%	0-2	\$303,000	2030	\$3,030,300	2	\$63,400	
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Not in Service, Extent : Moderate, Area Affected : 10%

Location : Various Locations

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : About 200 Units

Terminal Devices

Air Handler	25%			2030	\$601,100	1	\$26,400	
Induction Unit	75%			2026	\$523,200	1	\$41,400	

Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	20%			2035	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Units. R-410a</i>								
	Window/Wall Unit	30%	0-2	\$106,900	2030	\$106,900	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Obsolete Units</i>								
	Window/Wall Unit	30%			2025	\$106,900	1	
	No Component	20%						
Terminal Devices								
	Fan Coil - 2 Pipe	20%			2035	**	1	\$11,100
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2035	**	2	\$23,800
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,000
Exhaust Fans								
	Interior	20%			2030	\$121,700	2	\$1,000
	Roof	80%	0-2	\$22,700	2025	\$227,100	2	\$3,400
<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Electric	100%			2030	\$150,600	4	\$1,500
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	0-2	\$7,100	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Roof</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2030	\$83,700	1-2	\$2,400

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 155 - BX
Address : 470 JACKSON AVENUE @ E. 147TH STREET
Borough : BRONX **Agency's Number** : X155
Program / Asset # : BOE0292.000 / 1190 **Yr Built/Renovated** : 1967 / 2015
Area Sq Ft : 168,000 **Project Type** : EDUCATION
Date of Survey : 28-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2578 **Lot** : 27 **BIN** : 2003910

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,329,000
Interior Architecture	\$3,002,500	\$61,300
Electrical	\$64,200	\$1,013,900
Mechanical	\$1,286,700	\$4,384,200
Total	\$4,353,500	\$6,788,400
Importance Code A	\$57,700	\$2,425,400
Importance Code B	\$4,295,800	\$4,301,700
Importance Code C		\$61,300
Total	\$4,353,500	\$6,788,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$17,900		
Interior Architecture	\$6,700	\$37,500	\$1,700	\$6,500
Electrical	\$6,200	\$28,500	\$8,200	\$5,400
Mechanical	\$82,800	\$82,600	\$51,200	\$25,900
Total	\$95,700	\$166,500	\$61,100	\$37,800
Importance Code A	\$16,800	\$35,600	\$18,000	\$17,700
Importance Code B	\$79,000	\$130,900	\$43,100	\$20,100
Importance Code C				
Total	\$95,700	\$166,500	\$61,100	\$37,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$20,500	
Masonry: Brick Cavity	55%			LIFE	**	5	\$45,200	
Metal/Glass Curt Wall	40%			LIFE	**	5	\$61,600	
Windows								
Aluminum	100%			2052	**	5	\$21,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$13,600	
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Metal Security Bars	15%			2042	**			
Roof								
Built-Up (BUR)	5%			2032	**	10	\$7,100	
IRMA/Protected Membrane	90%			2027	\$1,093,800	10	\$128,500	
Metal Panel	5%			2040	**	10	\$13,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$29,200	
Ceramic Tile	5%			2036	**	5	\$13,300	
Terrazzo	5%			LIFE	**	5	\$10,400	
Vinyl Tile	5%			2035	**	3	\$5,000	
Vinyl Tile 9" X 9"	75%			2022	\$2,354,300	3	\$75,100	
Wood	5%			2042	**	5	\$25,000	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$18,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$7,400	
Folding Partition	5%			2035	**	5	\$46,400	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$61,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	Now	\$648,200	2047	**	5	\$32,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Corridors</i>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$13,100	
Exposed Concrete	65%			LIFE	**	5	\$26,500	
Exposed Struc: Steel	5%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$4,400	
Raceway								
Conduit	80%			2027	\$211,400	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Molded Case Bkrs	60%			2026	\$162,800	5	\$2,700	
Molded Case Bkrs	30%			2049	**	5	\$1,300	
Wiring								
Thermoplastic	70%			2027	\$259,600	1		
Thermoplastic	30%			2053	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$86,000	5	\$800	
Locally Mounted	30%			2032	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$158,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2035	**			
Egress Lighting								
Emergency, Battery	25%			2022	\$64,200	10	\$10,800	
Emergency, Battery	25%			2035	**	10	\$10,800	
Exit, Service	25%			2022	\$12,800	1		
Exit, Service	25%			2035	**	1		
Exterior Lighting								
HID	20%			2027	\$135,500	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$18,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$31,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$55,200

Conversion Equipment

Steam Boiler

95%

2025

\$1,096,400

1

\$167,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 #4 Oil Burning Steam Boilers*

Steam Boiler

5%

Now

\$57,700

2047

* *

1

\$7,900

*Damaged, Extent : Moderate, Area Affected : 35%**Location : Damaged Refractory On Boiler #1, Boiler #1 Nearing Limit For Plugged Tubes, 12 Plugged Tubes**Insul. Deteriorating, Extent : Moderate, Area Affected : 35%**Location : Boiler #1*

Distribution

Central Plant Steam Piping/Pmp

99%

2027

\$2,988,000

4

\$8,700

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Central Plant Steam Piping/Pmp

1%

Now

\$30,200

2057

* *

4

\$100

*Corroded, Extent : Severe, Area Affected : 1%**Location : Boiler Room Next To The Domestic Hot Water Tanks*

Terminal Devices

Air Handler

20%

2022

\$501,500

1

\$22,100

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Fan Room Above The Auditorium*

Convactor/Radiator

80%

2032

* *

1

\$46,100

Air Conditioning

Energy Source

Electricity

10%

2043

* *

1

No Component

90%

Conversion Equipment

Window/Wall Unit

80%

2022

\$297,300

1

No Component

20%

Ventilation

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DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$99,400	
Exhaust Fans								
Interior	20%			2022	\$126,900	2	\$1,100	
		<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Fan Room Above The Auditorium</i>						
Roof	80%			2022	\$236,900	2	\$4,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$66,500	2037	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Main Water Valves, Meter Room, Basement</i>						
HW Heat Exchanger								
Steam Fired	90%			2027	\$255,600	4	\$15,900	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Steam Fired	10%	0-2	\$28,400	2057	**	4	\$1,800	
		<i>Corroded, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Boiler Room, Deteriorated Hot Water Heat Exchanger Tank</i>						
		<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Non-Submersible	100%			2022	\$27,200	4	\$5,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2037	**	1-2	\$5,000	
		<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 158 - BX
Address : 800 HOME STREET BTWN: TINTON AVE., UNION AVE.
Borough : BRONX **Agency's Number** : X158
Program / Asset # : BOE0295.000 / 390 **Yr Built/Renovated** : 1974 / 2010
Area Sq Ft : 187,000 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2671 **Lot** : 11 **BIN** : 2004868

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$315,500	\$1,053,900
Interior Architecture	\$1,644,600	\$116,200
Electrical		\$2,494,800
Mechanical	\$522,500	\$3,408,600
Site Pavements	\$77,500	
Total	\$2,560,200	\$7,073,500
Importance Code A	\$315,500	\$1,098,800
Importance Code B	\$2,022,100	\$5,974,700
Importance Code C	\$222,600	
Total	\$2,560,200	\$7,073,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,000		\$10,600	
Interior Architecture	\$125,400		\$35,700	\$28,300
Electrical	\$39,200	\$5,200	\$10,200	\$7,000
Mechanical	\$65,300	\$52,600	\$59,900	\$36,500
Site Enclosure	\$11,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$280,500	\$61,800	\$120,400	\$75,800
Importance Code A	\$54,400	\$18,500	\$29,100	\$18,500
Importance Code B	\$185,100	\$43,300	\$85,900	\$57,300
Importance Code C	\$41,000		\$5,300	
Total	\$280,500	\$61,800	\$120,400	\$75,800



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DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	15%			LIFE	**	5	\$25,600	
Masonry: Brick Cavity	78%	4+	\$133,300	LIFE	**	5	\$66,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2050	**	5-10	\$29,400	
Mosaic Tile	2%			2050	**	10	\$5,300	
Windows								
Aluminum	98%			2052	**	5	\$74,200	
Metal Louvers	2%	Now	\$19,300	2039	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$60,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,800	
Roof								
IRMA/Protected Membrane	95%	4+	\$93,700	2030			\$937,400	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Exits 2 And 3</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exits 2 And 3</i>								
Metal Panel	5%			2043	**	10	\$10,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$63,500	
Ceramic Tile	2%	Now	\$12,000	2039	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Ceramic Tile	3%			2043	**	5	\$8,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet Room</i>								
Quarry Tile	2%			2043	**	5	\$8,700	
Terrazzo	2%			LIFE	**	5	\$9,100	
Vinyl Tile	68%	Now	\$717,100	2035	**	3	\$74,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$263,600	2040	**	3	\$10,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Auditorium</i>								
Wood	8%			2058	**	5	\$43,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$6,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
Ceramic Tile	2%			2033	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$16,800	
Masonry: Brick	10%	Now	\$43,800	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Electrical Room C2 In Basement</i>								
Plaster	50%			LIFE	**	5-10	\$89,400	
SGFT/Glazed Masonry	5%	0-2	\$43,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exit C Landing On Fourth Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exit C Landing On Fourth Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$21,000	
Ceilings								
AcousTile,Adhered	55%	Now	\$158,600	2043	**	5	\$79,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTile,Adhered	25%	Now	\$360,300	2050	**	5	\$36,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Gymnasium, Cafeteria, Auditorium</i>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$14,500	
Exposed Concrete	10%			LIFE	**	5-10	\$36,300	
Plaster	5%			LIFE	**	5-10	\$25,000	
Site Enclosure								
Fence/Gates								
Chain Link	70%	4+	\$11,600	2050	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Driveway and Tinton Street</i>								
Iron Picket	30%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$77,500	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Entry Plaza</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

100%

2033

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

25%

2030

\$11,200

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room 2**Explanation : One 2,500 Ampere Main Disconnect Switch*

Fused Disc Sw

75%

2030

\$33,600

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room 1**Explanation : Three Main Service Switches, No Nameplate Ratings Available*

Switchgear / Switchboard

Fused Disc Sw

100%

2030

\$260,900

5

\$800

Raceway

Conduit

95%

2030

\$293,100

1

Conduit

5%

2050

* *

1

Panelboards

Fused Disc Sw

3%

2046

* *

5

\$100

Fused Disc Sw

7%

2029

\$19,000

5

\$300

Molded Case Bkrs

65%

2029

\$176,300

5

\$3,200

Molded Case Bkrs

25%

2046

* *

5

\$1,200

Wiring

Thermoplastic

90%

2030

\$374,600

1

Thermoplastic

10%

2050

* *

1

Motor Controllers

Locally Mounted

50%

2028

\$61,400

5

\$600

Locally Mounted

25%

2043

* *

5

\$300

Motor Control Center

25%

2028

\$192,800

5

\$1,300

Ground

Grounding Devices

Generic

100% 2-4

\$10,200

LIFE

* *

5

\$2,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	92%			2038	**	10	\$157,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	4%			2035	**	10	\$6,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	2%			2025	\$44,400	2	\$100	
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$134,600	10	\$22,600	
Exit, Service	50%			2025	\$26,900	1		
Exterior Lighting								
HID	100%			2025	\$754,000	10	\$600	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	**	5	\$5,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$21,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$34,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	**	5	\$57,900	
Conversion Equipment								
Steam Boiler	98%			2043	**	1	\$181,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Steam Boilers</i>								
Steam Boiler	2%	0-2	\$1,200	2043	**	1	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : No. 2 Burner, Boiler Room</i>								
<i>Explanation : Defective Burner</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2030	\$788,900	1	\$34,700	
Convactor/Radiator	65%			2028	\$650,700	1	\$39,300	
Fan Coil Unit/Heat	5%			2030	\$140,000	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	\$476,200	2040	**	1	\$23,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Chiller, Penthouse</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Chiller, Penthouse</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Two 80 Ton Units, Penthouse</i>								
Window/Wall Unit	40%			2025	\$155,900	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2030	\$47,900	4	\$4,100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	\$440,400	1	\$34,700	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2025	\$213,600	2	\$39,100	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$165,100	
Exhaust Fans								
Interior	30%	0-2	\$4,000	2030	\$199,600	2	\$1,400	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Exhaust</i>								
Roof	70%	0-2	\$4,300	2030	\$217,300	2	\$3,200	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Oil Fired	100%			2025	\$155,200	1	\$5,400	
HW Heat Exchanger								
Steam Fired	100%			2030	\$297,800	4	\$27,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 158 - BX

Asset # : 390

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2030	\$28,500	4	\$5,900	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2040	**	1-5	\$94,300	
	Sprinkler							
	No Component	97%						
	Generic	3%		2030	\$54,900	1-2	\$1,600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 162 - BK (J. H. S. 162 - BK)
Address : 1390 WILLOUGHBY AVENUE @ST. NICHOLAS AVE.
Borough : BROOKLYN **Agency's Number** : K162
Program / Asset # : BOE0462.000 / 1331 **Yr Built/Renovated** : 1909 / 2008
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 10-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3212 **Lot** : 1 **BIN** : 3073018

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$856,100	\$135,000
Interior Architecture	\$556,000	\$725,400
Electrical	\$163,700	\$554,400
Mechanical	\$45,100	\$457,500
Total	\$1,620,800	\$1,872,200
Importance Code A	\$856,100	\$174,500
Importance Code B	\$525,600	\$1,642,100
Importance Code C	\$239,200	\$55,600
Total	\$1,620,800	\$1,872,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,200		\$3,000	
Interior Architecture	\$50,200		\$1,400	\$8,500
Electrical	\$1,100	\$1,700	\$2,000	\$2,900
Mechanical	\$12,600	\$10,100	\$71,000	\$10,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$72,100	\$16,700	\$82,300	\$26,400
Importance Code A	\$10,600	\$7,300	\$10,500	\$7,300
Importance Code B	\$61,500	\$9,400	\$71,900	\$19,100
Importance Code C				
Total	\$72,100	\$16,700	\$82,300	\$26,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%			2048	**	10	\$10,500	
Masonry: Brick	90%	Now	\$217,400	LIFE	**	5	\$135,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Lintels Throughout</i>								
Masonry: Limestone	7%			LIFE	**	5	\$7,900	
Windows								
Aluminum	97%	4+	\$75,000	2036	**	5	\$8,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lexan Panes Throughout</i>								
Metal Louvers	3%			2031	**	10	\$3,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,600	
Masonry: Brick	90%			LIFE	**	5	\$12,300	
Roof								
Copper/Terne	3%			2043	**	10	\$3,000	
Modified Bitumen	97%	Now	\$563,700	2038	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exhaust Fan Hoods</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Poured	5%	Now	\$8,200	2048	**	5	\$1,400	
<i>Uneven Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairwells B, C, D, E</i>								
Cast in Place Concrete	8%	0-2	\$10,000	LIFE	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces</i>								
Ceramic Tile	5%	Now	\$23,300	2031	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staff And 3rd Floor Bathrooms</i>								
Marble Panels	2%			LIFE	**	5	\$1,700	
Quarry Tile	5%	0-2	\$8,600	2033	**	5	\$4,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$4,400	
Vinyl Tile	60%	Now	\$184,200	2028	\$614,000	3	\$25,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Vinyl Tile 9" X 9"	10%			2023	\$132,600	3	\$4,200	
Interior Walls								
Ceramic Tile	5%	Now	\$80,300	2037	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staff And 3rd Floor Bathrooms</i>								
Masonry: Brick	7%	Now	\$158,900	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Foundation Walls At Mechanical Spaces</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Foundation Walls At Mechanical Spaces</i>								
Marble Panels	5%			LIFE	**			
Plaster	68%			LIFE	**	5	\$55,600	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Masonry: Infill Arch	5%			LIFE	**			
Plaster	78%			LIFE	**	5	\$51,200	
Plaster	7%			LIFE	**	5	\$4,600	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2048	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	60%			2033	**			
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Masonry: Granite	10%			LIFE	**			
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Pavers/Stone	30%			2037	**			
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Activity Yard

Traffic Topping	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$39,500	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$156,500	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Vertical Sections*

Raceway

Conduit	70%			2028	\$92,600	1		
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Conduit	30%			2048	**	1		
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Panelboards

Molded Case Bkrs	100%			2044	**	5	\$1,900	
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Wiring

Thermoplastic	100%			2048	**	1		
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Motor Controllers

Locally Mounted	70%			2026	\$56,500	5	\$300	
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Locally Mounted	30%			2041	**	5	\$200	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	98%			2036	**	10	\$66,500	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED	2%			2036	**			
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Egress Lighting

Emergency, Battery	50%			2028	\$53,300	10	\$8,900	
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Exit, Service	50%			2036	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Exterior Lighting

HID	30%			2028	\$89,500	10	\$100	
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2033	**	1	\$8,300	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%	2-4	\$163,700	2038	**	1-3	\$8,300	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2048	**	1		
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Conversion Equipment

Steam Boiler	100%			2033	**	1	\$73,300	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

Distribution

Steam Piping/Pump	100%			2038	**			
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Terminal Devices

Convactor/Radiator	95%			2026	\$376,400	1	\$22,700	
Unit Heater - Steam	5%			2023	\$13,200	4	\$300	

Air Conditioning

Energy Source

Electricity	100%			2036	**	1		
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Conversion Equipment

Window/Wall Unit	15%			2023	\$23,100	1		
No Component	85%							

Ventilation

Distribution

Ductwork/Diffusers	10%			LIFE	**	2-5	\$4,100	
No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Roof	10%			2023	\$12,300	2	\$200
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	75%			2038	**	1	
	Galvanized Steel	25%			2026	\$81,200	1	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Out Of 2 Water Main Has Been Disconnected</i>								
Water Heater								
	Gas Fired	100%			2021	\$45,100	2	\$1,100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	Now	\$2,300	2023	\$11,300	4	\$1,600
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : The Housing, Basement</i>								
Backflow Preventer								
	Generic	100%			2033	**	1	\$4,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2028	\$21,700	1-2	\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 162 - BX
Address : 600 SAINT ANN'S AVENUE @E. 149 STREET
Borough : BRONX **Agency's Number** : X162
Program / Asset # : BOE0298.000 / 179 **Yr Built/Renovated** : 1971 / 2000
Area Sq Ft : 176,000 **Project Type** : EDUCATION
Date of Survey : 30-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2616 **Lot** : 1 **BIN** : 2004314

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$739,000	\$373,500
Interior Architecture	\$3,545,400	\$413,200
Electrical	\$863,000	\$1,140,300
Mechanical	\$357,800	\$2,177,000
Total	\$5,505,200	\$4,104,100
Importance Code A	\$739,000	\$1,552,900
Importance Code B	\$4,579,000	\$2,506,400
Importance Code C	\$187,200	\$44,700
Total	\$5,505,200	\$4,104,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,600		\$16,200	
Interior Architecture	\$68,200		\$800	\$28,700
Electrical	\$2,800	\$23,600	\$1,800	\$1,000
Mechanical	\$51,800	\$52,300	\$41,400	\$24,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,400	\$79,900	\$64,100	\$58,400
Importance Code A	\$26,300	\$17,800	\$33,600	\$17,400
Importance Code B	\$67,900	\$62,100	\$30,500	\$41,000
Importance Code C	\$36,100			
Total	\$130,400	\$79,900	\$64,100	\$58,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$478,400	LIFE	**	5	\$148,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%	0-2	\$3,600	2047	**	5	\$17,400	
			<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Pre-Cast Concrete	15%	Now	\$49,100	LIFE	**	5	\$90,500	
			<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	100%			2043	**	5	\$32,300	
Parapets								
Pre-Cast Concrete	100%	Now	\$81,700	LIFE	**	5	\$134,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Roof								
Built-Up (BUR)	100%			2032	**	10	\$129,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$73,900	
Ceramic Tile	5%			2036	**	5	\$16,900	
Terrazzo	5%			LIFE	**	5	\$13,200	
Vinyl Tile	2%			2035	**	3	\$2,500	
Vinyl Tile 9" X 9"	68%	Now	\$540,100	2022	\$2,700,700	3	\$86,100	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Wood	10%			2055	**	5	\$63,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$22,000	2036	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$14,100	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	50%	Now	\$63,900	LIFE	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%	2-4	\$123,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	35%	Now	\$117,300	2040	**	5	\$59,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%			LIFE	**	5	\$23,700	
Fiber Board	10%			2027	\$235,500			
Plaster	10%	Now	\$23,700	LIFE	**	5	\$21,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$40,400	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 And 1,200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2027	\$182,600	5	\$500	
Fused Disc Sw	30%			2047	**	5	\$200	
Raceway								
Conduit	90%			2027	\$277,700	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Molded Case Bkrs	70%			2026	\$189,900	5	\$3,200	
Molded Case Bkrs	20%			2043	**	5	\$900	
Wiring								
Thermoplastic	80%			2027	\$333,000	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	95%			2025	\$116,700	5	\$1,100	
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Mechanical Room</i>						
Locally Mounted	5%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$153,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	3%			2035	**	10	\$4,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
HID	2%			2032	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$21,200	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$709,600	10	\$500	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$10,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$54,500	
Conversion Equipment								
Steam Boiler	100%	Now	\$22,800	2025	\$1,139,000	1	\$156,900	
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Boiler Room (# 3 Boiler)</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$13,000	
Terminal Devices								
Air Handler	25%			2027	\$618,700	1	\$27,200	
Convactor/Radiator	75%			2040	**	1	\$42,600	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$293,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$98,100	
Exhaust Fans								
Interior	25%	Now	\$7,800	2027	\$156,500	2	\$1,100	
			<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Auditorium Exhaust, Basement</i>					
Roof	75%			2027	\$219,200	2	\$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2047	**	1		
Galvanized Steel	20%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$26,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Not Energy Efficient</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$64,400	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 162 - BX

Asset # : 179

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2027	\$26,800	4	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2037		**	1-2	\$1,000
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 164 - M
Address : 401 WEST 164 STREET BTWN: EDGECOMBE AVE,AMSTERDAM AV
Borough : MANHATTAN **Agency's Number** : M164
Program / Asset # : BOE0099.000 / 1651 **Yr Built/Renovated** : 1930 / 2010
Area Sq Ft : 96,000 **Project Type** : EDUCATION
Date of Survey : 20-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2111 **Lot** : 24 **BIN** : 1062636

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$542,900	\$131,200
Interior Architecture	\$398,300	\$232,400
Electrical	\$544,700	\$688,200
Mechanical	\$85,400	\$1,371,600
Total	\$1,571,200	\$2,423,400
Importance Code A	\$542,900	\$131,200
Importance Code B	\$992,000	\$2,248,800
Importance Code C	\$36,300	\$43,500
Total	\$1,571,200	\$2,423,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,000			
Interior Architecture	\$58,100		\$12,900	\$8,800
Electrical	\$31,800	\$1,800	\$1,800	\$2,300
Mechanical	\$112,100	\$14,800	\$21,400	\$13,800
Site Pavements	\$15,100			
Total	\$273,100	\$16,600	\$36,200	\$24,900
Importance Code A	\$65,500	\$9,500	\$9,500	\$9,500
Importance Code B	\$178,100	\$7,100	\$26,600	\$11,000
Importance Code C	\$29,500			\$4,400
Total	\$273,100	\$16,600	\$36,200	\$24,900



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 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	4+	\$84,600	LIFE	**	5	\$131,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Street Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$11,600	
Masonry: Limestone	1%	Now	\$3,600	LIFE	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Window Sill At Stair Bulkhead</i>								
Masonry: Limestone	9%			LIFE	**	5	\$20,800	
Windows								
Aluminum	100%	Now	\$401,900	2046	**	5	\$22,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%	Now	\$19,100	LIFE	**	5	\$15,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Inner Courtyard South Facing Parapet</i>								
Masonry: Limestone	25%			LIFE	**	5-10	\$62,900	
Roof								
Built-Up (BUR)	95%	Now	\$17,100	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room 429 And Stair A</i>								
Copper/Terne	5%			2045	**	10	\$7,700	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$141,000	
Ceramic Tile	5%			2039	**	5	\$8,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor Bathrooms</i>								
Quarry Tile	2%			2043	**	5	\$4,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Terrazzo	4%			LIFE	**	5	\$10,100	
Vinyl Tile	52%			2035	**	3	\$31,400	
Vinyl Tile 9" X 9"	2%			2025	\$37,900	3	\$1,600	
Wood	15%	2-4	\$255,300	2045	**	5	\$22,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$8,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor Bathrooms</i>								
Masonry: Brick	10%	4+	\$36,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Marble Panels	2%			LIFE	**	10	\$1,400	
Plaster	83%	Now	\$24,800	LIFE	**	5	\$43,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 429 And Stair A</i>								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$8,100	
Exposed Concrete	15%			LIFE	**	5-10	\$30,200	
Plaster	80%	0-2	\$36,100	LIFE	**	5	\$80,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 429 And Stair A</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2040	**			
Iron Picket	90%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,900	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 165th Street Side</i>								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$1,200	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Corner Of Building At Entrance</i>								
Masonry: Granite	10%	4+	\$2,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Treads At Entrances</i>								
Parking/Driveway								
Asphalt	100%			2033	**			
Activity Yard								
Asphalt	100%			2033	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electric Service Room</i>								
<i>Explanation : 2,000 Ampere Switch 1,200 Ampere Fuse</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2030	\$164,400	5	\$400	
Fused Disc Sw	10%			2050	**	5		
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	80%	2-4	\$153,200	2055	**	5	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	10%			2046	**	5	\$300	
Wiring								
Braided Cloth	90%	0-2	\$245,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	85%	0-2	\$68,600	2050	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room And Boiler Room</i>								
Locally Mounted	15%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$83,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasiums</i>								
<i>Explanation : LED Observed</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	40%			2030	\$20,200	1		
Exit, Service	30%	Now	\$8,300	2040	**	1		
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd And 4th Floors</i>								
Exit, Service	30%			2035	**	1		
Exterior Lighting								
HID	20%	Now	\$77,400	2040	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter And Yard</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$62,000	1	\$7,200	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$21,200	2030	\$212,300	1-3	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Pull Station Does Not Send A Signal To The Main Panel</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : No. 2 Oil 10,000 Gallon Tank - Gas Pressure Booster Pump</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$95,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$21,200	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Boiler Room</i>								
<i>Explanation : Return Pipe In Supply Room And Condensate Pump Leaking.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 164 - M

Asset # : 1651

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2030	\$337,500	1	\$14,800	
Convactor/Radiator	35%			2035	**	1	\$10,900	
Fan Coil Unit/Heat	40%			2030	\$575,100	1	\$12,400	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2025	\$150,000	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$84,800	
Exhaust Fans								
Interior	50%	Now	\$85,400	2030	\$170,800	2	\$1,200	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Toilet And House Exhaust Fans, Basement Fan Room</i>								
Roof	50%			2030	\$79,700	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$14,300	2040	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main In Basement</i>								
Water Heater								
Gas Fired	100%			2025	\$58,600	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backs Up During Heavy Rain In Supply Room And Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$14,600	4	\$3,000	
Sewage Ejector(s)								
Electric	100%	0-2	\$27,600	2040	**	4	\$3,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Undersized In Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$1,400	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 166 - BK (J. H. S. 166 - BK)
Address : 800 VAN SICKLEN AVENUE @ LINDEN BLVD.
Borough : BROOKLYN **Agency's Number** : K166
Program / Asset # : BOE0466.000 / 1335 **Yr Built/Renovated** : 1956 / 2011
Area Sq Ft : 143,000 **Project Type** : EDUCATION
Date of Survey : 29-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4349 **Lot** : 50 **BIN** : 3097675

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$276,100
Interior Architecture	\$924,400	\$1,945,900
Electrical	\$961,700	\$562,700
Mechanical	\$159,900	\$3,501,800
Total	\$2,045,900	\$6,286,500
Importance Code A		\$276,100
Importance Code B	\$1,919,700	\$5,650,300
Importance Code C	\$126,300	\$360,100
Total	\$2,045,900	\$6,286,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$5,500	\$26,700	\$25,900
Interior Architecture	\$33,100		\$3,400	\$24,400
Electrical	\$2,100	\$42,400	\$2,200	\$2,500
Mechanical	\$29,900	\$45,400	\$39,600	\$21,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$69,000	\$97,200	\$75,700	\$78,400
Importance Code A	\$15,200	\$20,700	\$42,200	\$41,100
Importance Code B	\$37,900	\$76,600	\$30,200	\$37,300
Importance Code C	\$15,900		\$3,400	
Total	\$69,000	\$97,200	\$75,700	\$78,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$124,200	
Panel/Paver: Limestone	5%			LIFE	**	5	\$4,900	
Windows								
Aluminum	100%			2049	**	5	\$51,900	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$4,200	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	10%			2032	**	5-10	\$9,000	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$151,900	
Skylight, Metal/Glass	5%			2053	**	10	\$26,700	
Interior								
Floors								
Ceramic Tile	5%			2030	\$237,600	5	\$11,500	
Terrazzo	5%			LIFE	**	5	\$9,000	
Vinyl Tile	60%			2027	\$1,250,800	3	\$68,900	
Vinyl Tile 9" X 9"	25%	Now	\$675,200	2037	**	3	\$21,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$40,400	2042	**	5	\$10,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	4%			2030	\$315,900	5	\$10,700	
Concrete Masonry Unit	5%	Now	\$15,900	LIFE	**	5	\$5,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Water Meter Room</i>								
Folding Partition	1%			2043	**	5	\$6,700	
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%	Now	\$126,300	LIFE	**	5	\$44,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%	Now	\$82,600	2040	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,600	
Plaster	75%			LIFE	**	5	\$97,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2027	\$23,500	5	\$100	
Fused Disc Sw	90%			2053	**	5	\$600	
Raceway								
Conduit	85%			2027	\$224,600	1		
Conduit	15%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	60%			2049	**	5	\$2,300	
Molded Case Bkrs	30%			2026	\$71,800	5	\$1,100	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$110,600	5	\$900	
Locally Mounted	10%			2044	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$132,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	6%			2037	**			
Egress Lighting								
Emergency, Battery	40%			2022	\$88,400	10	\$14,800	
Emergency, Battery	10%			2032	**	10	\$3,700	
Exit, Service	50%			2022	\$22,100	1		
Exterior Lighting								
HID	100%			2022	\$576,600	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2035

* *

1-3

\$8,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2047

* *

5

\$47,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Of 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$151,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2027

\$2,596,700

4

\$7,600

Terminal Devices

Air Handler

20%

2027

\$431,500

1

\$19,000

Convactor/Radiator

80%

2032

* *

1

\$39,600

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Window/Wall Unit

50%

2022

\$159,900

1

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$85,600

Exhaust Fans

Interior

30%

2027

\$163,800

2

\$1,400

Roof

70%

2027

\$178,300

2

\$3,300

Plumbing

H/C Water Piping

Brass/Copper

20%

2037

* *

1

Galvanized Steel

80%

2032

* *

1

Water Heater

Gas Fired

100%

2026

\$93,600

2

\$2,200

HW Heat Exchanger

Steam Fired

100%

2037

* *

4

\$22,800

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$3,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2037	**	1-2	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 166 - BX
Address : 250 EAST 164 STREET @ MORRIS AVE
Borough : BRONX **Agency's Number** : X166
Program / Asset # : BOE0300.000 / 2605 **Yr Built/Renovated** : 1972 / 2009
Area Sq Ft : 157,000 **Project Type** : EDUCATION
Date of Survey : 11-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2446 **Lot** : 43 **BIN** : 2002497

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$267,900
Interior Architecture	\$293,300	
Electrical	\$898,200	\$1,847,900
Mechanical	\$1,336,000	\$1,036,000
Site Pavements	\$35,900	
Total	\$2,563,400	\$3,151,800
Importance Code A	\$1,016,100	\$312,700
Importance Code B	\$1,547,300	\$2,839,100
Total	\$2,563,400	\$3,151,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,700			\$12,800
Interior Architecture	\$65,500	\$3,500		\$13,100
Electrical	\$6,900	\$6,400	\$47,100	\$5,300
Mechanical	\$57,900	\$35,900	\$63,100	\$25,800
Site Enclosure	\$36,100			
Site Pavements	\$27,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$204,100	\$49,800	\$114,100	\$60,900
Importance Code A	\$5,700	\$15,500	\$15,900	\$28,400
Importance Code B	\$130,400	\$34,300	\$98,200	\$32,500
Importance Code C	\$68,000			
Total	\$204,100	\$49,800	\$114,100	\$60,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$87,000	
Masonry: Brick	80%			LIFE	**	5	\$92,800	
Mosaic Tile	5%	4+	\$5,700	2054	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Facades</i>								
Windows								
Aluminum	100%			2044	**	5	\$25,600	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$17,700	
Masonry: Brick	85%			LIFE	**	5	\$13,000	
Roof								
Modified Bitumen	100%			2038	**	10	\$88,100	
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,600	
Ceramic Tile	5%			2037	**	5	\$7,000	
Mosaic Tile	4%			2041	**	5	\$14,000	
Terrazzo	1%			LIFE	**	5	\$1,100	
Vinyl Tile	55%			2033	**	3	\$38,500	
Vinyl Tile	20%	4+	\$76,200	2033	**	3	\$10,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms And Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms And Corridors</i>								
Wood	5%	2-4	\$147,700	2063	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Gymnasium</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$9,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Acid Tank Platform, Basement</i>								
Ceramic Tile	5%			2031	**	5	\$6,800	
Concrete Masonry Unit	5%	Now	\$8,100	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Boiler Room Shop</i>								
Folding Partition	5%			2036	**	5	\$17,100	
Mosaic Tile	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$16,400	
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTile,Adhered	50%	2-4	\$69,400	2033	**	5	\$35,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 40%</i>								
<i>Location : Classrooms</i>								
Exposed Concrete	35%			LIFE	**	5	\$7,600	
Metal Panel	5%			LIFE	**	5	\$8,700	
Plaster	10%	0-2	\$19,600	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms: 430, 432 And 434</i>								
Site Enclosure								
Fence/Gates								
Chain Link	19%	Now	\$23,400	2048	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Grant Avenue</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Grant Avenue And Morris Avenue</i>								
Iron Picket	81%	4+	\$12,700	2072	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : E. 164th Street</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : E. 164th Street</i>								
<i>Explanation : Iron Picket Fence Curb Is Broken And Chipped In Some Areas. Exposed Rebars</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$25,400	2045	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : E. 164th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,500	2045	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

100% Now \$35,900 2037 **

*Cracking/Crumbling, Extent : Severe, Area Affected : 5%**Location : Rear Of Building Between Morris Avenue And Grant Avenue*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90% 2028 \$40,400 5 \$600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amperes Main Disconnect Switch*

Fused Disc Sw

10% 2028 \$4,500 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amperes Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

100% 2028 \$234,800 5 \$700

Raceway

Conduit

100% 2028 \$264,200 1

Panelboards

Fused Disc Sw

10% 2027 \$23,900 5 \$400

Molded Case Bkrs

90% 2027 \$215,400 5 \$3,700

Wiring

Thermoplastic

100% 2028 \$370,900 1

Motor Controllers

Locally Mounted

30% 2026 \$36,900 5 \$300

Motor Control Center

70% 2026 \$539,800 5 \$3,000

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$2,300

Lighting

Interior Lighting

Fluorescent

90% 2036 ** 10 \$129,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

8% 2036 ** 10 \$11,500

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Basement*

LED

2% 2036 **

Egress Lighting

Emergency, Battery

50% 2023 \$113,000 10 \$18,900

Exit, Service

50% 2023 \$22,600 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting HID	100%			2023	\$633,000	10	\$500	
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Alarm

Security System No Component Generic	70%			2023	\$152,100	1	\$17,600	
Fire/Smoke Detection No Component Generic, Digital	70%			2036	**	1-3	\$29,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Fuel Oil No 4	100%			2048	**	5	\$48,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - 15,000 Gallon Tanks</i>								

Conversion Equipment Steam Boiler	100%	0-2	\$1,016,100	2048	**	1	\$139,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 - Boilers</i>								

Distribution Central Plant Steam Piping/Pmp	100%			2038	**	4	\$11,600	
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Terminal Devices Air Handler	20%			2028	\$441,500	1	\$19,400	
Convactor/Radiator	80%	Now	\$33,600	2033	**	1	\$36,500	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								

Air Conditioning

Energy Source Electricity	100%			2036	**	1		
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DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2028	\$66,600	1	\$3,600
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof - Serves The 4th Floor Only</i>				
	Ext Pkg Unit - Heating/Cooling	5%			2028	\$98,300	2	\$500
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
	Window/Wall Unit	70%			2023	\$229,000	1	
	No Component	20%						
Distribution								
	CW & CHW Wtr Pipe/Pump	5%			2038	**	4	\$600
	No Component	95%						
Terminal Devices								
	Air Handler/Cool/Ht	5%			2028	\$70,400	1	\$4,900
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 3 Rtu Units Under Construction On The Roof. using R410a.</i>				
	No Component	95%						
Heat Rejection								
	Dry Cooler	5%			2028	\$34,200	2	\$5,500
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,500
Exhaust Fans								
	Interior	20%			2028	\$111,700	2	\$1,000
	Roof	80%	Now	\$20,900	2028	\$208,500	2	\$3,100
				<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Motor Burnout On The Roof</i>				
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
Water Heater								
	Electric	5%			2026	\$6,900	4	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Meter Room</i>				
				<i>Explanation : Instantaneous / Serves Laboratories</i>				
	Gas Fired	95%			2023	\$91,000	2	\$2,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 - Gas Fired Instantaneous / Backs Up When Boiler Is Off Line</i>				

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 166 - BX

Asset # : 2605

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger Steam Fired	100%			2038	**	4	\$23,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2028	\$23,900	4	\$3,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Dual Unit</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler No Component Generic	95%			2038	**	1-2	\$2,200
		5%						
	Chemical System No Component Generic	90%			2023	\$2,800	1-3	\$400
		10%						
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 174 - BX
Address : 456 WHITE PLAINS ROAD @LACOMBE AVE.
Borough : BRONX **Agency's Number** : X174
Program / Asset # : BOE0302.000 / 378 **Yr Built/Renovated** : 1972 / 2002
Area Sq Ft : 169,000 **Project Type** : EDUCATION
Date of Survey : 29-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3478 **Lot** : 18 **BIN** : 2020580

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,660,600	\$790,100
Interior Architecture		\$2,217,900
Electrical	\$264,600	\$1,737,400
Mechanical	\$1,247,700	\$1,098,500
Total	\$3,172,900	\$5,843,900
Importance Code A	\$1,715,300	\$1,874,000
Importance Code B	\$1,457,600	\$3,970,000
Total	\$3,172,900	\$5,843,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$22,700		
Interior Architecture	\$28,800	\$42,800		\$25,500
Electrical	\$6,700	\$41,100	\$5,900	\$4,800
Mechanical	\$62,400	\$78,500	\$37,200	\$24,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,800	\$189,000	\$47,000	\$59,000
Importance Code A	\$15,900	\$39,700	\$16,700	\$16,700
Importance Code B	\$82,600	\$149,300	\$30,300	\$42,300
Importance Code C	\$3,300			
Total	\$101,800	\$189,000	\$47,000	\$59,000



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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	\$1,150,900	LIFE	**	5	\$143,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 238, 338, 438</i>								
Windows								
Aluminum	97%	Now	\$509,700	2043	**	5	\$19,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2036	**	10	\$7,300	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$25,200	
Metal Rail	2%			2040	**	5-10	\$9,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$5,000	
Roof								
Built-Up (BUR)	25%			2032	**	10	\$22,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Courtyard Roof</i>								
IRMA/Protected Membrane	75%			2027	\$578,400	10	\$68,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Fourth Floor</i>								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$38,100	
Ceramic Tile	3%			2030	\$154,400	5	\$7,500	
Terrazzo	3%			LIFE	**	5	\$5,800	
Vinyl Tile	82%			2027	\$1,851,900	3	\$102,000	
Wood	5%			2042	**	5	\$23,300	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$6,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,800	
Gypsum Board	7%			LIFE	**	5	\$9,200	
Masonry: Brick	5%			LIFE	**			
Metal Panel	15%			LIFE	**			
Plaster	45%			LIFE	**	5	\$29,700	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%			2032	**	5	\$62,200	
Exposed Concrete	50%			LIFE	**	5	\$19,400	
Fiber Board	10%			2027	\$173,500			
Plaster	15%			LIFE	**	5	\$23,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%		2027	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	95%		2027	\$223,100	5	\$700	
	Fused Disc Sw	5%		2047	**	5		
Raceway								
	Conduit	90%		2027	\$237,800	1		
	Conduit	10%		2047	**	1		
Panelboards								
	Fused Disc Sw	20%		2026	\$54,300	5	\$800	
	Molded Case Bkrs	70%		2026	\$189,900	5	\$3,100	
	Molded Case Bkrs	10%		2043	**	5	\$400	
Wiring								
	Thermoplastic	90%		2027	\$333,800	1		
	Thermoplastic	10%		2047	**	1		
Motor Controllers								
	Locally Mounted	100%		2025	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
	Generic	100%		LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
	Fluorescent	94%		2027	\$374,100	10	\$145,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	2%		2027	\$8,000	10	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Stairways</i>								
<i>Explanation : Compact Fluorescent Lighting Fixtures</i>								
	HID	1%		2022	\$2,900	10	\$100	
	Incandescent	3%		2022	\$60,100	2	\$100	
Egress Lighting								
	Emergency, Battery	50%		2032	**	10	\$20,400	
	Exit, Service	25%		2022	\$12,200	1		
	Exit, Service	25%		2032	**	1		
Exterior Lighting								
	HID	30%		2022	\$204,400	10	\$200	
	No Component	70%						
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$18,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Cafeteria And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$31,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells ,**Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$52,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 10000 Gallon Tanks**System Has Been Converted From #6 To #4 Fuel Oil*

Conversion Equipment

Steam Boiler

5%

0-2

\$54,700

2047

* *

1

\$7,500

*Damaged, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, Deteriorating Boiler Insulation*

Steam Boiler

95%

2025

\$1,039,000

1

\$159,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Pit**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 #4 Oil Burning Steam Boilers*

Distribution

Central Plant Steam

100%

2037

* *

4

\$12,500

Piping/Pmp

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout, New Steam Traps Observed*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2022	\$594,100	1	\$26,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fourth Floor Fan Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : A H U For The Gymnasium Is Under Sized</i>								
Convactor/Radiator	74%			2032	**	1	\$40,400	
Convactor/Radiator	1%	0-2	\$9,000	2047	**	1	\$500	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Case #4</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	35%			2022	\$123,300	1		
Window/Wall Unit	5%	0-2	\$17,600	2027	\$17,600	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	\$77,900	LIFE	**	2-5	\$4,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Fan Room</i>								
<i>Explanation : Poor Ventilation In The Gymnasium Probable Obstruction In Ductwork.</i>								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$89,500	
Exhaust Fans								
Interior	25%			2022	\$150,300	2	\$1,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Fan Room</i>								
Roof	75%			2022	\$210,400	2	\$3,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galvanized Steel	75%			2032	**	1		
Galvanized Steel	5%	0-2	\$37,100	2047	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Deteriorating Water Main, Valve Does Not Hold.</i>								
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$25,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 174 - BX

Asset # : 378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2022	\$25,800	4	\$5,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room Pit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component	90%							
Generic	10%			2037	**	1-2	\$4,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 180 - BX
Address : 700 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.
Borough : BRONX **Agency's Number** : X180
Program / Asset # : BOE0305.000 / 366 **Yr Built/Renovated** : 1972 / 2009
Area Sq Ft : 160,850 **Project Type** : EDUCATION
Date of Survey : 14-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5141 **Lot** : 150 **BIN** : 2097470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$595,300	\$211,400
Interior Architecture	\$1,166,200	\$1,879,400
Electrical		\$2,000,700
Mechanical	\$1,702,600	\$3,202,800
Total	\$3,464,200	\$7,294,400
Importance Code A	\$595,300	\$487,900
Importance Code B	\$2,319,000	\$6,764,300
Importance Code C	\$549,800	\$42,200
Total	\$3,464,200	\$7,294,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,900		\$29,800	
Interior Architecture	\$91,000		\$29,000	\$24,100
Electrical	\$9,000	\$4,800	\$6,200	\$7,400
Mechanical	\$81,700	\$38,100	\$86,300	\$37,500
Site Pavements	\$7,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$245,900	\$46,900	\$155,200	\$72,900
Importance Code A	\$76,100	\$8,000	\$37,700	\$8,000
Importance Code B	\$117,100	\$38,900	\$117,500	\$65,000
Importance Code C	\$52,800			
Total	\$245,900	\$46,900	\$155,200	\$72,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$60,400	LIFE	**	5	\$37,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,100	
Pre-Cast Concrete	40%			LIFE	**	5	\$177,200	
Windows								
Aluminum	100%	Now	\$297,600	2038	**	5	\$16,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Elevation And All Floors</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$74,200	
Metal Rail	10%			2043	**	5-10	\$49,000	
Pre-Cast Concrete	50%			LIFE	**	5	\$170,700	
Roof								
Built-Up (BUR)	100%	Now	\$31,900	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooftop Unit Curb Flashing</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$36,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$105,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Area In Basement</i>								
Ceramic Tile	5%	Now	\$24,900	2033	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Vinyl Tile	80%	Now	\$349,700	2030	\$1,748,400	3	\$72,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor, Cafeteria, Stairs And Classrooms Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Corridor, Cafeteria, Stairs And Classrooms Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
Wood	5%			2045	**	5	\$22,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$51,800	2033	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	13%	4+	\$21,700	LIFE	**	5	\$18,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Classroom</i>								
Folding Partition	2%	Now	\$239,000	2038	**	5	\$8,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms And Cafeteria</i>								
Metal Panel	15%			LIFE	**	10	\$23,700	
Plaster	40%			LIFE	**	5-10	\$119,500	
SGFT/Glazed Masonry	25%	0-2	\$181,700	LIFE	**			
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$100,000	2050	**	5	\$36,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	25%			2043	**	5	\$57,900	
Exposed Concrete	45%			LIFE	**	5-10	\$130,300	
Metal Panel	5%	0-2	\$20,700	LIFE	**	5	\$14,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway
Asphalt

100% 4+ \$7,400 2039 **

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : South Lot

Ponding, Extent : Light, Area Affected : 5%

Location : South Lot

Activity Yard

Asphalt

100% 2039 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2030 \$44,900 5 \$700

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2,500 Ampere Main Service Switch

Transformers

Dry Type

100% 2028 \$16,900 5 \$600

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 225 Kilovolt-ampere, One 75 Kilovolt-ampere And One 15 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw

80% 2030 \$187,800 5 \$600

Molded Case Bkrs

20% 2050 ** 5 \$800

Raceway

Conduit

95% 2030 \$251,000 1

Conduit

5% 2050 ** 1

Panelboards

Fused Disc Sw

20% 2029 \$54,300 5 \$700

Molded Case Bkrs

30% 2046 ** 5 \$1,300

Molded Case Bkrs

50% 2029 \$135,700 5 \$2,100

Wiring

Thermoplastic

95% 2030 \$352,300 1

Thermoplastic

5% 2050 ** 1

Motor Controllers

Locally Mounted

50% 2035 ** 5 \$500

Motor Control Center

50% 2043 ** 5 \$2,200

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$4,700

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Connected To Metal Water Pipe

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DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Interior Lighting Fluorescent	100%			2035	**	10	\$147,500	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout*

Egress Lighting Emergency, Battery	50%			2030	\$115,800	10	\$19,400	
Exit, Service	50%			2030	\$23,200	1		

Exterior Lighting LED	20%			2035	**			
No Component	80%							

Alarm

Security System No Component	80%							
Generic	20%			2040	**	1	\$12,000	

*Other Observation, Extent : Light, Area Affected : 100%
Location : Hallways*

Explanation : Intrusion Alarm Only. Motion Sensors In The Hallways

Fire/Smoke Detection No Component	60%							
Generic, Digital	40%			2030	\$711,500	1-3	\$40,800	

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source HTHW/HW	100%			2050	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%
Location : Sub-cellar Mechanical Room*

Explanation : Hot Water Provided From Nearby Co-op City

Conversion Equipment Heat Exchanger, Plate & Frame	100%	0-2	\$23,200	2026	\$231,600	1	\$71,600	
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*Corroded, Extent : Severe, Area Affected : 20%
Location : Basement*

*Other Observation, Extent : Light, Area Affected : 100%
Location : Mechanical Room*

Explanation : 2 Units

Distribution Hot Wtr Piping/Pump	100%	Now	\$25,100	2038	**	4	\$7,900	
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*Broken, Extent : Severe, Area Affected : 30%
Location : Two Of Three Booster Pumps In The Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%	0-2	\$56,500	2025	\$1,130,900	1	\$44,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Unit Curbs On Roof</i>								
Convactor/Radiator	50%			2035	**	1	\$26,000	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%	2-4	\$1,092,200	2040	**	1	\$53,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Two Chillers In The Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refrigerant Type R22</i>								
Split Unit	5%			2035	**			
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2040	**	4	\$4,800	
Ductwork/Diffusers	40%	Now	\$293,500	LIFE	**	2	\$83,700	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Insulation On Inside Of The Duct Collapsing</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$1,533,400	1	\$99,500	
Heat Rejection								
Air Cooled Condenser Unit	80%	2-4	\$220,500	2040	**	2	\$71,700	
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Outside Yard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Yard</i>								
<i>Explanation : Beyond Useful Life</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$142,000	
Exhaust Fans								
Roof	50%			2025	\$133,500	2	\$2,500	
Roof	50%			2030	\$133,500	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 180 - BX

Asset # : 366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger HTHW/HW	100%			2040	**			
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$4,900	2025	\$24,500	4	\$3,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Float In Pit In Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement, Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$81,100	
Sprinkler No Component	97%							
Generic	3%			2040	**	1-2	\$1,400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 181 - BX
Address : 800 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.
Borough : BRONX **Agency's Number** : X181
Program / Asset # : BOE0306.000 / 4414 **Yr Built/Renovated** : 1972 / 2009
Area Sq Ft : 160,850 **Project Type** : EDUCATION
Date of Survey : 14-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5141 **Lot** : 150 **BIN** : 2097470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$292,200	\$318,000
Interior Architecture	\$883,800	\$2,045,900
Electrical	\$284,600	\$2,516,200
Mechanical	\$2,700,400	\$4,989,100
Site Pavements	\$61,000	
Total	\$4,222,000	\$9,869,200
Importance Code A	\$292,200	\$362,900
Importance Code B	\$3,684,500	\$9,464,300
Importance Code C	\$245,200	\$42,100
Total	\$4,222,000	\$9,869,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,600		\$29,000	
Interior Architecture	\$85,000		\$8,800	\$27,100
Electrical	\$22,100	\$4,800	\$6,600	\$7,600
Mechanical	\$38,400	\$44,800	\$92,800	\$36,100
Site Enclosure	\$13,500			
Site Pavements	\$32,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$232,600	\$53,500	\$141,100	\$74,800
Importance Code A	\$45,500	\$8,000	\$37,000	\$8,000
Importance Code B	\$103,800	\$45,600	\$95,400	\$66,800
Importance Code C	\$83,200		\$8,800	
Total	\$232,600	\$53,500	\$141,100	\$74,800



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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%	0-2	\$59,700	LIFE	**	5	\$37,000	
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North West Corner And Stair Towers</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,100	
Pre-Cast Concrete	40%			LIFE	**	5	\$175,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$33,300	
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$72,400	
Metal Rail	10%			2043	**	5-10	\$47,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	50%			LIFE	**	5	\$166,500	
Roof								
Built-Up (BUR)	100%			2035	**	10	\$110,200	
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$36,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$73,700	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Chiller Room And Throughout</i>								
Ceramic Tile	3%	0-2	\$14,900	2033	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Vinyl Tile	16%	Now	\$349,700	2030	\$349,700	3	\$14,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Stairs And Cafeteria Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors, Stairs And Cafeteria Throughout</i>								
Vinyl Tile	74%			2030	\$1,617,300	3	\$89,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$51,700	2033	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$28,100	
Folding Partition	3%	Now	\$89,500	2038	**	5	\$13,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classrooms And Cafeteria</i>								
Folding Partition	2%			2038	**	5	\$17,600	
Metal Panel	15%			LIFE	**	10	\$23,700	
Plaster	40%	0-2	\$60,100	LIFE	**	5	\$42,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classroom 261 And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classroom 261 And Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$43,900	
Ceilings								
AcousTileConcealSpLn	20%			2035	**	5	\$57,900	
AcousTileConcealSpLn	10%	Now	\$100,000	2035	**	5	\$14,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Corridor Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$10,000	2035	**	5	\$11,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Exposed Concrete	60%			LIFE	**	5-10	\$173,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$13,400	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At West Parking Lot</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$100	2065	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%	0-2	\$32,100	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Lot And Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Lot And Throughout</i>								
Activity Yard								
Asphalt	100%	Now	\$61,000	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Yard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,500 Amperes</i>								
Transformers								
Dry Type	100%			2035	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kilovolt-ampere, One 75 Kilovolt-ampere, One 15 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2030	\$211,300	5	\$600	
Molded Case Bkrs	10%			2050	**	5	\$400	
Raceway								
Conduit	80%			2030	\$211,400	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$400	
Fused Disc Sw	30%			2029	\$81,400	5	\$1,100	
Molded Case Bkrs	10%			2046	**	5	\$400	
Molded Case Bkrs	50%			2029	\$135,700	5	\$2,100	
Wiring								
Thermoplastic	80%			2030	\$296,700	1		
Thermoplastic	20%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2035	**	5	\$200	
Motor Control Center	80%			2043	**	5	\$3,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2030	\$371,200	10	\$144,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	2%			2025	\$38,200	2	\$100	
Egress Lighting								
Emergency, Battery	20%			2025	\$46,300	10	\$7,800	
Emergency, Battery	30%			2035	**	10	\$11,600	
Exit, Service	20%			2025	\$9,300	1		
Exit, Service	30%			2035	**	1		
Exterior Lighting								
HID	20%			2025	\$129,700	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	18%			2030	\$93,500	1	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only, Motion Sensors In The Hallways</i>								
Generic	2%	Now	\$10,400	2040	**	1	\$1,100	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	4+	\$284,600	2030	\$711,500	1-3	\$36,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors And Manual Pull Stations Are In The Hallways, Fan Sets Off Duct Detectors, Devices And Parts Are Obsolete</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

Mechanical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
HTHW/HW	100%			2050	**	1			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Sub-Cellar Mechanical Room</i>									
<i>Explanation : Hot Water Provided From Nearby Co-Op City</i>									
Conversion Equipment									
Heat Exchanger, Plate & Frame	100%			2033	**	1	\$79,500		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Room</i>									
<i>Explanation : 2 Units</i>									
Distribution									
Hot Wtr Piping/Pump	100%			2038	**	4	\$11,900		
Terminal Devices									
Air Handler	50%	4+	\$452,400	2030	\$1,130,900	1	\$44,800		
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Roof Unit Provide Insufficient Heat</i>									
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Convactor/Radiator	50%			2028	\$430,600	1	\$26,000		
Air Conditioning									
Energy Source									
Electricity	100%			2046	**	1			
Conversion Equipment									
Reciprocating Compr/Chiller	50%	Now	\$682,600	2040	**	1	\$33,600		
<i>Broken, Extent : Severe, Area Affected : 50%</i>									
<i>Location : One Of Two Units In Basement</i>									
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Reciprocating Compr/Chiller	50%	0-2	\$682,600	2040	**	1	\$33,600		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Distribution									
CW & CHW Wtr Pipe/Pump	60%	Now	\$2,400	2030	\$117,700	4	\$4,800		
<i>Broken, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Valve Broken At Roof Unit No. 5</i>									
Ductwork/Diffusers	40%	Now	\$345,300	LIFE	**	2	\$83,700		
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Insulation On Inside Of The Duct Is Collapsing</i>									

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DEPARTMENT OF EDUCATION - 040

I. S. 181 - BX

Asset # : 4414

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2025	\$1,804,000	1	\$99,500
Heat Rejection								
	Air Cooled Condenser Unit	100%	2-4	\$324,300	2040	**	2	\$89,600
				<i>Corroded, Extent : Moderate, Area Affected : 60%</i>				
				<i>Location : Outside Yard</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Outside Yard</i>				
				<i>Explanation : Beyond Useful Life</i>				
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$142,000
Exhaust Fans								
	Roof	100%	Now	\$53,400	2030	\$267,100	2	\$3,900
				<i>Broken, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Toilet Exhaust Fans On The Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$119,900	2030	\$1,199,000	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Bathrooms</i>				
				<i>Explanation : Valves And Flushometers Failing And Due To Age No Replacement Parts</i>				
HW Heat Exchanger								
	HTHW/HW	100%			2040	**		
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$24,500	4	\$5,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Sub-basement, Basement To 3rd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$81,100
Sprinkler								
	No Component	97%						
	Generic	3%			2040	**	1-2	\$1,400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 184 - BX
Address : 778 FOREST AVENUE @ E. 158 ST.
Borough : BRONX **Agency's Number** : X184
Program / Asset # : BOE0309.000 / 369 **Yr Built/Renovated** : 1975 / 2011
Area Sq Ft : 175,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2655 **Lot** : 30 **BIN** : 2004690

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$333,500	\$269,700
Interior Architecture	\$46,100	\$382,200
Electrical	\$781,200	\$1,490,000
Mechanical	\$521,000	\$2,403,300
Site Pavements	\$38,000	
Total	\$1,719,800	\$4,545,200
Importance Code A	\$333,500	\$305,600
Importance Code B	\$1,340,200	\$4,202,800
Importance Code C	\$46,100	\$36,800
Total	\$1,719,800	\$4,545,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,200		\$4,100	
Interior Architecture	\$23,300	\$5,200	\$29,200	\$20,200
Electrical	\$6,400	\$7,000	\$32,500	\$5,900
Mechanical	\$82,900	\$44,500	\$128,600	\$51,400
Site Enclosure	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,100	\$60,700	\$198,400	\$81,400
Importance Code A	\$34,500	\$17,300	\$21,900	\$17,300
Importance Code B	\$99,600	\$43,300	\$157,100	\$64,100
Importance Code C			\$19,500	
Total	\$134,100	\$60,700	\$198,400	\$81,400



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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
Cast Stone/Terra Cotta	5%	Now	\$167,100	LIFE	**	5	\$43,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Columns</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Columns</i>								
Masonry: Brick	88%			LIFE	**	5	\$97,300	
Metal Panel	2%			2048	**	5-10	\$15,200	
Windows								
Aluminum	100%			2050	**	5	\$48,000	
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$127,700	LIFE	**	5	\$12,200	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Parapet Coping Stones</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parapet Coping Stones</i>								
Masonry: Brick	80%	4+	\$38,700	LIFE	**	5	\$12,600	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Vertical Expansion Joint At Parapet</i>								
Metal Rail	10%			2041	**	5-10	\$28,400	
Roof								
Modified Bitumen	100%			2036	**	10	\$129,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,400	
Ceramic Tile	5%			2037	**	5	\$10,400	
Quarry Tile	2%			2041	**	5	\$6,200	
Vinyl Tile	78%			2033	**	3	\$80,900	
Wood	5%			2043	**	5	\$19,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$8,900	
Operable Wall	5%			2038	**	5	\$39,000	
Plaster	55%			LIFE	**	5	\$36,800	
SGFT/Glazed Masonry	25%	4+	\$46,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	60%			2045	**	5	\$155,500	
Exposed Concrete	20%			LIFE	**	5	\$6,500	
Fiber Board	10%			2028	\$144,600			
Plaster	10%			LIFE	**	5	\$13,000	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2048	**			
Iron Picket	70%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$300	2072	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$38,000	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk - Various Locations</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	100%			2037	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2028	\$35,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2058	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Solar Power System</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$260,900	5	\$800	
Raceway								
Conduit	95%			2028	\$293,100	1		
Conduit	5%			2058	**	1		
Panelboards								
Fused Disc Sw	8%			2027	\$21,700	5	\$300	
Fused Disc Sw	2%			2053	**	5	\$100	
Molded Case Bkrs	85%			2027	\$230,600	5	\$3,900	
Molded Case Bkrs	5%			2053	**	5	\$200	

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	95%			2028	\$395,400	1		
Thermoplastic	5%			2058	**	1		
Motor Controllers								
Locally Mounted	95%			2026	\$116,700	5	\$1,100	
Variable Frequency Drive	5%			2048	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	10%			2038	**	10	\$16,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Hallway, Fan Room 3rd Floor And Fitness Room</i>								
Fluorescent	88%			2038	**	10	\$141,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	30%			2023	\$75,600	10	\$12,700	
Emergency, Battery	20%			2033	**	10	\$8,400	
Exit, Service	40%			2033	**	1		
Exit, Service	10%			2023	\$5,000	1		
Exterior Lighting								
HID	100%			2023	\$705,600	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$19,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : 42 CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$33,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$54,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 15000 Gallon Each</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$173,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Three Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	10%			2044	**	4	\$900	
Central Plant Steam Piping/Pmp	90%			2038	**	4	\$11,600	
Terminal Devices								
Convactor/Radiator	80%			2041	**	1	\$45,200	
No Component	20%							
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	\$594,100	1	\$32,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : (2) Dunham Chillers</i>								
Window/Wall Unit	60%			2023	\$218,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2048	**	4	\$3,500	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2028	\$1,570,100	1	\$86,600	
Fan Coil - 4 Pipe	20%			2033	**	1	\$11,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$121,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Dunham Bush Air Cooled Condensers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	
Exhaust Fans								
Interior	20%			2033	**	2	\$1,100	
Roof	80%	Now	\$69,700	2023	\$232,400	2	\$3,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

I. S. 184 - BX

Asset # : 369

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%	Now	\$15,400	2041	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Shut Off Valve</i>								
Water Heater	Oil Fired	100%			2027	\$145,300	1	\$5,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 250 Gallon Capacity.</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2028	\$26,700	4	\$3,700
Sewage Ejector(s)	Electric	100%			2028	\$50,400	4	\$7,000
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe	Generic	100%			2048	**	1-5	\$91,500
Sprinkler	No Component	70%						
	Generic	30%			2048	**	1-2	\$14,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Address : 1171 65TH STREET BTWN: 11 AVE., 12 AVE.
Borough : BROOKLYN **Agency's Number** : K486
Program / Asset # : BOE0638.000 / 1230 **Yr Built/Renovated** : 1923 / 2015
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 5745 **Lot** : 29 **BIN** : 3142008

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$406,700	\$478,500
Interior Architecture	\$209,700	\$884,300
Electrical	\$400,300	\$724,300
Mechanical	\$241,000	\$635,000
Total	\$1,257,800	\$2,722,000
Importance Code A	\$446,200	\$478,500
Importance Code B	\$601,900	\$2,206,400
Importance Code C	\$209,700	\$37,100
Total	\$1,257,800	\$2,722,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,700		\$7,200	
Interior Architecture	\$159,700		\$4,400	\$18,700
Electrical	\$8,600	\$1,500	\$1,600	\$2,700
Mechanical	\$76,500	\$12,000	\$17,400	\$11,200
Site Pavements	\$200			
Total	\$262,600	\$13,500	\$30,600	\$32,600
Importance Code A	\$25,400	\$7,700	\$14,900	\$7,700
Importance Code B	\$189,200	\$5,800	\$15,700	\$20,100
Importance Code C	\$48,000			\$4,800
Total	\$262,600	\$13,500	\$30,600	\$32,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$210,600	
Masonry: Brick	80%			LIFE	**	5	\$215,600	
Masonry: Granite	5%			LIFE	**	5	\$10,100	
Metal Panel	5%			2056	**	5-10	\$46,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Stair And Mechanical Room Bulkheads</i>								
<i>Explanation : Stainless Steel Cladding</i>								
<hr/>								
Windows								
Wood	100%	Now	\$57,300	2046	**	5	\$191,200	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$52,800	
Masonry: Brick	90%			LIFE	**	5-10	\$114,600	
<hr/>								
Roof								
Metal Panel	5%			2043	**	10	\$7,200	
Modified Bitumen	95%			2038	**	10	\$74,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<hr/>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Stair Bulkheads</i>								
<i>Explanation : Overhang Over Doors</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$51,400	
Ceramic Tile	5%			2039	**	5	\$5,900	
Quarry Tile	5%			2043	**	5	\$8,800	
Terrazzo	5%	4+	\$29,100	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%			2030		3	\$44,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$128,700	LIFE		**		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas In Basement</i>								
Ceramic Tile	5%			2039		**	\$9,500	
Gypsum Board	10%			LIFE		**	\$32,400	
Masonry: Brick	10%			LIFE		**	\$5,700	
Marble Panels	5%	4+	\$81,100	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$21,200	LIFE		**	\$37,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 512</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor Corridor And Gymnasium</i>								
Ceilings								
AcousTile,Adhered	10%			2035		**	\$10,900	
Exposed Concrete	15%			LIFE		**	\$20,400	
Metal Panel	5%			LIFE		**	\$13,600	
Plaster	70%	Now	\$21,400	LIFE		**	\$47,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 512 And Other Various Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2040		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Iron Picket	30%			2050		**		
Free Standing Walls								
Concrete Masonry Unit	100%			2050		**		
Retaining Walls								
Concrete Masonry Unit	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035		**		
On-Site Walkways								
Cast in Place Concrete	80%			2035		**		
Pavers/Stone	20%	Now	\$200	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entry Steps</i>								
Activity Yard								
Asphalt	90%			2039		**		
Cast in Place Concrete	10%			2035		**		

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$39,500	2060	**	5	\$200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 2,500 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%	2-4	\$156,500	2060	**	5	\$200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Raceway								
Conduit	80%			2030	\$105,800	1		
Conduit	20%	Now	\$500	2040	**	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Broken Conduit</i>							
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	80%			2029	\$114,900	5	\$1,600	
Molded Case Bkrs	10%			2038	**	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2055	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	78%			2025	\$143,300	10	\$55,800	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	10%			2030	\$18,400	10	\$7,200	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Incandescent	2%			2025	\$18,500	2		
LED	10%			2035	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
	<i>Explanation : LEDs Observed</i>							

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting

Emergency, Battery	50%			2030	\$56,200	10	\$9,400	
Exit, Service	50%			2030	\$11,200	1		

Exterior Lighting

HID	20%	Now	\$6,300	2025	\$62,900			
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*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Outside Perimeter**Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Operated Via Photocell*

No Component	80%							
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Alarm

Security System

No Component	80%							
Generic	20%			2025	\$50,400	1	\$5,800	

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2025	\$172,500	1-3	\$9,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2050	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 10,000 Gallon No. 2 Oil*

Conversion Equipment

Steam Boiler	100%			2035	**	1	\$77,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Boilers*

Distribution

Steam Piping/Pump	100%			2050	**			
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Terminal Devices

Air Handler	25%			2030	\$274,200	1	\$12,100	
Convactor/Radiator	75%			2028	\$313,200	1	\$18,900	

Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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Conversion Equipment

Split Unit	5%			2035	**			
Window/Wall Unit	80%			2023	\$130,000	1		
No Component	15%							

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DEPARTMENT OF EDUCATION - 040
I. S. 187 CHRISTA MCAULIFFE SCHOOL - BK
Asset # : 1230

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,900
Exhaust Fans								
	Interior	100%	Now	\$111,000	2035	* *	2	\$1,900
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Roof Penthouse</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	2-4	\$11,600	2040	* *	1	
				<i>Corroded, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Water Main In Basement</i>				
Water Heater								
	Gas Fired	100%			2028	\$47,600	2	\$1,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 85 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%	0-2	\$28,500	LIFE	* *	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : House Trap Consistently Clogs</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$11,900	4	\$2,500
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	* *	1-2	\$1,100
Chemical System								
	No Component	95%						
	Generic	5%			2025	\$1,400	1-3	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 192 - BX
Address : 650 HOLLYWOOD AVENUE BTWN: RANDALL AVE., SCHLEY AVE.
Borough : BRONX **Agency's Number** : X192
Program / Asset # : BOE0310.000 / 370 **Yr Built/Renovated** : 1973 / 2010
Area Sq Ft : 146,000 **Project Type** : EDUCATION
Date of Survey : 09-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 5438 **Lot** : 1 **BIN** : 2077130

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$573,100	\$399,000
Interior Architecture	\$1,182,400	\$1,910,100
Electrical		\$1,963,000
Mechanical	\$1,017,600	\$2,815,100
Site Pavements	\$234,200	
Total	\$3,007,300	\$7,087,200
Importance Code A	\$1,518,000	\$430,400
Importance Code B	\$1,170,500	\$6,608,900
Importance Code C	\$318,800	\$47,900
Total	\$3,007,300	\$7,087,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,300		\$14,300	
Interior Architecture	\$79,300		\$2,300	\$21,600
Electrical	\$25,300	\$4,100	\$5,400	\$5,900
Mechanical	\$63,600	\$34,000	\$37,100	\$24,000
Site Enclosure	\$3,600			
Site Pavements	\$6,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$224,700	\$46,000	\$67,000	\$59,400
Importance Code A	\$38,300	\$14,500	\$28,800	\$14,500
Importance Code B	\$162,900	\$31,500	\$38,300	\$44,900
Importance Code C	\$23,500			
Total	\$224,700	\$46,000	\$67,000	\$59,400



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$29,600	LIFE	**	5	\$24,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Behind Electrical Panel At Conduit</i>								
Masonry: Brick Cavity	90%	4+	\$295,600	LIFE	**	5	\$147,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throgs Neck Expressway Elevation</i>								
Slate Panels	7%			LIFE	**	5	\$17,200	
Windows								
Aluminum	100%	Now	\$174,400	2046	**	5	\$19,500	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$206,300	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$148,200	
Metal Panel	5%			2043	**	10	\$14,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$100,900	
Ceramic Tile	3%	Now	\$143,100	2045	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Toilet Rooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Toilet Rooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Ceramic Tile	2%			2043	**	5	\$4,600	
<i>Recent Installation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Toilet Rooms</i>								
Slate	5%			LIFE	**	5	\$24,500	
Vinyl Tile	75%	Now	\$157,000	2030	\$1,569,900	3	\$64,900	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$81,200	2045	**	5	\$10,800	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$25,500	
Metal Panel	5%			LIFE	**	10	\$7,200	
Plaster	50%			LIFE	**	5-10	\$135,700	
SGFT/Glazed Masonry	35%	Now	\$231,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairway B, Stairway A On 1st Floor</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$294,900	2043	**	5	\$35,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	35%			LIFE	**	5-10	\$99,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$22,800	
Fiber Board	13%			2030			\$206,300	
Metal Panel	2%	Now	\$24,300	LIFE	**	5	\$5,700	
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Plaster	20%			LIFE	**	5-10	\$78,200	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2050	**			
Iron Picket	40%	4+	\$3,600	2065	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Perimeter</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$234,200	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throgs Neck Expressway, Hollywood Avenue, Randall Avenue</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Hollywood Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	80%	4+	\$6,800	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
Pavers/Stone	10%			2039	**			
Rubber Matting	10%			2035	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2030	\$26,900	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 3,000 Ampere And One 1,600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2030	\$4,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency Service</i>								
Fused Disc Sw	30%			2060	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$600	
Raceway								
Conduit	90%			2030	\$237,800	1		
Conduit	10%			2060	**	1		
Panelboards								
Fused Disc Sw	8%			2029	\$19,200	5	\$300	
Fused Disc Sw	2%			2055	**	5	\$100	
Molded Case Bkrs	85%			2029	\$203,500	5	\$3,300	
Molded Case Bkrs	5%			2055	**	5	\$200	
Wiring								
Thermoplastic	95%			2030	\$352,300	1		
Thermoplastic	5%			2060	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	76%			2040	**	10	\$101,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2040	**	10	\$26,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Hallway, Boiler Room And Fan Room</i>								
LED	4%			2038	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	30%			2025	\$63,100	10	\$10,600	
Emergency, Battery	20%			2038	**	10	\$7,000	
Exit, Service	30%			2025	\$12,600	1		
Exit, Service	20%			2038	**	1		

Exterior Lighting

HID	100%			2025	\$588,700	10	\$400	
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Alarm

Security System

No Component	70%							
Generic	30%			2035	**	1	\$16,400	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallway, Exit Doors And Outside

Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$27,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2040	**	5	\$45,200	
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Conversion Equipment

Steam Boiler	100%	0-2	\$944,900	2050	**	1	\$130,100	
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Boiler Used For Hot Water, Extent : Light, Area Affected : 100%

Location : Boiler Room

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

Repairs In Progress, Extent : Light, Area Affected : 60%

Location : No.1 And No.2 Units, Boiler Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 3 Old Units.

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	\$12,900	2030	\$64,600			
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pumps, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Steam Piping/Pump	5%	Now	\$600	2030	\$32,300			
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
Steam Piping/Pump	85%			2030	\$548,700			
Terminal Devices								
Air Handler	20%	0-2	\$8,200	2025	\$410,600	1	\$16,300	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Motors Burnt Out, Fan Room</i>								
Convactor/Radiator	80%			2028	\$625,300	1	\$37,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%	0-2	\$3,100	2031	**	2	\$400	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Fan Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Fan Room</i>								
<i>Explanation : 1 Unit. R-407c</i>								
Int Pkg Unit - Heating/Cooling	5%			2031	**	2	\$400	
Window/Wall Unit	40%	0-2	\$36,500	2025	\$121,700	1		
<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations</i>								
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	**	2	\$10,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$128,900	
Exhaust Fans								
Interior	50%			2030	\$259,700	2	\$2,200	
Roof	50%	0-2	\$6,100	2025	\$121,200	2	\$1,800	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$320,300	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$232,500	4	\$21,700	
Sanitary Piping								
Cast Iron	20%	0-2	\$4,300	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1st Floor Kitchen Sewage Piping</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Locker Room And Hallway In Basement.</i>					
			<i>Explanation : Water Backs Up</i>					
Cast Iron	80%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	25%	0-2	\$1,500	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Exit No.6 And Outside Of The Boiler Room In Basement</i>					
Cast Iron	75%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$4,500	2030	\$22,300	4	\$3,100	
			<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : 3 Out Of 4, Basement Level</i>					
Sewage Ejector(s)								
Electric	100%	0-2	\$2,100	2030	\$42,000	4	\$5,800	
			<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor, Basement To 1st Floor</i>					
			<i>Explanation : Two Units, One Passenger And One Freight, Freight Unit Not In Service For Many Years.</i>					
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$73,600	
Sprinkler								
No Component	85%							
Generic	15%			2040	**	1-2	\$6,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - BX

Asset # : 370

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2028

\$300

1-3

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen

Explanation : 1 Set

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 192 - Q
Address : 109-89 204 STREET BTWN: HOLLIS AVE., 111 AVE.
Borough : QUEENS **Agency's Number** : Q192
Program / Asset # : BOE0833.000 / 1522 **Yr Built/Renovated** : 1963 / 2009
Area Sq Ft : 150,000 **Project Type** : EDUCATION
Date of Survey : 03-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 10944 **Lot** : 301 **BIN** : 4234318

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$207,400	\$124,600
Interior Architecture	\$882,500	\$2,011,600
Electrical	\$794,300	\$1,029,400
Mechanical	\$128,700	\$5,609,200
Total	\$2,012,800	\$8,774,800
Importance Code A	\$207,400	\$1,140,200
Importance Code B	\$1,767,000	\$7,634,600
Importance Code C	\$38,400	
Total	\$2,012,800	\$8,774,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,700		\$5,500	
Interior Architecture	\$93,900		\$16,600	\$24,700
Electrical	\$22,000	\$4,200	\$5,200	\$6,400
Mechanical	\$93,800	\$32,100	\$33,200	\$22,100
Site Pavements	\$28,900			
Total	\$286,400	\$36,300	\$60,500	\$53,200
Importance Code A	\$62,600	\$14,900	\$20,300	\$14,900
Importance Code B	\$167,000	\$21,500	\$40,100	\$38,300
Importance Code C	\$56,800			
Total	\$286,400	\$36,300	\$60,500	\$53,200



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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$22,500	
Masonry: Brick Cavity	90%			LIFE	**	5	\$135,100	
Mosaic Tile	2%			2050	**	10	\$4,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$24,400	
Windows								
Aluminum	100%	4+	\$19,700	2046	**	5	\$2,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms</i>								
Parapets								
Metal Rail	100%	4+	\$4,600	2043	**	5	\$57,000	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Base Of Parapet Wall Of Upper Roof Near Staircase 7 Bulkhead</i>								
<i>Explanation : Loose Cap Flashing</i>								
Roof								
Built-Up (BUR)	97%	4+	\$139,800	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classroom 260 And 4th Floor Classrooms</i>								
Metal Panel	3%			2043	**	10	\$5,500	
Soffits								
Cast in Place Concrete	30%			LIFE	**	5		
Stucco Cement	70%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$49,300	LIFE	**	5	\$48,500	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Boilers</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Near Boilers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Under Boilers</i>								
Ceramic Tile	3%			2039	**	5	\$6,700	
Terrazzo	5%			LIFE	**	5	\$17,300	
Vinyl Tile	17%			2030		3	\$18,900	
Vinyl Tile 9" X 9"	60%	Now	\$313,100	2025	\$1,565,300	3	\$49,900	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs And Corridors</i>								
Wood	5%			2045	**	5	\$20,800	

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$12,400	2039	**	5	\$2,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Music Room</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,200	
Folding Partition	2%			2046	**	5	\$7,000	
Masonry: Brick	5%			LIFE	**	10	\$2,100	
Plaster	50%			LIFE	**	5-10	\$59,400	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$21,000	
Ceilings								
AcousTile,Adhered	10%			2043	**	5	\$22,200	
AcousTileConcealSpLn	20%	Now	\$383,200	2050	**	5	\$27,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$11,100	
Exposed Concrete	15%			LIFE	**	5-10	\$41,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$22,200	
Metal Panel	5%			LIFE	**	5	\$27,700	
Plaster	40%	4+	\$62,200	LIFE	**	5	\$55,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staircase 1</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$16,600	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 205th Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 111th Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$12,300	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dumpster Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	100%			2030	\$264,200	1		
Panelboards								
Fused Disc Sw	10%			2029	\$23,900	5	\$300	
Molded Case Bkrs	60%			2029	\$143,600	5	\$2,400	
Molded Case Bkrs	30%			2038	**	5	\$1,200	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$98,300	5	\$800	
Locally Mounted	20%			2035	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
Lighting								
Interior Lighting								
Fluorescent	1%			2030	\$3,500	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fluorescent	96%			2035	**	10	\$132,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$108,000	10	\$18,100	
Exit, LED	50%			2065	**	1		
Exterior Lighting								
LED	30%			2038	**			
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$16,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2-4

\$497,600

2040

* *

1-3

\$25,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2030

\$292,200

5

\$46,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : Two 10,000 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2028

\$970,800

1

\$148,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam

10%

0-2

\$25,400

2030

\$253,900

4

\$700

Piping/Pmp

*Steam Traps Faulty, Extent : Moderate, Area Affected : 25%**Location : Various Location*

Central Plant Steam

90%

2030

\$2,284,800

4

\$10,000

Piping/Pmp

Terminal Devices

Air Handler

30%

2030

\$632,800

1

\$27,800

Convactor/Radiator

70%

2035

* *

1

\$33,900

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Window/Wall Unit

60%

Now

\$18,800

2025

\$187,500

1

*Malfunctioning, Extent : Light, Area Affected : 50%**Location : Defective Window Air Conditioning Units Throughout Classrooms*

No Component

40%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 192 - Q

Asset # : 1522

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,400	
Exhaust Fans								
Interior	40%			2030	\$213,500	2	\$1,800	
Roof	50%			2030	\$124,500	2	\$2,300	
Wall Unit	10%			2030	\$5,300	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$329,100	1		
Water Heater								
Gas Fired	100%			2023	\$91,500	2	\$2,200	
HW Heat Exchanger								
Steam Fired	10%	0-2	\$1,200	2030	\$23,900	4	\$1,500	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom Of The Unit, Boiler Room</i>								
Steam Fired	90%			2030	\$215,000	4	\$20,000	
Sanitary Piping								
Cast Iron	10%	0-2	\$2,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backs Up At Basement When It Rains</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$6,300	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Out Side Center Of The Building At 204th Street</i>								
Sump Pump(s)								
Non-Submersible	100%	0-2	\$6,900	2030	\$22,900	4	\$3,200	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : The Housing, Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2030	\$44,100	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 195 - M (ECF)
Address : 625 WEST 133 STREET @BROADWAY
Borough : MANHATTAN **Agency's Number** : M195
Program / Asset # : BOE0117.000 / 1639 **Yr Built/Renovated** : 1975 / 2008
Area Sq Ft : 155,000 **Project Type** : EDUCATION
Date of Survey : 09-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2001 **Lot** : 5 **BIN** : 1059942

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$317,000	\$315,400
Interior Architecture	\$1,328,400	\$1,377,700
Electrical	\$243,300	\$1,597,000
Mechanical	\$1,413,400	\$378,500
Site Pavements	\$105,300	
Total	\$3,407,400	\$3,668,500
Importance Code A	\$317,000	\$360,200
Importance Code B	\$2,615,800	\$3,247,600
Importance Code C	\$474,600	\$60,700
Total	\$3,407,400	\$3,668,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,300		\$2,200	
Interior Architecture	\$31,100		\$20,400	\$17,500
Electrical	\$14,000	\$11,800	\$34,400	\$13,300
Mechanical	\$65,800	\$28,100	\$144,200	\$28,100
Site Pavements	\$15,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$174,200	\$43,900	\$205,300	\$62,900
Importance Code A	\$59,600	\$15,400	\$17,900	\$15,400
Importance Code B	\$106,800	\$28,600	\$176,700	\$47,600
Importance Code C	\$7,700		\$10,600	
Total	\$174,200	\$43,900	\$205,300	\$62,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	92%	0-2	\$133,800	LIFE	**	5	\$167,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair A / B Bulkhead</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West 133rd Street Side Of Complex</i>								
<i>Explanation : School Structure Surrounded By High Rise Residential Complex</i>								
Pre-Cast Concrete	8%			LIFE	**	5	\$47,200	
Windows								
Aluminum	80%			2050	**	5	\$46,300	
Aluminum	15%			2050	**	5	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%			2031	**	10	\$18,100	
Parapets								
Masonry: Brick Cavity	60%	0-2	\$68,400	LIFE	**	5	\$13,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Outer Parapet Walls At Courtyard Perimeter</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Parapet Walls</i>								
Metal Panel	5%			2038	**	5	\$4,500	
Metal Security Bars	20%	0-2	\$17,800	2043	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parapet Walls At Courtyard Perimeter</i>								
Metal Security Bars	10%			2063	**			
Pre-Cast Concrete	5%	0-2	\$2,200	LIFE	**	5	\$7,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones At Fence Anchor Points</i>								
Roof								
Built-Up (BUR)	2%			2028	\$34,400	10	\$2,400	
Modified Bitumen	85%			2036	**	10	\$101,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Panel/Paver: Cer/Brk	8%	Now	\$114,800	2058	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Balcony Area Adjacent To Rooms 335, 367, 371</i>								
No Component	5%							
Soffits								
Cast in Place Concrete	80%			LIFE	**	5	\$13,300	
Stucco Cement	20%	Now	\$6,200	2041	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Underside Of Soffits Adjacent To Courtyard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance To Play Yard From Tunnel - Water From Residential Pump Room Above</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$11,100	LIFE	**	5	\$43,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$10,400	2031	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	5%			2041	**	5	\$15,000	
Sheet Vinyl/Rubber	8%	0-2	\$37,100	2033	**	5	\$12,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - Gymnasium Floor</i>								
Slate	2%			LIFE	**	5	\$4,300	
Vinyl Tile	70%	0-2	\$63,700	2028	\$1,273,100	3	\$52,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$134,200	2031	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,100	
Metal Panel	5%			LIFE	**			
Operable Wall	2%			2048	**	5	\$21,300	
Plaster	30%	0-2	\$39,000	LIFE	**	5	\$27,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms Below 3rd Floor Balcony At Courtyard</i>								
SGFT/Glazed Masonry	48%	0-2	\$301,300	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors At Expansion Joints</i>								
Wood	5%			LIFE	**	5	\$60,700	
Ceilings								
AcousTile,Adhered	30%	2-4	\$584,500	2048	**	5	\$29,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors And Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Cafeteria</i>								
AcousTileSusp.Lay-In	10%			2033	**	5	\$19,600	
Exposed Concrete	50%	0-2	\$168,600	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Gypsum Board	5%	Now	\$2,100	LIFE	**	5	\$12,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 155</i>								
Metal Panel	5%			LIFE	**	5	\$12,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Picket	20%			2038	**			
Chain Link	80%			2048	**			
Retaining Walls								
Cast in Place Concrete	90%			2063	**			
Masonry: Brick	10%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$105,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Curbs And Various Locations Along West 133rd Street And Broadway</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Curbs And Various Locations Along West 133rd Street And Broadway</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$7,700	2041	**			
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Entry To Play Yard From Connecting Tunnel Linking School And Yard</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	90%	2-4	\$7,300	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Play Yard At West 133rd Street And Broadway</i>								
Rubber Matting	10%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$234,800	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 7- Vertical Sections</i>								
Raceway								
Conduit	95%			2028	\$251,000	1		
Conduit	5%			2054	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2027	\$12,000	5	\$200	
Fused Disc Sw	5%			2050	**	5	\$200	
Molded Case Bkrs	65%			2027	\$155,600	5	\$2,700	
Molded Case Bkrs	20%			2036	**	5	\$800	
Molded Case Bkrs	5%			2050	**	5	\$200	
Wiring								
Thermoplastic	95%			2028	\$352,300	1		
Thermoplastic	5%			2054	**	1		
Motor Controllers								
Locally Mounted	50%			2026	\$61,400	5	\$500	
Under Construction	50%							
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2028	\$357,700	10	\$139,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	1%			2023	\$2,700	10	\$100	
LED	1%			2036	**			
Egress Lighting								
Emergency, Service	25%			2028	\$20,400	1		
Emergency, Battery	25%			2023	\$55,800	10	\$9,400	
Exit, Service	25%			2028	\$11,200	1		
Exit, Service	25%			2023	\$11,200	1		
Exterior Lighting								
HID	30%			2023	\$187,500	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$17,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$98,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2048	**	5	\$48,000	
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$153,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$34,300	2038	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%			2023	\$435,900	1	\$19,200	
Convactor/Radiator	75%			2033	**	1	\$37,500	
Fan Coil Unit/Heat	5%			2023	\$116,100	1	\$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	15%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : R-410a</i>								
Window/Wall Unit	50%			2023	\$161,500	1		
No Component	15%							
Under Construction	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : Replacement Is In Progress</i>								
Distribution								
No Component	80%							
Under Construction	20%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2023	\$295,500	1	\$19,200	
Fan Coil - 2 Pipe	15%			2033	**	1	\$7,500	
No Component	65%							
Heat Rejection								
Evaporative Condenser	15%			2033	**	2	\$16,200	
No Component	65%							
Under Construction	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$86,400	
Exhaust Fans								
Interior	50%			2023	\$275,700	2	\$2,400	
Under Construction	50%							
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 195 - M (ECF)

Asset # : 1639

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$340,100	1		
Water Heater								
Oil Fired	100%			2023	\$128,700	1	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1x 600 Gallon Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$23,600	4	\$3,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st - 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$78,100	
Sprinkler								
No Component	90%							
Generic	10%			2038	**	1-2	\$4,300	
Chemical System								
Generic	100%			2023	\$27,900	1-3	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 2/P. S. 141 - BK
Address : 655 PARKSIDE AVENUE BTWN: NOSTRAND AVE - ROGERS AVE
Borough : BROOKLYN **Agency's Number** : K002
Program / Asset # : BOE0999.000 / 4492 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 131,000 **Project Type** : EDUCATION
Date of Survey : 26-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,Ph
Block : 5050 **Lot** : 66 **BIN** : 3378201

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,148,800	\$678,400
Interior Architecture	\$404,900	\$119,300
Electrical		\$2,540,800
Mechanical	\$134,300	\$709,300
Total	\$2,688,100	\$4,047,800
Importance Code A	\$2,148,800	\$678,400
Importance Code B	\$497,900	\$3,369,400
Importance Code C	\$41,300	
Total	\$2,688,100	\$4,047,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,100			
Interior Architecture	\$141,100		\$52,900	\$5,600
Electrical	\$30,100	\$21,300	\$30,700	\$23,800
Mechanical	\$96,700	\$21,400	\$94,600	\$19,000
Site Enclosure	\$3,600			
Site Pavements	\$2,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$344,900	\$50,600	\$186,200	\$56,300
Importance Code A	\$76,100	\$13,000	\$13,000	\$13,000
Importance Code B	\$178,500	\$37,600	\$173,200	\$39,000
Importance Code C	\$90,300			\$4,400
Total	\$344,900	\$50,600	\$186,200	\$56,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	5%	Now	\$79,400	LIFE	**	5	\$9,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South East Facade</i>								
Masonry: Brick Cavity	75%			LIFE	**	5	\$297,400	
Metal Panel	10%			2030	\$152,300	5-10	\$136,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Mechanical Bulkheads</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$128,900	
Windows								
Aluminum	95%	2-4	\$1,735,600	2055	**	5	\$19,400	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2026	\$65,000	10	\$12,800	
Parapets								
Cast in Place Concrete	30%			LIFE	**	5	\$112,300	
Masonry: Brick Cavity	30%			LIFE	**	5-10	\$37,200	
Pre-Cast Concrete	40%	Now	\$5,500	LIFE	**	5	\$45,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Parapet Wall</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2035	**	10	\$4,300	
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Bulkhead</i>								
IRMA/Protected Membrane	70%	Now	\$64,600	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Gymnasium</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Gymnasium</i>								
<i>Patching Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Over Gymnasium</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Over Gymnasium</i>								
Metal Panel	25%	0-2	\$13,000	2035	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Penthouse Mechanical Rooms</i>								
Soffits								
Masonry: Brick	25%			LIFE	**	5		
Stucco Cement	75%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$135,400	
Ceramic Tile	5%			2043	**	5	\$10,300	
Terrazzo	5%			LIFE	**	5	\$16,100	
Vinyl Tile	60%			2035	**	3	\$46,400	
Vinyl Tile	5%	Now	\$93,700	2035	**	3	\$3,900	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Corridors And Stair Landings</i>								
Wood	10%	4+	\$14,500	2058	**	5	\$19,300	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium, Below Roof Leak</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$8,700	
Concrete Masonry Unit	50%	0-2	\$41,300	LIFE	**	5	\$34,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Folding Partition	5%			2046	**	5	\$21,800	
Gypsum Board	10%			LIFE	**	5-10	\$29,600	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$21,800	
Wood	5%			LIFE	**	5	\$69,700	
Ceilings								
AcousTileConcealSpLn	25%			2043	**	5	\$64,500	
AcousTileSusp.Lay-In	50%			2043	**	5	\$103,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Classroom - East Side Adjacent To Hallway</i>								
Exposed Struc: Steel	1%	Now	\$92,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Stair C2 - Step Before 3rd And 4th Floor Landings</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Stair C2 - From Rooftop Landing</i>								
Exposed Struc: Steel	14%			LIFE	**	10	\$57,800	
Gypsum Board	5%			LIFE	**	5-10	\$35,500	
Metal Panel	5%	0-2	\$9,200	LIFE	**	5	\$12,900	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2050	**			
Iron Picket	20%	4+	\$3,600	2065	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Along Parkside Avenue</i>								
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	50%			2043	**			
Pavers/Stone	50%			2039	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	100%	4+	\$2,500	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : East And West Play Areas</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Amperes And Two 3,000 Amperes Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2035	**	5	\$500	
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$600	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$300	
Molded Case Bkrs	90%			2038	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	80%			2035	**	5	\$700	
Variable Frequency Drive	20%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$40,300	
Generators								
Diesel	100%	Now	\$2,600	2033	**	1	\$45,700	
<i>Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room In Basement</i>								
<i>Explanation : One 350 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$4,900	
Fuel Storage								
Day Tank	50%			2038	**	5	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallon</i>								
Main Tank	50%			2045	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 7,000 Gallons</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2030	\$246,800	10	\$96,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2030	\$46,300	10	\$18,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2030	\$2,200	10		
Incandescent	4%	Now	\$1,200	2030	\$62,100	2	\$100	
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Service	60%			2030	\$41,300	1		
Exit, Service	20%			2030	\$7,500	1		
Exit, Battery	20%			2030	\$25,700	10	\$1,800	
Exterior Lighting								
HID	30%	Now	\$3,200	2030	\$158,500			
<i>Damaged Fixtures, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof And Building Perimeter</i>								
LED	70%			2035			**	
Alarm								
Security System								
Generic	50%			2030	\$211,600	1	\$24,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Generic	50%			2030	\$211,600	1	\$24,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$1,448,600	1-3	\$83,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank With 7,000 Gallon Capacity</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$129,700	
<i>Controller Not Working, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Dual Fuel Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$57,900	2040	**			
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fuel Oil Piping Connection At Boiler No.1</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler No.1 Steam Leak At Valve</i>								
Terminal Devices								
Convactor/Radiator	50%			2035	**	1	\$21,200	
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<i>Explanation : The Air Handlers Are Accounted For Under The Air Conditioning Section Of This Report</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$139,800			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Cooled Condensing Unit</i>								
No Component	95%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$213,000	
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	\$73,200	1		
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$5,300	2030	\$13,200	2	\$73,000	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$115,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 2/P. S. 141 - BK

Asset # : 4492

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%	Now	\$18,600	2030	\$372,900	2	\$2,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Dampers Not Working</i>						
Roof	20%			2030	\$43,500	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%	Now	\$43,900	2050	**	1		
		<i>Booster Pump w/Tank, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Booster Pump Controls Are Broken In Basement</i>						
Galvanized Steel	10%			2035	**	1		
Water Heater								
Gas Fired	100%			2025	\$79,900	2	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Tanks Of 175 Gallons Each</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$4,400	4	\$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$66,000	
Sprinkler								
No Component	75%							
Generic	25%			2040	**	1-2	\$9,200	
Chemical System								
No Component	90%							
Generic	10%			2025	\$2,800	1-3	\$400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 201 - BK (J. H. S. 201 - BK)
Address : 8010 12TH AVE. BTWN: 80 ST, 81 ST.
Borough : BROOKLYN **Agency's Number** : K201
Program / Asset # : BOE0496.000 / 6 **Yr Built/Renovated** : 1925 / 2015
Area Sq Ft : 107,000 **Project Type** : EDUCATION
Date of Survey : 11-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 6278 **Lot** : 22 **BIN** : 3162973

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$433,000	\$275,900
Interior Architecture	\$939,400	\$1,728,500
Electrical	\$254,900	\$707,000
Mechanical		\$2,879,600
Total	\$1,627,300	\$5,591,000
Importance Code A	\$433,000	\$320,700
Importance Code B	\$845,900	\$5,221,400
Importance Code C	\$348,400	\$48,800
Total	\$1,627,300	\$5,591,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,400			
Interior Architecture	\$36,900		\$3,800	\$20,200
Electrical	\$35,900	\$2,300	\$4,200	\$2,300
Mechanical	\$52,100	\$15,700	\$24,400	\$15,700
Site Enclosure	\$19,300			
Total	\$194,600	\$18,000	\$32,400	\$38,100
Importance Code A	\$61,000	\$10,600	\$10,600	\$10,600
Importance Code B	\$106,000	\$7,400	\$21,800	\$27,500
Importance Code C	\$27,500			
Total	\$194,600	\$18,000	\$32,400	\$38,100



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DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$127,400	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	87%			LIFE	**	5	\$283,700	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Granite	5%	Now	\$51,500	LIFE	**	5	\$6,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Front Stairs</i>						
Masonry: Limestone	2%			LIFE	**	5	\$4,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 65%</i>						
		<i>Location : Throughout</i>						
Masonry: Marble	1%			LIFE	**	5	\$2,400	
Windows								
Aluminum	4%	Now	\$53,500	2046	**	5	\$1,000	
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Windows Were Refurbished - Throughout</i>						
Aluminum	96%			2046	**	5	\$47,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$31,300	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	95%			LIFE	**	5-10	\$143,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof								
Modified Bitumen	100%			2038	**	10	\$70,400	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$5,600	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2033	**	5	\$6,000	
Marble Panels	2%			LIFE	**	5	\$6,000	
Quarry Tile	2%	0-2	\$6,200	2035	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	40%	Now	\$73,200	2030	\$731,700	3	\$30,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors Throughout</i>								
Vinyl Tile	3%			2035	**	3	\$2,300	
Vinyl Tile 9" X 9"	40%	Now	\$284,400	2025	\$947,900	3	\$30,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	5%	2-4	\$35,500	2058	**	5	\$9,400	
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$154,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%	Now	\$54,100	2039	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	8%			LIFE	**	10	\$5,500	
Marble Panels	3%			LIFE	**	10	\$2,800	
Plaster	71%	Now	\$139,500	LIFE	**	5	\$48,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%	Now	\$13,800	LIFE	**	5	\$3,100	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Ceiling Adjacent To Boilers</i>								
Exposed Concrete	65%			LIFE	**	5-10	\$163,400	
Plaster	25%			LIFE	**	5-10	\$86,400	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2040	**			
Iron Picket	8%	2-4	\$19,300	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
Iron Picket	87%			2074	**			
Site Pavements								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2047	**			
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On-Site Walkways

Asphalt	95%			2043	**			
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Cast in Place Concrete	5%			2047	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$44,900	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	90%			2030	\$187,800	5	\$400	
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Fused Disc Sw	10%			2040	**	5		
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Raceway

Conduit	90%			2030	\$200,500	1		
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Conduit	10%			2040	**	1		
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Panelboards

Fused Disc Sw	10%			2038	**	5	\$200	
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Molded Case Bkrs	80%			2038	**	5	\$2,300	
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Molded Case Bkrs	10%	2-4	\$19,200	2055	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout Building

Explanation : Obsolete Panelboards.

Wiring

Braided Cloth	80%	2-4	\$254,900	2055	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2040	**	1		
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Motor Controllers

Locally Mounted	40%			2028	\$49,200	5	\$300	
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Locally Mounted	60%			2035	**	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

80%

2038

* *

10

\$78,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : T-8 Lamps Type Fixtures Installed In 2017.*

LED

20%

2038

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Gymnasium 2, Entrance**Explanation : LED Fixtures Installed In 2017.*

Egress Lighting

Emergency, Battery

50%

2025

\$77,000

10

\$12,900

Exit, Service

50%

2038

* *

1

Exterior Lighting

HID

40%

2038

* *

10

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Fixtures Installed In 2017.*

No Component

60%

Alarm

Security System

No Component

80%

Generic

20%

2030

\$69,100

1

\$8,000

Fire/Smoke Detection

No Component

75%

Generic, Digital

25%

2035

* *

1-3

\$16,500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2050

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : Oil No. 2 With Tank Of 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$106,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

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DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	80%			2030	\$378,500			
Steam Piping/Pump	20%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And New Wing</i>								
<i>Explanation : Service To New Wing</i>								
Terminal Devices								
Air Handler	20%			2025	\$300,900	1	\$13,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	50%			2028	\$286,400	1	\$17,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	30%			2025	\$480,700	1	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Classrooms</i>								
<i>Explanation : Unit Ventilators</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria And Auditorium</i>								
<i>Explanation : Multiple Units</i>								
Window/Wall Unit	85%			2028	\$189,500	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$94,500	
Exhaust Fans								
Interior	100%			2025	\$380,700	2	\$3,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	\$797,600	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2025	\$65,300	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank Of 600 Gallon Capacity</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 201 - BK (J. H. S. 201 - BK)

Asset # : 6

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s)							
	Non-Submersible	100%			2025	\$16,300	4	\$3,400
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	75%						
	Generic	25%			2040	**	1-2	\$7,500
	Chemical System							
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 202 - Q (J. H. S. 202 - Q)
 Address : 138-30 LAFAYETTE STREET @ 149TH AVE.
 Borough : QUEENS Agency's Number : Q202
 Program / Asset # : BOE0843.000 / 973 Yr Built/Renovated : 1963 / 2001
 Area Sq Ft : 150,000 Project Type : EDUCATION
 Date of Survey : 03-May-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 11403 Lot : 1 BIN : 4245993

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$78,400	\$309,600
Interior Architecture	\$58,900	\$1,668,200
Electrical	\$1,470,000	\$1,351,000
Mechanical	\$538,500	\$5,582,000
Total	\$2,145,800	\$8,910,800
Importance Code A	\$175,500	\$1,325,300
Importance Code B	\$1,970,400	\$7,585,600
Total	\$2,145,800	\$8,910,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,300			\$9,000
Interior Architecture	\$27,900	\$22,300	\$22,300	\$5,900
Electrical	\$5,000	\$5,100	\$5,800	\$51,100
Mechanical	\$64,500	\$21,100	\$34,100	\$69,200
Site Pavements	\$25,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$150,500	\$52,400	\$66,000	\$139,100
Importance Code A	\$23,300	\$14,900	\$14,900	\$24,200
Importance Code B	\$115,600	\$37,600	\$51,200	\$114,900
Importance Code C	\$11,600			
Total	\$150,500	\$52,400	\$66,000	\$139,100



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DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	25%			LIFE	**	5	\$156,500	
Masonry: Brick	70%			LIFE	**	5	\$93,500	
Masonry: Limestone	5%			LIFE	**	5	\$5,000	
Windows								
Aluminum	95%			2045	**	5	\$27,500	
Glass Block	5%	Now	\$3,900	LIFE	**	5	\$900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Parapets								
Metal: Cage/Fence	100%	0-2	\$78,400	2034	**	5	\$59,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	3%			2044	**	10	\$9,000	
IRMA/Protected Membrane	95%	Now	\$19,400	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Exit 11</i>								
Modified Bitumen	2%			2029		10	\$2,400	
Soffits								
Cast in Place Concrete	25%			LIFE	**	5		
Mosaic Tile	75%			2039	**	10		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$13,200	LIFE	**	5	\$51,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room Floor</i>								
Ceramic Tile	3%	Now	\$14,700	2038	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Kitchen</i>								
Terrazzo	2%			LIFE	**	5	\$3,700	
Vinyl Tile	75%			2029		3	\$66,800	
Wood	10%			2057	**	5	\$44,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$7,400	
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$27,800	
SGFT/Glazed Masonry	35%			LIFE	**			

Ceilings

AcousTile,Adhered	25%	0-2	\$58,900	2034	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2049	**	5	\$11,900	
Exposed Concrete	45%			LIFE	**	5	\$16,700	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2034	**			
Plaster	15%			LIFE	**	5	\$22,300	

Site Enclosure

Fence/Gates

Chain Link	100%			2039	**			
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Retaining Walls

Cast in Place Concrete	100%			2064	**			
<i>Graffiti, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$4,300	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$11,100	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stairs And Throughout</i>								

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dumpster Area</i>								

Activity Yard

Asphalt	100%	2-4	\$9,900	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2029	\$140,900	5	\$400	
Fused Disc Sw	40%			2039	**	5	\$300	
Raceway								
Conduit	80%			2029	\$211,400	1		
Conduit	20%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Molded Case Bkrs	70%			2028	\$167,600	5	\$2,800	
Molded Case Bkrs	20%			2037	**	5	\$800	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2039	**	1		
Thermoplastic	10%			2029	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2029	\$339,100	10	\$132,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2029	\$7,100	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
HID	2%			2024	\$5,100	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$108,000	10	\$18,100	
Exit, Service	50%			2024	\$21,600	1		
Exterior Lighting								
HID	100%			2024	\$604,800	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$145,400	1	\$16,800	

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DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$497,600

1-3

\$28,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$46,500

Conversion Equipment

Steam Boiler

100%

Now

\$97,100

2027

\$970,800

1

\$133,700

*Corroded, Extent : Severe, Area Affected : 20%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$253,900

2029

\$2,538,700

4

\$7,400

*Malfunctioning, Extent : Severe, Area Affected : 5%**Location : F And T Traps And Vacuum Pumps In Basement*

Terminal Devices

Air Handler

20%

2029

\$421,800

1

\$18,600

Convactor/Radiator

80%

0-2

\$32,100

2027

\$642,400

1

\$34,900

*Other Observation, Extent : Severe, Area Affected : 80%**Location : Throughout**Explanation : Steam Traps Faulty*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Interior Pkg Unit - Cooling

5%

2027

\$280,400

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2 Units For Room B31*

Window/Wall Unit

60%

2024

\$187,500

1

No Component

35%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$83,600

Exhaust Fans

Interior

25%

2029

\$133,400

2

\$1,200

Roof

75%

Now

\$18,700

2029

\$186,800

2

\$2,800

*Corroded, Extent : Severe, Area Affected : 20%**Location : Covers, Roof*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2039	**	1		
	Galvanized Steel	20%		2027	\$131,600	1		
HW Heat Exchanger								
	Steam Fired	100%		2029	\$238,900	4	\$22,200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2024	\$22,900	4	\$3,200	
Sewage Ejector(s)								
	Electric	100%		2037	**	4	\$9,000	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To The Third Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%		2039	**	1-2	\$4,200	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 206B - BX
Address : 2280 AQUEDUCT AVENUE @W. 183 STREET
Borough : BRONX **Agency's Number** : X206
Program / Asset # : BOE0314.000 / 372 **Yr Built/Renovated** : 1980 / 2007
Area Sq Ft : 42,000 **Project Type** : EDUCATION
Date of Survey : 21-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3209 **Lot** : 1 **BIN** : 2086823

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$64,900	
Interior Architecture	\$500,400	\$578,900
Electrical	\$131,400	\$19,400
Mechanical	\$605,500	
Total	\$1,302,200	\$598,300
Importance Code A	\$64,900	
Importance Code B	\$1,085,400	\$458,100
Importance Code C	\$152,000	\$140,200
Total	\$1,302,200	\$598,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,400	\$3,500	\$6,400	
Interior Architecture	\$33,000			\$6,000
Electrical	\$300	\$33,300	\$800	\$900
Mechanical	\$33,600	\$36,800	\$13,400	\$11,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$82,200	\$77,500	\$24,600	\$22,000
Importance Code A	\$15,500	\$7,800	\$10,600	\$4,200
Importance Code B	\$66,700	\$69,800	\$14,000	\$17,800
Importance Code C				
Total	\$82,200	\$77,500	\$24,600	\$22,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$11,400	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%			LIFE	**	5	\$28,300	
Metal Panel	5%			2047	**	5-10	\$13,000	
Pre-Cast Concrete	15%			LIFE	**	5	\$18,400	
Windows								
Aluminum	97%			2043	**	5	\$12,800	
Metal Louvers	3%			2036	**	10	\$2,500	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$4,000	
Pre-Cast Concrete	50%			LIFE	**	5	\$25,200	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$64,900	
Copper/Terne	5%			2055	**	10	\$8,500	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$7,700	LIFE	**	5	\$30,200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$12,900	2036	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%	Now	\$109,400	2037	**	5	\$2,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$1,100	
Vinyl Tile	70%	Now	\$131,600	2027	\$438,700	3	\$18,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$56,100	2030	\$140,200	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%	Now	\$95,900	LIFE	**	5	\$32,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$5,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	55%	Now	\$107,400	2032	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTile,Adhered	20%			2040	**	5	\$13,100	
AcousTileConcealSpLn	22%	Now	\$12,500	2032	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	3%			LIFE	**			
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$200	
Raceway								
Conduit	90%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	90%			2035	**	5	\$1,000	
Molded Case Bkrs	5%			2043	**	5	\$100	
Wiring								
Thermoplastic	90%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$100	
Locally Mounted	40%			2025	\$19,400	5	\$100	
Locally Mounted	10%			2040	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	99%			2032	**	10	\$38,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2032	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Cars, Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$5,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$27,100	1	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	0-2	\$92,900	2037	**	1-3	\$4,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Obsolete Equipment; On Extended Life, Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$41,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 #4 Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$19,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Chiller</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Unit</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Penthouse Mechanical Equipment Room</i>								
<i>Explanation : Very Small Percentage Of The Chilled Water Is Newly Installed. The Remaining Pump And Piping Is Original To The Building</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$471,000	1	\$26,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$19,400	LIFE	**	2-5	\$23,400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fan Room And Throughout</i>								
Exhaust Fans								
Interior	90%			2022	\$134,500	2	\$1,200	
Roof	10%			2022	\$7,000	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Newly Installed Water Main Line Valve Train And Booster Pump</i>								
HW Heat Exchanger								
Steam Fired	100%			2053	**	4	\$6,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$6,400	4	\$1,300	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,700	
Backflow Preventer								
Generic	100%			2035	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Water Meter Room</i>								
<i>Explanation : Newly Installed Backflow Preventer</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 206B - BX

Asset # : 372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2037		**	1-5 \$21,200
	Sprinkler							
	No Component	75%						
	Generic	25%			2037		**	1-2 \$2,900

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 210 - Q
Address : 93-11 101 AVENUE BTWN: 93 ST., 94 ST.
Borough : QUEENS **Agency's Number** : Q210
Program / Asset # : BOE0850.000 / 1508 **Yr Built/Renovated** : 1966 / 2014
Area Sq Ft : 156,000 **Project Type** : EDUCATION
Date of Survey : 14-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9067 **Lot** : 1 **BIN** : 4188567

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,258,400	\$497,100
Interior Architecture	\$649,000	\$1,943,900
Electrical	\$259,600	\$1,249,700
Mechanical	\$38,700	\$2,482,000
Site Enclosure	\$75,600	
Total	\$2,281,300	\$6,172,700
Importance Code A	\$1,258,400	\$1,443,800
Importance Code B	\$896,300	\$4,728,900
Importance Code C	\$126,500	
Total	\$2,281,300	\$6,172,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$8,900	
Interior Architecture	\$150,300		\$48,900	\$25,200
Electrical	\$34,800	\$4,400	\$5,700	\$6,100
Mechanical	\$56,800	\$24,100	\$34,700	\$22,900
Site Pavements	\$11,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$261,100	\$36,300	\$106,000	\$62,000
Importance Code A	\$19,200	\$14,700	\$23,500	\$14,700
Importance Code B	\$159,000	\$21,700	\$56,400	\$47,400
Importance Code C	\$82,900		\$26,100	
Total	\$261,100	\$36,300	\$106,000	\$62,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	**	5	\$291,100	
Masonry: Brick Cavity	10%			LIFE	**	5	\$41,600	
Pre-Cast Concrete	20%			LIFE	**	5	\$270,300	
Windows								
Aluminum	100%	Now	\$799,400	2046	**	5	\$29,800	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	30%			LIFE	**	5	\$116,700	
Metal Panel	5%			2050	**	5	\$3,600	
Metal Rail	25%			2043	**	5-10	\$85,100	
Pre-Cast Concrete	40%			LIFE	**	5	\$94,900	
Roof								
Built-Up (BUR)	2%			2035	**	10	\$1,900	
Metal Panel	5%			2043	**	10	\$8,900	
Modified Bitumen	93%			2038	**	10	\$89,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$103,600	
Ceramic Tile	5%			2039	**	5	\$11,800	
Mosaic Tile	3%			2043	**	5	\$17,800	
Terrazzo	5%			LIFE	**	5	\$18,500	
Vinyl Tile	7%			2035	**	3	\$6,200	
Vinyl Tile 9" X 9"	65%			2025		3	\$1,809,600	
Wood	5%	Now	\$416,800	2070	**	5	\$11,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$23,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$27,800	
Folding Partition	5%			2038	**	5	\$29,000	
Gypsum Board	10%			LIFE	**	5-10	\$39,400	
Masonry: Brick	5%			LIFE	**	10	\$3,500	
Plaster	40%			LIFE	**	5-10	\$78,800	
SGFT/Glazed Masonry	15%	4+	\$28,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lunch Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	4+	\$11,800	2035	**	5	\$29,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor Outside Room 237</i>								
AcousTileSusp.Lay-In	10%			2043	**	5	\$23,700	
Exposed Concrete	50%			LIFE	**	5-10	\$148,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$23,700	
Fiber Board	5%			2030	\$82,500			
Metal Panel	5%			LIFE	**	5	\$29,600	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2050	**			
Iron Picket	80%	4+	\$75,600	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Perimeter Of School</i>								
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	65%	4+	\$11,300	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exits 13 And 14</i>								
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	30%			2039	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	90%			2039	**			
Rubber Matting	10%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$22,400	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.</i>								
Fused Disc Sw	35%			2030	\$15,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes</i>								
Fused Disc Sw	15%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$187,800	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Fused Disc Sw	20%			2050	**	5	\$100	
Raceway								
Conduit	90%			2030	\$237,800	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$12,000	5	\$200	
Fused Disc Sw	5%			2046	**	5	\$200	
Fused Toggle Switch	2%	2-4	\$4,800	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	78%			2029	\$186,700	5	\$3,200	
Molded Case Bkrs	10%			2046	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Thermoplastic	20%			2030	\$74,200	1		
Motor Controllers								
Locally Mounted	90%			2028	\$110,600	5	\$900	
Locally Mounted	10%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Room</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$135,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	40%			2025	\$89,900	10	\$15,100	
Emergency, Battery	10%			2035	**	10	\$3,800	
Exit, LED	10%			2058	**	1		
Exit, Service	40%			2025	\$18,000	1		
Exterior Lighting								
HID	30%			2025	\$188,700	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$28,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	10%	0-2	\$1,800	2035	**	1	\$6,900	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : No.1 Unit, Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 3 Rooftop Units Providing Heat And Air Conditioning To New Wing</i>								
Steam Boiler	10%	0-2	\$5,000	2028	\$101,000	1	\$13,900	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : No.2 Boiler Control Panel, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Steam Boiler	80%			2028	\$807,700	1	\$123,600	
Distribution								
Steam Piping/Pump	90%			2040	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Terminal Devices								
Air Handler	20%			2025	\$438,700	1	\$19,300	
Convactor/Radiator	35%	0-2	\$5,800	2028	\$292,300	1	\$15,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Thermostats, Various Locations</i>								
Convactor/Radiator	35%			2028	\$292,300	1	\$17,600	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2030	\$195,300	2	\$1,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units, New Wing Roof</i>								
Window/Wall Unit	5%	0-2	\$1,600	2025	\$16,300	1		
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$137,700	

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	30%			2038	**	2	\$1,400	
Roof	20%	0-2	\$5,200	2030	\$51,800	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Roof	50%			2030	\$129,500	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2029	\$95,100	2	\$2,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	30%	0-2	\$7,100	2040	**	4	\$1,000	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hosing Of The Unit, Basement Boiler Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Non-Submersible	70%			2030	\$16,700	4	\$3,500	
Backflow Preventer								
Generic	100%			2030	\$39,600	1	\$9,600	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From 1st To 4th Floor, One Unit From 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
No Component	90%							
Generic	10%			2050	**	1-5	\$7,900	
Sprinkler								
No Component	90%							
Generic	10%			2050	**	1-2	\$4,400	
Chemical System								
No Component	99%							
Generic	1%			2025	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 211 - BK (J. H. S. 211 - BK)
Address : 1001 EAST 100 STREET BTWN: AVE. J, AVE. K
Borough : BROOKLYN **Agency's Number** : K211
Program / Asset # : BOE0506.000 / 2745 **Yr Built/Renovated** : 1958 / 2013
Area Sq Ft : 140,000 **Project Type** : EDUCATION
Date of Survey : 01-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8227 **Lot** : 1 **BIN** : 3326732

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$603,200	\$156,000
Interior Architecture	\$836,800	\$1,104,500
Electrical	\$1,119,300	\$841,000
Mechanical	\$1,418,800	\$1,655,400
Total	\$3,978,100	\$3,756,900
Importance Code A	\$1,575,300	\$200,800
Importance Code B	\$2,402,800	\$3,512,800
Importance Code C		\$43,300
Total	\$3,978,100	\$3,756,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,600			\$13,900
Interior Architecture	\$5,100		\$14,600	\$76,300
Electrical	\$6,500	\$4,900	\$4,100	\$3,900
Mechanical	\$58,000	\$35,000	\$34,600	\$24,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,100	\$43,800	\$57,200	\$122,600
Importance Code A	\$19,900	\$14,900	\$14,900	\$28,700
Importance Code B	\$73,200	\$28,900	\$42,300	\$77,400
Importance Code C				\$16,400
Total	\$93,100	\$43,800	\$57,200	\$122,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$76,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	33%			LIFE	**	5	\$79,200	
Granite Panels	5%			LIFE	**	5	\$4,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Panel/Paver: Limestone	2%			LIFE	**	5	\$1,900	
Windows								
Aluminum	100%	Now	\$454,500	2042	**	5	\$25,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	5%			2070	**	5	\$1,200	
Masonry: Brick Cavity	50%			LIFE	**	5	\$2,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	40%			2039	**	5-10	\$35,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,500	
Roof								
Copper/Terne	5%			2061	**	10	\$19,600	
Modified Bitumen	95%			2034	**	10	\$148,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$24,600	
Ceramic Tile	5%			2035	**	5	\$11,200	
Terrazzo	3%			LIFE	**	5	\$5,300	
Vinyl Tile	52%			2026		3	\$43,800	
Vinyl Tile 9" X 9"	25%	Now	\$661,000	2036	**	3	\$21,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria And Corridors</i>								
Wood	10%			2054	**	5	\$42,200	
Interior Walls								
Ceramic Tile	2%			2035	**	5	\$5,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,500	
Folding Partition	5%			2034	**	5	\$32,800	
Marble Panels	3%			LIFE	**			
Plaster	55%			LIFE	**	5	\$43,300	
SGFT/Glazed Masonry	25%			LIFE	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2039	**	5	\$63,600	
AcousTileConcealSpLn	10%	Now	\$175,800	2046	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
AcousTileSusp.Lay-In	5%			2031	**	5	\$10,200	
Exposed Concrete	40%			LIFE	**	5	\$12,700	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$12,700	
Plaster	10%			LIFE	**	5	\$12,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches No Nameplate Ratings Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$234,800	5	\$3,700	
Raceway								
Conduit	90%			2026	\$237,800	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$200	
Molded Case Bkrs	90%			2025	\$215,400	5	\$3,300	
Molded Case Bkrs	5%			2042	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2046	**	1		
Motor Controllers								
Locally Mounted	70%	2-4	\$86,000	2046	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	30%			2043	**	5	\$300	

Ground

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DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible, Covered With Insulations*

Lighting

Interior Lighting

Fluorescent

98%

2034

* *

10

\$135,000

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

LED

2%

2034

* *

Egress Lighting

Emergency, Battery

50%

2026

\$108,200

10

\$18,100

Exit, Service

50%

2026

\$21,600

1

Exterior Lighting

HID

100%

2021

\$564,500

10

\$400

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$15,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$25,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2036

* *

5

\$46,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Of The Building**Explanation : Temporary Steam Boiler Being Used*

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DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$972,100	2046	**	1	\$133,900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Units, Basement Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : 1 Temporary Steam Boiler Being Used. Boiler Room Is Scheduled To Be Renovated</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$127,100	2036	**	4	\$7,400	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Cafeteria Fan Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$8,400	2026	\$422,400	1	\$16,700	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flexible Connections, Various</i>								
Convactor/Radiator	80%			2031	**	1	\$38,800	
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$6,400	2026	\$127,500	1	\$6,300	
<i>Not in Service, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Out Of 3, Outside</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3 Units, Outside Of The Building</i>								
Window/Wall Unit	60%			2021	\$187,800	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2026	\$200,000	1	\$4,900	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2026	\$57,200	2	\$10,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,800	

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DEPARTMENT OF EDUCATION - 040

I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	40%			2026	\$213,800	2	\$1,800
	Roof	60%	Now	\$15,000	2026	\$149,600	2	\$2,200
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2036	**	1	
	Galvanized Steel	20%			2024	\$131,800	1	
Water Heater								
	Gas Fired	100%			2025	\$91,600	2	\$2,200
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HW Heat Exchanger								
	Steam Fired	100%			2026	\$239,200	4	\$22,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2026	\$43,300	4	\$9,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%			2026	\$73,500	1-2	\$2,100
	Generic	5%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 216 - BX
Address : 977 FOX STREET (NEAR E. 163 ST.)
Borough : BRONX **Agency's Number** : X116
Program / Asset # : BOE0256.000 / 415 **Yr Built/Renovated** : 1975 / 2013
Area Sq Ft : 174,000 **Project Type** : EDUCATION
Date of Survey : 30-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2714 **Lot** : 4 **BIN** : 2005660

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$169,700	\$180,600
Interior Architecture	\$120,700	
Electrical	\$801,800	\$2,001,500
Mechanical	\$217,600	\$2,578,200
Total	\$1,309,800	\$4,760,200
Importance Code A	\$169,700	\$220,900
Importance Code B	\$1,140,100	\$4,539,300
Total	\$1,309,800	\$4,760,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$2,200	\$16,000
Interior Architecture	\$56,400	\$11,100		\$50,500
Electrical	\$20,900	\$18,200	\$65,300	\$19,600
Mechanical	\$81,300	\$43,200	\$100,500	\$38,000
Site Enclosure	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,600	\$76,400	\$171,900	\$128,100
Importance Code A	\$17,200	\$17,200	\$19,700	\$33,300
Importance Code B	\$125,600	\$54,100	\$152,200	\$82,400
Importance Code C	\$20,700	\$5,000		\$12,500
Total	\$163,600	\$76,400	\$171,900	\$128,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$39,300	
Masonry: Brick	90%			LIFE	**	5	\$141,300	
Masonry: Granite	5%			LIFE	**	5	\$5,900	
Windows								
Aluminum	100%			2044	**	5	\$32,000	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$20,100	
Metal Panel	5%			2048	**	5	\$4,300	
Metal Security Bars	5%			2056	**			
Roof								
Built-Up (BUR)	100%			2033	**	10	\$169,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,600	
Ceramic Tile	5%			2037	**	5	\$12,200	
Panel/Paver: Cer/Brk	5%			2044	**	5	\$27,400	
Vinyl Tile	80%			2033	**	3	\$97,300	
Wood	5%			2056	**	5	\$22,800	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$10,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
Folding Partition	5%			2044	**	5	\$25,100	
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$33,100	
SGFT/Glazed Masonry	5%	Now	\$20,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Near Custodian Office</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	Now	\$120,700	2033	**	5	\$30,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	60%			LIFE	**	5	\$22,800	
Plaster	15%			LIFE	**	5	\$22,800	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2048	**			
Iron Picket	5%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$900	2063	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Ramp</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	90%			2037	**			
Cast in Place Concrete	10%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$40,400	5	\$700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4,000 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2054	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 30%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	70%			2028	\$182,600	5	\$500	
Fused Disc Sw	30%			2054	**	5	\$200	

Raceway

Conduit	95%			2028	\$293,100	1		
Conduit	5%			2054	**	1		

Panelboards

Fused Disc Sw	10%			2027	\$27,100	5	\$400	
Molded Case Bkrs	75%			2027	\$203,500	5	\$3,400	
Molded Case Bkrs	15%			2050	**	5	\$700	

Wiring

Thermoplastic	10%			2054	**	1		
Thermoplastic	90%			2028	\$374,600	1		

Motor Controllers

Locally Mounted	40%			2026	\$49,200	5	\$500	
Locally Mounted	10%			2045	**	5	\$100	
Motor Control Center	50%			2026	\$385,600	5	\$2,400	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,600	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	83%			2028	\$340,100	10	\$132,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2036	**	10	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floors And Some Bathrooms</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2023	\$6,000	10	\$100	
Egress Lighting								
Emergency, Battery	40%			2023	\$100,200	10	\$16,800	
Emergency, Battery	10%			2036	**	10	\$4,200	
Exit, Service	50%			2023	\$25,100	1		
Exterior Lighting								
HID	100%			2023	\$701,600	10	\$500	
Alarm								
Security System								
Generic	100%			2033	**	1	\$65,000	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$110,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Area of Concern: An Electrical Radiant Is In Gas Meter Room</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$172,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$12,900	
Terminal Devices								
Air Handler	20%			2028	\$489,300	1	\$21,500	
Convactor/Radiator	80%			2026	\$745,200	1	\$45,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2028	\$295,400	1	\$16,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
Exterior Pkg Unit - Cooling	5%			2033	**	2	\$500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
Window/Wall Unit	60%			2023	\$217,600	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2038	**	4	\$2,600	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%	Now	\$16,600	2028	\$331,700	1	\$19,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2 Coils Leak, Fan Room</i>								
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2028	\$59,600	2	\$24,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,000	
Exhaust Fans								
Interior	20%			2028	\$123,800	2	\$1,100	
Roof	80%	Now	\$11,600	2028	\$231,100	2	\$3,400	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$152,700	1		
Water Heater								
Gas Fired	100%			2026	\$106,100	2	\$2,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$18,100	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Of The Gymnasium To Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$5,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 216 - BX

Asset # : 415

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2033	**	4	\$10,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$87,700	
Sprinkler								
No Component	80%							
Generic	20%			2038	**	1-2	\$9,800	
Chemical System								
Generic	100%			2023	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 218 - BK
Address : 370 FOUNTAIN AVENUE BTWN: BLAKE AVE - DUMONT AVE
Borough : BROOKLYN **Agency's Number** : K218
Program / Asset # : BOE0513.000 / 1294 **Yr Built/Renovated** : 1964 / 1997
Area Sq Ft : 151,000 **Project Type** : EDUCATION
Date of Survey : 13-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4278 **Lot** : 1 **BIN** : 3095977

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,229,000	\$1,377,100
Interior Architecture	\$1,462,900	\$201,000
Electrical	\$1,106,800	\$892,300
Mechanical	\$51,100	\$1,342,000
Total	\$4,849,800	\$3,812,500
Importance Code A	\$2,229,000	\$1,422,000
Importance Code B	\$2,511,600	\$2,352,200
Importance Code C	\$109,200	\$38,200
Total	\$4,849,800	\$3,812,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,600		\$17,900	
Interior Architecture	\$40,800	\$11,100		\$23,700
Electrical	\$17,700	\$53,000	\$12,200	\$12,500
Mechanical	\$42,700	\$21,800	\$27,400	\$24,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$154,700	\$89,800	\$61,400	\$64,900
Importance Code A	\$64,600	\$15,300	\$32,800	\$15,000
Importance Code B	\$56,000	\$74,500	\$28,500	\$50,000
Importance Code C	\$34,100			
Total	\$154,700	\$89,800	\$61,400	\$64,900



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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%	Now	\$72,600	LIFE	**	5	\$97,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$535,800	LIFE	**	5	\$83,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	40%			2047	**	5-10	\$571,800	
Granite Panels	2%			LIFE	**	5	\$3,100	
Panel/Paver: Limestone	3%			LIFE	**	5	\$4,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entry</i>								
Pre-Cast Concrete	5%	Now	\$18,300	LIFE	**	5	\$33,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	60%			2043	**	5	\$35,700	
Aluminum	40%	Now	\$1,065,900	2052	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	40%	Now	\$46,500	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$10,500	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	50%	4+	\$40,000	2032	**	5	\$30,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Copper/Terne	5%	Now	\$20,800	2042		**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkhead, Throughout</i>									
IRMA/Protected Membrane	95%	0-2	\$312,300	2027	\$780,700				
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Roof Over First Floor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE		**	5	\$51,800	
Ceramic Tile	3%			2036		**	5	\$7,100	
Terrazzo	2%			LIFE		**	5	\$3,700	
Vinyl Tile	55%	0-2	\$59,100	2035		**	3	\$48,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	25%	Now	\$208,800	2022	\$696,000		3	\$22,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Wood	5%			2042		**	5	\$22,200	
Interior Walls									
Ceramic Tile	5%	0-2	\$34,100	2036		**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	5%			LIFE		**	5	\$4,600	
Folding Partition	5%			2035		**	5	\$29,000	
Glazed Ceramic Panel	5%			LIFE		**			
Plaster	55%	Now	\$109,200	LIFE		**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	25%			LIFE		**			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$141,000	2032	**	5	\$23,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement And First Floor Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement And First Floor Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And First Floor Corridors</i>								
AcousTileSusp.Lay-In	3%	0-2	\$3,100	2032	**	5	\$3,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Exposed Struc: Steel	2%			LIFE	**			
Plaster	75%	Now	\$248,800	LIFE	**	5	\$111,000	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$600	
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	60%			2026	\$143,600	5	\$2,400	
Molded Case Bkrs	30%			2049	**	5	\$1,200	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2053	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$800	
Locally Mounted	20%			2040	**	5	\$200	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$23,500	1	\$46,500	
Generators								
Diesel	100%			2023	\$129,600	1	\$58,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 100 Kilowatt Genset</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$5,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fuel Storage								
Main Tank	100%			2030	\$19,500	5	\$4,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$133,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$108,700	10	\$18,200	
Exit, Service	50%			2022	\$21,700	1		
Exterior Lighting								
HID	100%			2022	\$608,800	10	\$500	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$5,600	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$9,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2040	**	1	\$149,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$51,100	2047	**	4	\$7,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Of 2 Pump Not Working In The Fanroom, Basement</i>								
Terminal Devices								
Air Handler	20%			2027	\$424,700	1	\$18,700	
Convactor/Radiator	80%			2032	**	1	\$39,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2025	\$78,700	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$21,100	
No Component	75%							
Exhaust Fans								
Interior	30%			2027	\$161,200	2	\$1,400	
Roof	20%	Now	\$20,100	2027	\$50,100	2	\$700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 50% Of Roof Fan Not Working In The Roof</i>								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2047	**	1		
Galvanized Steel	75%			2025	\$496,900	1		
Water Heater								
Gas Fired	100%			2025	\$92,100	2	\$2,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$23,000	4	\$3,200	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$6,000	
Backflow Preventer								
Generic	100%			2027	\$38,400	1	\$9,300	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - BK

Asset # : 1294

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE		**		
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Unit Is Not Working</i>					
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%		2037		**	1-2	\$2,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 218 - M
Address : 4600 BROADWAY @ W.196TH ST.
Borough : MANHATTAN **Agency's Number** : M218
Program / Asset # : BOE0974.000 / 2889 **Yr Built/Renovated** : 1992 / 2012
Area Sq Ft : 175,000 **Project Type** : EDUCATION
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,P
Block : 2172 **Lot** : 16 **BIN** : 1076756

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$311,600	\$1,255,900
Interior Architecture	\$169,600	\$353,100
Electrical	\$866,100	\$46,000
Mechanical		\$923,500
Total	\$1,347,300	\$2,578,500
Importance Code A	\$311,600	\$1,255,900
Importance Code B	\$996,800	\$1,145,200
Importance Code C	\$38,900	\$177,300
Total	\$1,347,300	\$2,578,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,400	\$44,400		\$16,400
Interior Architecture		\$54,100	\$11,000	\$700
Electrical	\$17,100	\$33,300	\$17,100	\$21,100
Mechanical	\$36,400	\$32,400	\$58,700	\$52,000
Site Pavements	\$7,100			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$108,700	\$179,000	\$101,500	\$105,100
Importance Code A	\$50,700	\$61,700	\$17,300	\$34,100
Importance Code B	\$50,900	\$117,300	\$77,600	\$71,000
Importance Code C	\$7,100		\$6,600	
Total	\$108,700	\$179,000	\$101,500	\$105,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$311,600	LIFE	**	5	\$193,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : North End Of West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$33,100	
Windows								
Aluminum	90%			2054	**	5	\$32,900	
Glass Block	5%	Now	\$9,700	LIFE	**	5	\$1,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A</i>								
Metal Louvers	5%	0-2	\$2,900	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Deteriorated Caulking</i>								
Parapets								
Masonry: Brick	75%	0-2	\$14,700	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Roof</i>								
Metal Rail	20%			2042	**	5-10	\$57,300	
Pre-Cast Concrete	1%	Now	\$6,100	LIFE	**	5	\$1,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Roof, Upper West Facade Middle Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper North Small Roof</i>								
Pre-Cast Concrete	4%			LIFE	**	5	\$4,000	
Roof								
IRMA/Protected Membrane	95%			2029		10	\$111,700	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Skylights</i>								
<i>Explanation : Exposed Membrane And Insulation</i>								
Skylight, Plastic	5%			2042	**	1		
Soffits								
Stucco Cement	100%			2042	**	5	\$19,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 1%</i>								
<i>Location : West Facade</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,100	
Ceramic Tile	3%			2038	**	5	\$8,800	
Quarry Tile	5%			2042	**	5	\$22,000	
Vinyl Tile	80%			2034	**	3	\$88,000	
Vinyl Tile	2%	Now	\$53,300	2039	**	3	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout At Expansion Joints</i>								
Wood	5%			2057	**	5	\$27,500	
Interior Walls								
Ceramic Tile	2%			2038	**	5	\$13,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Bathroom</i>								
Concrete Masonry Unit	5%	2-4	\$38,900	LIFE	**	5	\$13,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Third Floor Mechanical Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Gypsum Board	45%			LIFE	**	5	\$177,300	
Metal Panel	10%			LIFE	**			
SGFT/Glazed Masonry	38%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	65%	0-2	\$77,400	2042	**	5	\$89,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$86,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Auditorium</i>								
Metal Panel	5%			LIFE	**	5	\$17,200	
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	10%			2042	**			
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*Other Observation, Extent : Light, Area Affected : 20%**Location : Main Entry**Explanation : Recent Repair*

Pavers/Stone	90%	Now	\$7,100	2038	**			
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : ADA Ramp*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switches Rated At 2-4000 Amperes And 1-2000 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2039	**	5	\$800	
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Raceway

Conduit	100%			2039	**	1		
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Panelboards

Molded Case Bkrs	100%			2037	**	5	\$4,600	
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Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	20%			2034	**	5	\$200	
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Motor Control Center	80%			2034	**	5	\$3,800	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,600	
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Stand-by Power

Transfer Switches

Automatic	100%			2034	**	1	\$53,800	
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Generators

Diesel	100%			2032	**	1	\$67,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : Emergency Generator Rating 300 Kilowatts*

Batteries

Lead/Acid	100%			2022	\$1,600	5	\$6,500	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2037	**	5	\$16,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Main Tank	50%			2044	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$152,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Auditorium</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2029		1		
Exit, Service	50%			2029		1		
Exterior Lighting								
HID	100%	0-2	\$705,600	2039	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$32,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Bells And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2055	**	5	\$54,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Ground Outside The Building</i>								
<i>Explanation : 2 Tanks, 15000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$173,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$39,000	
Steam Piping/Pump	60%			2039	**			
Terminal Devices								
Air Handler	40%			2034	**	1	\$43,300	
Convactor/Radiator	60%			2042	**	1	\$33,900	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	5%			2037	**			
Window/Wall Unit	75%			2027	\$273,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	
Exhaust Fans								
Interior	80%			2029	\$498,100	2	\$4,300	
Roof	20%			2029	\$58,100	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$17,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$26,700	4	\$5,500	
Sewage Ejector(s)								
Electric	100%			2029	\$50,400	4	\$10,400	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 218 - M

Asset # : 2889

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	90%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
	Hydraulic	10%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2049		**	1-5 \$88,200
Sprinkler								
	No Component	75%						
	Generic	25%			2039		**	1-2 \$12,300
Chemical System								
	No Component	98%						
	Generic	2%			2027	\$600		1-3 \$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : On Top Of The Oven</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)
Address : 3630 THIRD AVENUE BTWN: E.169 ST. - E.170 ST.
Borough : BRONX **Agency's Number** : X148
Program / Asset # : BOE0285.000 / 383 **Yr Built/Renovated** : 1967 / 2009
Area Sq Ft : 157,000 **Project Type** : EDUCATION
Date of Survey : 18-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2925 **Lot** : 1 **BIN** : 2009611

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$975,900	\$518,000
Interior Architecture	\$2,991,400	\$258,100
Electrical	\$1,163,000	\$977,200
Mechanical	\$212,200	\$1,573,100
Total	\$5,342,500	\$3,326,500
Importance Code A	\$975,900	\$553,900
Importance Code B	\$2,423,300	\$2,567,800
Importance Code C	\$1,943,400	\$204,700
Total	\$5,342,500	\$3,326,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$44,200		
Interior Architecture	\$37,500		\$21,400	\$2,100
Electrical	\$3,300	\$26,400	\$1,700	\$1,500
Mechanical	\$75,200	\$47,800	\$36,700	\$26,300
Total	\$115,900	\$118,400	\$59,700	\$29,900
Importance Code A	\$15,500	\$60,100	\$15,500	\$15,500
Importance Code B	\$100,400	\$58,300	\$44,200	\$14,300
Importance Code C				
Total	\$115,900	\$118,400	\$59,700	\$29,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)
Asset # : 383

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$89,000	LIFE	**	5	\$73,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	5%	Now	\$77,400	LIFE	**	5	\$34,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	85%	Now	\$809,500	LIFE	**	5	\$125,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2052	**	5	\$55,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	85%			LIFE	**	5	\$212,300	
Metal: Cage/Fence	15%			2032	**	5-10	\$28,100	
Roof								
IRMA/Protected Membrane	100%			2035	**	10	\$106,200	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$27,100	LIFE	**	5	\$53,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$45,500	2036	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%			2032	**	3	\$64,100	
Vinyl Tile 9" X 9"	7%	Now	\$40,200	2022	\$201,000	3	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$172,000	2042	**	5	\$22,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)
Asset # : 383

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	3%	Now	\$84,400	2036	**	5	\$14,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	7%	Now	\$316,900	LIFE	**	5	\$26,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Folding Partition	3%			2049	**	5	\$71,600		
Glazed Ceramic Panel	3%	Now	\$48,200	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	59%	Now	\$964,800	LIFE	**	5	\$168,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	25%	Now	\$493,300	LIFE	**				
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Corridors</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridors</i>									
Ceilings									
AcousTile,Adhered	20%	0-2	\$95,200	2047	**	5	\$24,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Corridors</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Corridors</i>									
AcousTileConcealSpLn	10%	Now	\$10,400	2032	**	5	\$15,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Exposed Concrete	60%	0-2	\$494,200	LIFE	**	5	\$22,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Plaster	10%			LIFE	**	5	\$15,000		

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)

Asset # : 383

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2027	\$35,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$700	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$400	
Molded Case Bkrs	80%			2026	\$191,500	5	\$3,300	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	2%			2037	**	10	\$2,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Fluorescent	96%			2037	**	10	\$138,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	40%			2032	**	10	\$15,200	
Emergency, Battery	10%			2022	\$22,600	10	\$3,800	
Exit, Service	40%			2032	**	1		
Exit, Service	10%			2022	\$4,500	1		
Exterior Lighting								
HID	100%			2022	\$633,000	10	\$500	

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)
Asset # : 383

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$173,600	1-3	\$9,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$48,600	

Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$155,500	

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 3 - #4 Oil Burning Steam Boilers

Distribution								
Central Plant Steam Piping/Pmp	25%			2037	**	4	\$2,900	
Central Plant Steam Piping/Pmp	20%			2037	**	4	\$2,300	
Central Plant Steam Piping/Pmp	5%			2053	**	4	\$600	
Central Plant Steam Piping/Pmp	50%			2037	**	4	\$5,800	

Terminal Devices								
Air Handler	5%	Now	\$110,400	2037	**	1	\$4,400	

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Fan Rooms, Defective Temperature Control System

Air Handler	15%			2027	\$331,100	1	\$14,600	
Convactor/Radiator	10%	Now	\$16,800	2040	**	1	\$4,600	

Malfunctioning, Extent : Moderate, Area Affected : 20%

Location : Throughout, Defective Temperature Control System, Defective Temperature Control Compressor

Convactor/Radiator	70%			2032	**	1	\$35,500	
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Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		

Conversion Equipment								
Window/Wall Unit	30%	Now	\$39,300	2025	\$98,100	1		

Damaged, Extent : Severe, Area Affected : 100%

Location : Throughout, Vandalized A/C Units On First And Second Floor

No Component	70%							
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Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
I. S. 219 (OLD 148)- BX NEW VENTURE SCHOOL (X219)
Asset # : 383

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$87,500
Exhaust Fans								
	Interior	20%			2027	\$111,700	2	\$1,000
	Roof	80%	Now	\$62,600	2027	\$208,500	2	\$3,100
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2025	\$688,900	1	
Water Heater								
	Gas Fired	100%			2026	\$95,800	2	\$2,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit 175 Gallons</i>								
HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$23,300
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)								
	Non-Submersible	100%	Now	\$23,900	2037	* *	4	\$3,300
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 2 Of 3 Units Not Working In The Basement</i>								
Sewage Ejector(s)								
	Electric	100%			2032	* *	4	\$6,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Street, Inoperable</i>								
<i>Explanation : 1 Freight Lift</i>								
Fire Suppression								
Sprinkler								
	No Component	70%						
	Generic	30%			2037	* *	1-2	\$13,200
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 22 - BX
Address : 270 EAST 167 STREET BTWN: MORRIS AVE., COLLEGE AVE
Borough : BRONX **Agency's Number** : X022
Program / Asset # : BOE0170.000 / 500 **Yr Built/Renovated** : 1949 / 2012
Area Sq Ft : 132,000 **Project Type** : EDUCATION
Date of Survey : 11-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2438 **Lot** : 50 **BIN** : 2002410

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$401,300	\$2,086,500
Interior Architecture	\$187,400	\$825,100
Electrical	\$787,500	\$739,400
Mechanical	\$55,000	\$1,355,200
Total	\$1,431,200	\$5,006,300
Importance Code A	\$401,300	\$2,086,500
Importance Code B	\$985,600	\$2,919,700
Importance Code C	\$44,300	
Total	\$1,431,200	\$5,006,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$13,500
Interior Architecture	\$8,200	\$18,800	\$7,800	
Electrical	\$28,000	\$5,200	\$5,300	\$32,400
Mechanical	\$29,600	\$24,700	\$30,700	\$39,300
Site Pavements	\$4,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,500	\$52,700	\$47,700	\$89,200
Importance Code A	\$13,100	\$13,100	\$13,100	\$27,200
Importance Code B	\$56,700	\$39,600	\$31,800	\$62,000
Importance Code C	\$4,800		\$2,800	
Total	\$74,500	\$52,700	\$47,700	\$89,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$100,100	
Masonry: Granite	5%			LIFE	**	5	\$4,400	
Masonry: Limestone	5%			LIFE	**	5	\$4,400	
Slate Panels	5%			LIFE	**	5	\$4,400	
Windows								
Aluminum	88%			2045	**	5	\$59,400	
Glass Block	5%			LIFE	**	5	\$2,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Metal Louvers	2%			2038	**	10	\$8,400	
Steel	5%	Now	\$188,300	2054	**	5	\$21,100	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$14,200	
Masonry: Limestone	10%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	95%			2029	\$1,858,200	10	\$128,300	
Copper/Terne	4%			2044	**	10	\$13,500	
Skylight, Metal/Glass	1%	Now	\$213,000	2059	**			
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Side Of Main Roof</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Of Main Roof</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$57,800	
Ceramic Tile	3%	2-4	\$8,200	2038	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$10,300	
Vinyl Tile	57%			2034	**	3	\$56,500	
Vinyl Tile 9" X 9"	15%			2029	\$466,400	3	\$14,900	
Wood	10%	Now	\$93,100	2044	**	5	\$24,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout East And West Gymnasiums</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around Water Fountain In West Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2038	**	5	\$5,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,800	
Glazed Ceramic Panel	2%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%	Now	\$44,300	LIFE	**	5	\$31,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Fiber Board	10%	Now	\$50,000	2029	\$166,500			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Areas</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Gymnasium Areas</i>								
Plaster	90%			LIFE	**	5	\$134,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	85%	4+	\$2,200	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Concrete Steps At Rear Of Building</i>								
Masonry: Granite	15%	Now	\$2,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Steps At All Entry Door Locations</i>								
Activity Yard								
Asphalt	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	75%			2029	\$33,600	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere, One 1,600 Ampere And One 1,200 Ampere Main Disconnect Switch</i>								
	Molded Case Bkrs	25%			2029	\$11,200	5	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 250 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$234,800	5	\$600
Raceway								
	Conduit	90%			2029	\$237,800	1	
	Conduit	10%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$23,900	5	\$300
	Fused Knife Sw	10%	2-4	\$23,900	2054	**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	15%			2045	**	5	\$500
	Molded Case Bkrs	65%			2028	\$155,600	5	\$2,300
Wiring								
	Braided Cloth	60%	2-4	\$222,500	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	10%			2049	**	1	
	Thermoplastic	30%			2029	\$111,300	1	
Motor Controllers								
	Locally Mounted	50%			2042	**	5	\$400
	Locally Mounted	50%	0-2	\$61,400	2049	**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,900
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	60%			2034	**	10	\$72,600	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 2nd And 3rd Floors</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	35%			2024	\$108,800	10	\$42,400	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement, 1st Floor And Stairway</i>						
		<i>Explanation : Lamps</i>						
Incandescent	5%			2024	\$78,300	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$95,000	10	\$15,900	
Exit, Service	20%			2034	**	1		
Exit, Service	30%			2024	\$11,400	1		
Exterior Lighting								
HID	20%			2024	\$106,400	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$14,800	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2034	**	1-3	\$28,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2049	**	5	\$40,900	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$130,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Steam Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	30%			2029	\$556,800	1	\$24,500	
Convactor/Radiator	70%			2034	**	1	\$29,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	20%			2024	\$55,000	1		
		<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Various Classrooms</i>						
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,600	
Exhaust Fans								
Interior	100%			2029	\$469,600	2	\$4,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$80,500	2	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 260 Gallons</i>						
HW Heat Exchanger								
Steam Fired	100%			2029	\$210,200	4	\$19,600	
		<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2022	\$4,500	4	\$4,200	
Sewage Ejector(s)								
Electric	100%			2029	\$38,000	4	\$7,900	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To Street</i>						
		<i>Explanation : 2 Units Not Working</i>						
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2039	**	1-2	\$5,600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 220 - BK (J. H. S. 220 - BK)
Address : 4812 9TH AVE. BTWN: 48 ST., 49 ST.
Borough : BROOKLYN **Agency's Number** : K220
Program / Asset # : BOE0515.000 / 2547 **Yr Built/Renovated** : 1925 / 2015
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 778 **Lot** : 23 **BIN** : 3012824

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$334,400	\$231,600
Interior Architecture	\$1,500,200	\$148,100
Electrical	\$430,700	\$994,600
Mechanical	\$27,000	\$865,900
Total	\$2,292,400	\$2,240,200
Importance Code A	\$334,400	\$276,500
Importance Code B	\$1,810,200	\$1,963,700
Importance Code C	\$147,700	
Total	\$2,292,400	\$2,240,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,200			
Interior Architecture	\$34,200		\$13,400	\$8,100
Electrical	\$22,500	\$2,000	\$2,200	\$3,500
Mechanical	\$63,600	\$16,500	\$23,300	\$15,900
Site Enclosure	\$44,000			
Site Pavements	\$69,100			
Total	\$265,600	\$18,600	\$39,000	\$27,500
Importance Code A	\$46,300	\$10,800	\$10,800	\$10,800
Importance Code B	\$123,800	\$7,800	\$23,800	\$16,700
Importance Code C	\$95,400		\$4,300	
Total	\$265,600	\$18,600	\$39,000	\$27,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$118,300	
Masonry: Brick	90%			LIFE	**	5	\$272,600	
Masonry: Limestone	2%			LIFE	**	5	\$4,500	
Masonry: Marble	3%	0-2	\$58,400	LIFE	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Steps</i>								
Windows								
Aluminum	100%	Now	\$26,500	2038	**	5	\$14,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$94,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	2-4	\$3,400	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	5%			2065	**	10	\$6,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkhead</i>								
IRMA/Protected Membrane	20%			2038	**	10	\$9,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : High Roof</i>								
Modified Bitumen	75%			2035	**	10	\$36,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Soffits								
Panel/Paver: Limestone	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$8,100	
Marble Panels	3%			LIFE	**	5	\$7,300	
Quarry Tile	3%			2035	**	5	\$7,300	
Steel Plate	1%	0-2	\$78,800	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Treads Risers And Stringers In All Stairwells</i>								
Steel Plate	2%			LIFE	**	1		
Traffic Topping	5%			2038	**	5	\$10,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Science Laboratories</i>								
Vinyl Tile	20%	Now	\$293,700	2040	**	3	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Corridors, Cafeteria And Library</i>								
Vinyl Tile 9" X 9"	20%	Now	\$380,500	2040	**	3	\$12,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium And Several Classrooms Throughout</i>								
Wood	41%	4+	\$467,100	2045	**	5	\$62,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Gymnasium</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Main Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	10%	0-2	\$58,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2033	**	5	\$8,700	
Concrete Masonry Unit	7%			LIFE	**	5	\$9,700	
Gypsum Board	5%			LIFE	**	5-10	\$14,700	
Masonry: Brick	10%			LIFE	**	10	\$5,200	
Marble Panels	3%			LIFE	**	10	\$2,100	
Plaster	60%	4+	\$89,100	LIFE	**	5	\$31,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%	0-2	\$41,700	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	80%	4+	\$90,700	LIFE	**	5	\$80,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5-10	\$13,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Lobby</i>								
<i>Explanation : Decorative Plaster Treatment</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%	0-2	\$13,800	2040	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	30%	0-2	\$22,600	2065	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	44%	Now	\$7,600	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	56%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$31,800	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	95%	0-2	\$10,500	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%	Now	\$26,700	2045	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	100%			2030				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Schoolyard</i>								
<i>Explanation : Artificial Turf</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$44,900	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2030	\$167,000	5	\$400
	Fused Disc Sw	20%			2050	**	5	\$100
Raceway								
	Conduit	80%			2030	\$178,200	1	
	Conduit	20%			2050	**	1	
Panelboards								
	Fused Disc Sw	5%			2046	**	5	\$100
	Fused Knife Sw	5%	2-4	\$9,600	2055	**	5	\$100
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	75%			2029	\$143,600	5	\$2,200
	Molded Case Bkrs	15%			2046	**	5	\$400
Wiring								
	Braided Cloth	80%	2-4	\$254,900	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2050	**	1	
Motor Controllers								
	Locally Mounted	50%			2028	\$61,400	5	\$400
	Locally Mounted	50%			2035	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Lighting								
Interior Lighting								
	Fluorescent	88%			2035	**	10	\$88,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	1%			2030	\$1,900	10	
	Incandescent	1%			2030	\$12,900	2	
	LED	10%			2035	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor Gymnasium And Auditorium</i>								
<i>Explanation : LED Fixtures Are In Satisfactory Condition.</i>								
Egress Lighting								
	Emergency, Battery	50%			2035	**	10	\$13,200
	Exit, Service	50%			2035	**	1	

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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

40% 2-4 \$175,800 2040 * *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Fixtures Are Old And Required Frequent Maintenance.*

No Component

60%

Alarm

Security System

No Component

80%

Generic

20%

2030

\$70,400

1

\$8,100

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2025

\$241,100

1-3

\$13,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Fire Alarm Requires Frequent Maintenance.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$14,100

2035

* *

1

\$97,200

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Tubes In Boiler In Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$24,100

2040

* *

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Vacuum Pump And Condensate Pumps*

Terminal Devices

Air Handler

15%

2030

\$229,900

1

\$10,100

Convactor/Radiator

85%

2035

* *

1

\$29,900

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Window/Wall Unit

80%

2025

\$181,700

1

No Component

20%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,200	
Exhaust Fans								
Interior	100%			2030	\$387,800	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$66,500	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,500	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : In The Auditorium Next To 48th Street</i>								
Sump Pump(s)								
Non-Submersible	50%			2030	\$8,300	4	\$1,700	
Non-Submersible	50%	Now	\$8,300	2040	**	4	\$1,200	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Fountains And Sinks</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2030	\$32,000	1-2	\$900	
Chemical System								
No Component	95%							
Generic	5%			2028	\$1,400	1-3	\$200	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 223 - BK
Address : 4200 16 AVENUE BTWN: 42 ST., 43 ST.
Borough : BROOKLYN **Agency's Number** : K223
Program / Asset # : BOE0518.000 / 1298 **Yr Built/Renovated** : 1930 / 2006
Area Sq Ft : 121,000 **Project Type** : EDUCATION
Date of Survey : 15-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 5362 **Lot** : 21 **BIN** : 3125676

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$675,800	\$59,500
Interior Architecture	\$1,267,700	\$404,400
Electrical		\$2,549,000
Mechanical	\$545,400	\$1,853,100
Site Pavements	\$36,600	
Total	\$2,525,500	\$4,866,000
Importance Code A	\$675,800	\$104,400
Importance Code B	\$1,197,500	\$4,707,300
Importance Code C	\$652,300	\$54,300
Total	\$2,525,500	\$4,866,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$73,100			
Interior Architecture	\$111,100			\$15,600
Electrical	\$30,700	\$11,300	\$12,300	\$14,300
Mechanical	\$89,200	\$19,000	\$32,900	\$19,000
Site Enclosure	\$10,300			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$319,300	\$35,200	\$50,100	\$53,800
Importance Code A	\$106,800	\$13,300	\$13,300	\$13,300
Importance Code B	\$202,200	\$21,900	\$36,800	\$40,500
Importance Code C	\$10,300			
Total	\$319,300	\$35,200	\$50,100	\$53,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$51,700	
Masonry: Brick	90%			LIFE	**	5	\$119,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,000	
Windows								
Aluminum	95%	Now	\$521,100	2046	**	5	\$29,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2039	**	10	\$19,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$24,300	
Masonry: Brick	90%	Now	\$95,100	LIFE	**	5	\$15,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Exit 10</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$10,800	
Roof								
Built-Up (BUR)	95%	0-2	\$21,600	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Roof Perimeter</i>								
Copper/Terne	5%			2058	**	10	\$9,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	0-2	\$41,200	2026	\$137,300	3	\$15,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$88,200	
Ceramic Tile	3%	Now	\$25,000	2033	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Boys Bathroom Third Floor, 412b, Girls Bathrooms</i>								
Marble Panels	5%	0-2	\$155,900	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$50,000	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	37%	Now	\$203,100	2035	**	3	\$28,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Kitchen Floor, Storage Room</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$11,900	2025	\$118,500	3	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	7%	0-2	\$49,700	2045	**	5	\$13,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Third Floor Gymnasium</i>								
Wood	23%			2045	**	5	\$86,900	
Interior Walls								
Ceramic Tile	6%	Now	\$304,000	2045	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout, 412b</i>								
Masonry: Brick	10%	Now	\$95,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	5%	Now	\$97,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	79%	0-2	\$155,200	LIFE	**	5	\$54,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$10,100	
Exposed Concrete	15%			LIFE	**	5-10	\$37,700	
Plaster	80%	Now	\$112,800	LIFE	**	5	\$100,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

50%

2050

* *

Iron Picket

50%

2-4

\$10,300

2065

* *

*Corrosion/Rusting, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$36,600

2035

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Cast in Place Concrete

100%

2043

* *

Activity Yard

Asphalt

100%

2039

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2030

\$44,900

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,000 Ampere Main Disconnect Switch*

Transformers

Dry Type

100%

2043

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Elevator Machine Room**Explanation : One 63 Kilovolt-ampere Transformer*

Switchgear / Switchboard

Fused Disc Sw

100%

2030

\$208,700

5

\$500

Raceway

Conduit

90%

2030

\$200,500

1

Conduit

10%

2040

* *

1

Panelboards

Fused Disc Sw

10%

2029

\$23,900

5

\$300

Fused Disc Sw

30%

2038

* *

5

\$800

Fused Toggle Switch

1%

2029

\$2,400

5

Molded Case Bkrs

50%

2029

\$119,700

5

\$1,600

Molded Case Bkrs

9%

2038

* *

5

\$300

Wiring

Braided Cloth

70%

2029

\$223,000

1

Thermoplastic

30%

2040

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2035	**	5	\$700	
Locally Mounted	10%			2028	\$12,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$121,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Service	5%			2035	**	1		
Emergency, Battery	3%	Now	\$5,800	2038	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	42%			2038	**	10	\$13,700	
Exit, Service	40%			2025	\$15,500	1		
Exit, Battery	10%			2030	\$13,200	10	\$900	
Exterior Lighting								
HID	100%	Now	\$9,800	2035	**			
<i>Not in Service, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof And Building Perimeter</i>								
Alarm								
Security System								
Generic	50%			2030	\$195,400	1	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Generic	50%			2030	\$195,400	1	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Analog	90%			2025	\$1,204,200	1-3	\$69,100	
Generic, Digital	10%			2035	**	1-3	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Elevator Landings</i>								
<i>Explanation : Smoke Detection For Elevator Recall System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallon Tank Using No. 2 Oil</i>								
Conversion Equipment								
Steam Boiler	4%	0-2	\$20,900	2035	**	1	\$4,800	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chemical Feeder In Boiler Room.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units With Faulty Safety Valves.</i>								
Steam Boiler	96%			2035	**	1	\$128,000	
Distribution								
Steam Piping/Pump	100%	0-2	\$29,800	2040	**			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Condensate Piping At Boiler</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Condensate Pump No 2 In Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 4 Air Handler Coils In Basement Fan Room.</i>								
Terminal Devices								
Air Handler	20%			2030	\$378,600	1	\$16,700	
Convactor/Radiator	50%			2035	**	1	\$21,700	
Fan Coil Unit/Heat	30%			2025	\$604,900	1	\$13,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	\$54,500	2040	**	2	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	80%	Now	\$44,900	2025	\$224,400	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$47,500	
Ductwork/Diffusers	60%			LIFE	**	2-5	\$71,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%	Now	\$215,600	2030	\$431,100	2	\$3,000	
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Roof	10%	Now	\$400	2030	\$22,400	2	\$300	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%	Now	\$8,200	2025	\$82,100	2	\$1,600	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Circulator No 2</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 900 Gallon Tank With Circulators</i>					
Sanitary Piping								
Cast Iron	100%	0-2	\$197,100	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Back Ups In Kitchen Due To Clogged Lavatory Drains.</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : 1st Floor, 4th Floor, Cafeteria, 3rd Floor Boys And 2nd Floor Boys Lavatories.</i>					
			<i>Explanation : Clogged Drains.</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$18,400	4	\$3,800	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$4,800	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit. Elevator Machine Room Cooling Unit Not Effective.</i>					
Fire Suppression								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 223 - BK

Asset # : 1298

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%		2030	\$131,800	1-2	\$3,800	
Chemical System								
	No Component	98%						
	Generic	2%		2025	\$600	1-3	\$100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 226 - Q (TANDEM P.S. 59 - M)
Address : 121-10 ROCKAWAY BLVD BTWN: 121 ST, 116 AVE.
Borough : QUEENS **Agency's Number** : Q226
Program / Asset # : BOE0860.000 / 194 **Yr Built/Renovated** : 1975 / 2011
Area Sq Ft : 206,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 11714 **Lot** : 100 **BIN** : 4253607

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$719,000	\$521,200
Interior Architecture	\$1,220,700	\$134,800
Electrical		\$3,469,800
Mechanical	\$82,200	\$6,424,400
Total	\$2,021,900	\$10,550,300
Importance Code A	\$757,800	\$1,569,000
Importance Code B	\$973,200	\$8,916,200
Importance Code C	\$290,900	\$65,000
Total	\$2,021,900	\$10,550,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,500		\$15,700	
Interior Architecture	\$95,300	\$23,900	\$95,600	\$25,400
Electrical	\$66,800	\$20,100	\$26,200	\$22,100
Mechanical	\$93,500	\$67,200	\$86,900	\$52,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$297,900	\$119,100	\$232,200	\$107,500
Importance Code A	\$46,800	\$16,300	\$32,000	\$16,300
Importance Code B	\$194,200	\$102,800	\$189,300	\$75,000
Importance Code C	\$56,900		\$10,800	\$16,300
Total	\$297,900	\$119,100	\$232,200	\$107,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$437,600	
Pre-Cast Concrete	15%			LIFE	**	5	\$251,000	
Windows								
Aluminum	97%	4+	\$255,700	2046	**	5	\$9,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2039	**	10	\$3,700	
Parapets								
Masonry: Brick Cavity	5%			LIFE	**	5-10	\$7,600	
Metal Panel	5%			2050	**	5	\$4,300	
Metal Rail	5%			2043	**	5-10	\$20,100	
Pre-Cast Concrete	70%			LIFE	**	5	\$196,100	
Pre-Cast Concrete	15%			LIFE	**	5	\$42,000	
Roof								
Built-Up (BUR)	17%			2035	**	10	\$32,800	
Copper/Terne	3%			2058	**	10	\$14,500	
Modified Bitumen	50%	2-4	\$28,000	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium Roof</i>								
Single Ply Membrane	30%			2035	**	10	\$57,900	
Soffits								
Stucco Cement	100%			2043	**	5	\$7,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$139,600	
Ceramic Tile	5%			2039	**	5	\$16,000	
Mosaic Tile	2%			2035	**	5	\$16,000	
Quarry Tile	5%			2043	**	5	\$23,900	
Terrazzo	5%			LIFE	**	5	\$24,900	
Vinyl Tile	45%			2035	**	3	\$53,800	
Vinyl Tile	20%			2035	**	3	\$23,900	
Vinyl Tile	3%	Now	\$86,900	2040	**	3	\$3,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor, 3rd Floor, 4th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor, 3rd Floor, 4th Floor</i>								
Wood	5%			2058	**	5	\$29,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	6%			2039	**	5	\$32,500	
Ceramic Tile	4%			2033	**	5	\$21,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$21,700	
Folding Partition	5%			2046	**	5	\$67,800	
Gypsum Board	10%			LIFE	**	5-10	\$92,200	
Metal Panel	5%			LIFE	**	10	\$12,200	
Plaster	40%			LIFE	**	5-10	\$184,300	
SGFT/Glazed Masonry	25%	4+	\$112,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Case C</i>								
Ceilings								
AcousTile,Adhered	20%	Now	\$633,500	2050	**	5	\$31,900	
<i>Vandalism, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileSusp.Lay-In	20%			2043	**	5	\$63,800	
AcousTileSusp.Lay-In	15%			2047	**	5	\$47,900	
Exposed Concrete	40%			LIFE	**	5-10	\$159,500	
Gypsum Board	2%			LIFE	**	5-10	\$21,900	
Metal Panel	3%			LIFE	**	5	\$23,900	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	75%			2039	**			
Cast in Place Concrete	25%			2043	**			
Parking/Driveway								
Asphalt	60%			2033	**			
Cast in Place Concrete	40%			2043	**			
Activity Yard								
Asphalt	98%			2039	**			
Rubber Matting	2%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2030	\$53,800	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch For The Old Wing Rated At 3,000 Amperes</i>								
Fused Disc Sw	30%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch For The New Wing Rated At 1600 Amperes</i>								
Fused Disc Sw	10%			2056	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service Disconnect Switch For The Solar Panels Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2030	\$365,200	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Seven Vertical Sections</i>								
Fused Disc Sw	20%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Molded Case Bkrs	10%			2050	**	5	\$500	
Raceway								
Conduit	90%			2030	\$555,400	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$51,100	5	\$500	
Fused Disc Sw	5%			2046	**	5	\$200	
Molded Case Bkrs	20%			2046	**	5	\$1,100	
Molded Case Bkrs	65%			2029	\$331,900	5	\$3,500	
Wiring								
Thermoplastic	80%			2030	\$666,000	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	10%			2043	**	5	\$100	
Locally Mounted	20%			2028	\$49,200	5	\$300	
Motor Control Center	60%			2028	\$925,300	5	\$3,400	
Variable Frequency Drive	10%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$63,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2039	**	1	\$79,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 20 Kilowatts. Used For Sump Pump Only</i>								
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$45,900	
Fuel Storage								
Main Tank	100%			2058	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2035	**	10	\$187,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2030	\$3,500	10	\$100	
Egress Lighting								
Emergency, Battery	40%			2025	\$118,700	10	\$19,900	
Emergency, Battery	10%			2035	**	10	\$5,000	
Exit, LED	10%			2058	**	1		
Exit, Service	40%			2025	\$23,700	1		
Exterior Lighting								
HID	10%			2035	**	10	\$100	
HID	20%			2025	\$166,100	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$23,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$38,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Gymnasium And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	40%			2050	**	1		
Interruptible Gas/Dual Fuel	60%			2050	**	1		
Conversion Equipment								
Furnace	40%	0-2	\$38,800	2030	\$194,000	1	\$36,700	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Broken Intake Dampers Of The Units, Roof</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Control System Of All The Units.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 10 Defective Units, Going Down Frequently</i>								
Steam Boiler	60%			2028	\$799,900	1	\$122,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	6%	0-2	\$1,100	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pumps, Boiler Room</i>								
Steam Piping/Pump	54%			2040	**			
No Component	40%							
Terminal Devices								
Air Handler	20%			2030	\$579,300	1	\$25,500	
Convactor/Radiator	20%			2035	**	1	\$13,300	
Fan Coil Unit/Heat	20%			2030	\$617,000	1	\$13,300	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	60%			2039	**	1	\$133,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, New Wing Penthouse.</i>								
Ext Pkg Unit - Heating/Cooling	40%			2030	\$1,031,600	2	\$5,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 10 Rooftop Units. New Wing Roof.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : Inefficient Units, Going Down Frequently</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2040	**	4	\$6,100	
No Component	40%							

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DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	30%			2030	\$693,100	1	\$38,200
	Fan Coil - 4 Pipe	30%			2030	\$1,446,900	1	\$20,000
	No Component	40%						
Heat Rejection								
	Water Cooling Tower	60%			2031	**	2	\$124,400
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	15%	0-2	\$5,700	LIFE	**	2-5	\$17,200
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : New Wing Roof</i>							
	Ductwork/Diffusers	85%			LIFE	**	2-5	\$154,600
Exhaust Fans								
	Interior	40%			2030	\$293,200	2	\$2,500
	Roof	60%			2030	\$205,200	2	\$3,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2028	\$125,600	2	\$3,000
HW Heat Exchanger								
	Steam Fired	100%			2030	\$328,100	4	\$30,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	0-2	\$6,300	2030	\$31,400	4	\$4,400
	<i>Corroded, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : The Housing, Basement</i>							
Sewage Ejector(s)								
	Electric	100%			2030	\$59,300	4	\$12,300
Backflow Preventer								
	Generic	100%			2035	**	1	\$12,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 3rd Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$103,900

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DEPARTMENT OF EDUCATION - 040

I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2040	**	1-2	\$2,900	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 227 - BK
Address : 6500 16TH AVE. BTWN: 65 ST., 66 ST.
Borough : BROOKLYN **Agency's Number** : K227
Program / Asset # : BOE0522.000 / 2549 **Yr Built/Renovated** : 1930 / 2010
Area Sq Ft : 143,971 **Project Type** : EDUCATION
Date of Survey : 15-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,4
Block : 5551 **Lot** : 18 **BIN** : 3133741

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,359,900	\$229,800
Interior Architecture	\$293,000	\$148,300
Electrical		\$1,508,700
Mechanical	\$279,800	\$1,873,500
Total	\$1,932,700	\$3,760,200
Importance Code A	\$1,639,600	\$274,700
Importance Code B	\$293,000	\$3,485,600
Total	\$1,932,700	\$3,760,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$59,800			
Interior Architecture	\$121,100	\$15,600	\$8,100	
Electrical	\$15,600	\$13,500	\$16,900	\$15,000
Mechanical	\$110,600	\$22,600	\$26,000	\$21,900
Site Enclosure	\$7,000			
Site Pavements	\$26,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$344,800	\$55,700	\$54,900	\$40,900
Importance Code A	\$59,800	\$14,300	\$14,300	\$14,300
Importance Code B	\$235,600	\$41,400	\$40,700	\$26,600
Importance Code C	\$49,400			
Total	\$344,800	\$55,700	\$54,900	\$40,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$66,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,800	
Masonry: Limestone	5%			LIFE	**	5	\$2,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$1,007,900	2046	**	5	\$18,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 307</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$309,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%			2043	**	5-10	\$144,300	
Roof								
Built-Up (BUR)	90%			2035	**	10	\$127,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	10	\$23,700	
Interior								
Floors								
Cast in Place Concrete	20%	0-2	\$23,900	LIFE	**	5	\$94,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$66,900	2039	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%	2-4	\$33,400	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2043	**	5	\$16,200	
Terrazzo	2%	2-4	\$21,400	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	58%			2040	**	3	\$46,900	
Wood	8%			2045	**	5	\$32,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%	Now	\$1,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	0-2	\$400	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$3,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	2-4	\$3,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$32,700	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Fourth Floor, 459b</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Spiral Stairwell To Basement</i>								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$55,900	2043	**	5	\$20,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%	Now	\$59,300	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Area In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Area In Basement</i>								
Fiber Board	5%			2035	**			
Plaster	25%	Now	\$75,600	LIFE	**	5	\$33,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Stair H, Rooms 421, 403, 405, 305</i>								
Plaster	15%			LIFE	**	5-10	\$55,600	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%	2-4	\$7,000	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	10%	2-4	\$26,800	2043	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Cast in Place Concrete	90%			2043	**			
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On-Site Walkways

Asphalt	85%			2039	**			
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Cast in Place Concrete	15%			2043	**			
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Parking/Driveway

Pavers/Stone	100%			2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$44,900	5	\$600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4,000 Ampere Service Disconnect*

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$234,800	5	\$600	
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Raceway

Conduit	90%			2030	\$237,800	1		
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Conduit	10%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2029	\$23,900	5	\$300	
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Fused Knife Sw	1%			2029	\$2,400	5		
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Fused Toggle Switch	2%			2029	\$4,800	5	\$100	
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Molded Case Bkrs	70%			2029	\$167,600	5	\$2,700	
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Molded Case Bkrs	17%			2038	**	5	\$600	
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Wiring

Braided Cloth	70%			2029	\$259,600	1		
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Thermoplastic	10%			2050	**	1		
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Thermoplastic	20%			2040	**	1		
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Motor Controllers

Locally Mounted	80%			2028	\$98,300	5	\$800	
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Locally Mounted	20%			2043	**	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$4,200	
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Lighting

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2035	**	10	\$13,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closets And Boiler Room</i>								
Fluorescent	88%			2035	**	10	\$116,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	1%			2030	\$17,100	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Halogen Fixtures</i>								
LED	1%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasiums</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$103,800	10	\$17,400	
Exit, Battery	50%			2035	**	10	\$4,900	
Exterior Lighting								
Not Accessible	100%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2045	**	5	\$1,500	
Alarm								
Security System								
Generic	50%			2030	\$232,500	1	\$26,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2035	**	1	\$26,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$88,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	95%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 7500 Gallon Tank Using No. 2 Oil</i>								
Solar Panel(s)	5%	Now	\$24,400	2040	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Control Board In Basement Missing Some Components</i>								
<i>Explanation : Hot Water Solar Heating Panels Located On Roof. Not Operational.</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$279,800	2035	**	1	\$128,400	
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler No. 2 In Boiler Room</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$31,900	2040	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Malfunctioning Radiator Control Valves In Room 207</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Feed Tank In Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Float And Thermostatic Traps In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 58%</i>								
<i>Location : Various Locations.</i>								
<i>Explanation : Faulty Thermostatic Traps At Radiators.</i>								
Terminal Devices								
Air Handler	30%			2030	\$607,900	1	\$26,700	
Convactor/Radiator	50%			2035	**	1	\$23,300	
Fan Coil Unit/Heat	20%	Now	\$8,600	2030	\$431,600	1	\$8,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Unit In Rooms B-7, B-9</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	2%			2030	\$61,500			
Window/Wall Unit	80%			2028	\$240,200	1		
No Component	18%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$50,900	
No Component	60%							
Exhaust Fans								
Interior	75%	Now	\$19,200	2030	\$384,500	2	\$2,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Faulty Exhaust Damper At Cafeteria Exhaust And House Exhaust Fans.</i>								
Roof	25%			2030	\$59,800	2	\$1,100	

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - BK

Asset # : 2549

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2035	**	1	
Water Heater	Gas Fired	100%			2028	\$87,900	2	\$2,100
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%	2-4	\$2,200	2030	\$22,000	4	\$3,000
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)	Compressed Air	100%			2030	\$26,800	4	\$2,200
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Playground</i>								
<i>Explanation : Outdoor Water Fountain Condemned Due To Lead.</i>								
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Elevator</i>								
Fire Suppression								
Sprinkler	No Component	80%						
	Generic	20%			2050	**	1-2	\$8,100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 227 - Q
Address : 32-02 JUNCTION BLVD
Borough : QUEENS **Agency's Number** : Q227
Program / Asset # : BOE0861.000 / 1486 **Yr Built/Renovated** : 1979 / 2008
Area Sq Ft : 177,000 **Project Type** : EDUCATION
Date of Survey : 02-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1423 **Lot** : 1 **BIN** : 4034891

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$115,900	\$158,800
Interior Architecture	\$37,600	
Electrical		\$2,693,800
Mechanical	\$1,555,100	\$1,377,700
Total	\$1,708,700	\$4,230,200
Importance Code A	\$115,900	\$203,700
Importance Code B	\$1,592,700	\$4,026,600
Total	\$1,708,700	\$4,230,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$48,800	\$35,600	\$7,300	\$13,600
Electrical	\$13,700	\$5,900	\$6,900	\$6,700
Mechanical	\$43,200	\$34,900	\$75,800	\$61,900
Site Pavements	\$3,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$112,900	\$80,300	\$93,900	\$86,200
Importance Code A	\$17,500	\$17,500	\$17,500	\$17,900
Importance Code B	\$75,500	\$62,800	\$76,400	\$68,300
Importance Code C	\$19,900			
Total	\$112,900	\$80,300	\$93,900	\$86,200



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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$85,400	
Windows								
Aluminum	97%			2045	**	5	\$73,400	
Metal Louvers	3%			2038	**	10	\$14,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	100%			2034	**	10	\$115,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$31,800	
Ceramic Tile	5%			2038	**	5	\$14,500	
Quarry Tile	2%			2042	**	5	\$8,700	
Terrazzo	5%			LIFE	**	5	\$11,300	
Vinyl Tile	78%			2034	**	3	\$84,900	
Wood	5%			2044	**	5	\$27,200	
Interior Walls								
Concrete Masonry Unit	20%	0-2	\$19,900	LIFE	**	5	\$16,800	
		<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 1%</i>						
		<i>Location : Gymnasium</i>						
Glass: Single Pane	2%			LIFE	**	5	\$3,200	
Metal Panel	26%			LIFE	**			
Travertine Panels	2%			LIFE	**			
Plaster	25%			LIFE	**	5	\$15,800	
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	2-4	\$28,800	2034	**	5	\$14,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	15%	2-4	\$37,600	2034	**	5	\$27,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	2%			2042	**	5	\$5,800	
Exposed Concrete	55%			LIFE	**	5	\$25,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	8%			LIFE	**	5	\$29,000	
Plaster	10%			LIFE	**	5	\$18,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%	4+	\$3,300	2044	**			
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated 3000 Amperes And M D B Disconnect Switch Rated 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$260,900	5	\$800	
Raceway								
Conduit	90%			2029	\$277,700	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$27,100	5	\$400	
Molded Case Bkrs	75%			2028	\$203,500	5	\$3,500	
Molded Case Bkrs	15%			2037	**	5	\$700	
Wiring								
Thermoplastic	90%			2029	\$374,600	1		
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	20%			2027	\$24,600	5	\$200	
Locally Mounted	80%			2042	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	2%			2029	\$8,300	10	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	93%			2029	\$387,600	10	\$151,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$127,400	10	\$21,400	
Exit, Service	50%			2029	\$25,500	1		
Exterior Lighting								
HID	10%			2029	\$71,400	10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$171,500	1	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$11,700

2029

\$587,200

1-3

\$29,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Trouble Alarm Can Not Be Cleared*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$175,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

2039

* *

Terminal Devices

Air Handler

40%

2024

\$995,600

1

\$43,800

Convactor/Radiator

60%

2034

* *

1

\$34,300

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	15%	0-2	\$225,300	2039	**	1	\$11,100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit Beyond Useful Life. Unit Not Properly Working.</i>								
	Reciprocating Compr/Chiller	15%	Now	\$225,300	2039	**	1	\$11,100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit Beyond Useful Life. Unit Not Working. Compressors Defective</i>								
<i>Quantity 2</i>								
	Split Unit	5%			2029	\$188,900		
	Window/Wall Unit	15%			2024	\$55,300	1	
	No Component	50%						
Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2039	**	4	\$900
	Ductwork/Diffusers	30%			LIFE	**	2	\$69,100
	No Component	60%						
Terminal Devices								
	Air Handler/Cool/Ht	30%			2029	\$297,800	1	\$32,800
	No Component	70%						
Heat Rejection								
	Air Cooled Condenser Unit	30%	0-2	\$53,500	2039	**	2	\$29,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 2 Units Beyond Useful Life</i>								
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$98,700
Exhaust Fans								
	Interior	40%			2029	\$251,900	2	\$2,200
	Roof	60%			2029	\$176,300	2	\$3,300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	

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DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater							
	Gas Fired	100%		2027	\$108,000	2	\$2,600	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$27,000	4	\$5,600	
	Sewage Ejector(s)							
	Electric	100%		2029	\$51,000	4	\$10,600	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2039	**	1-5	\$92,500	
	Sprinkler							
	No Component	85%						
	Generic	15%		2029	\$260,000	1-2	\$7,400	
	Chemical System							
	No Component	98%						
	Generic	2%		2024	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 228 - BK (J. H. S. 228 - BK)
 Address : 228 AVENUE S BTWN: WEST 5 ST., WEST 4 ST.
 Borough : BROOKLYN Agency's Number : K228
 Program / Asset # : BOE0523.000 / 2619 Yr Built/Renovated : 1930 / 2014
 Area Sq Ft : 126,280 Project Type : EDUCATION
 Date of Survey : 13-Mar-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 7084 Lot : 1 BIN : 3190273

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$130,800
Interior Architecture	\$99,900	\$533,800
Electrical	\$823,100	\$800,500
Mechanical	\$2,299,200	\$1,751,400
Total	\$3,222,200	\$3,216,400
Importance Code A		\$175,600
Importance Code B	\$3,222,200	\$2,822,100
Importance Code C		\$218,700
Total	\$3,222,200	\$3,216,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,000			\$18,000
Interior Architecture	\$51,800	\$11,100		\$5,800
Electrical	\$53,400	\$1,400	\$1,400	\$1,800
Mechanical	\$40,100	\$24,600	\$29,200	\$19,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$185,200	\$41,000	\$34,500	\$48,700
Importance Code A	\$48,800	\$12,500	\$12,500	\$30,500
Importance Code B	\$103,100	\$28,500	\$22,000	\$15,200
Importance Code C	\$33,400			\$3,000
Total	\$185,200	\$41,000	\$34,500	\$48,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$39,600	
Masonry: Brick	90%			LIFE	**	5	\$91,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooftop Bulkhead Walls</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,800	
Windows								
Aluminum	100%			2034	**	5	\$36,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Near Elevator Shaft</i>								
Copper/Terne	5%			2046	**	5	\$4,300	
Masonry: Brick	50%			LIFE	**	5	\$8,800	
Masonry: Brick Cavity	32%			LIFE	**	5	\$5,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2046	**	5	\$3,400	
Pre-Cast Concrete	3%			LIFE	**	5	\$3,300	
Roof								
Built-Up (BUR)	100%	2-4	\$32,100	2031	**			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North West Corner Of Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North West Corner Of Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$41,200	
Ceramic Tile	3%			2029	\$117,000	5	\$5,700	
Quarry Tile	3%			2031	**	5	\$8,500	
Terrazzo	5%			LIFE	**	5	\$7,400	
Vinyl Tile	47%			2031	**	3	\$33,200	
Wood	32%			2041	**	5	\$113,100	
Interior Walls								
Cast in Place Concrete	5%	2-4	\$33,400	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Basement Walls</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Wall Abutting Rear Courtyard (At Shut-offs For Pumps)</i>								
Ceramic Tile	3%			2029	\$174,800	5	\$5,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
Masonry: Brick	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair A Doorway At Cafeteria</i>								
Marble Panels	3%			LIFE	**			
Plaster	74%			LIFE	**	5	\$43,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Acous Tile, Adhered	15%			2031	**	5	\$28,300	
Plaster	82%	Now	\$43,300	LIFE	**	5	\$96,600	

Recent Repair Evident, Extent : Light, Area Affected : 5%

Location : 4th Floor Hallway, Gymnasium Window Heads, Exit A Stair

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Stair J, Rooms 405/409, Cafeteria

Plaster	3%			LIFE	**	5	\$3,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Auditorium

Explanation : Decorative Ceiling

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2026	\$31,400	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 3,000 Amperes Main Disconnect Switch

Fused Disc Sw	30%			2026	\$13,500	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$208,700	5	\$500	
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Raceway

Conduit	95%			2026	\$211,600	1		
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Conduit	5%			2056	**	1		
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Panelboards

Fused Disc Sw	10%			2025	\$23,900	5	\$300	
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Fused Knife Sw	3%	2-4	\$7,200	2051	**	5		
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

Molded Case Bkrs	67%			2025	\$160,400	5	\$2,200	
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Molded Case Bkrs	20%			2051	**	5	\$700	
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Wiring

Braided Cloth	70%	2-4	\$223,000	2051	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2026	\$63,700	1		
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Thermoplastic	10%			2056	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$900	
		<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$111,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2021		10	\$15,200	
Exit, Service	50%			2021		1		
Exterior Lighting								
HID	100%			2021		10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$14,200	
Fire/Smoke Detection								
Under Construction	100%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	50%			2046	**	5	\$19,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 1- 10,000 Gallon Tank</i>						
Natural Gas	50%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$125,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2- Dual Fuel Steam Boilers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	15%			2046	**	4	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Piping In Boiler Room</i>								
Central Plant Steam Piping/Pmp	80%			2026	\$1,709,800	4	\$7,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beyond Boiler Room</i>								
Central Plant Steam Piping/Pmp	5%	Now	\$106,900	2056	**	4	\$300	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Vacuum And Boiler Feed Water Pumps</i>								
Terminal Devices								
Air Handler	20%			2021	\$355,100	1	\$15,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Rooms</i>								
Convactor/Radiator	70%			2024	\$473,200	1	\$28,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2021	\$189,100	1	\$4,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms On The 2nd And 3rd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floor Classrooms</i>								
<i>Explanation : Unit Ventilators</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Split Unit	10%			2031	**			
Window/Wall Unit	2%	0-2	\$5,300	2026	\$5,300	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Classrooms, Multiple Electrical And / Or Mechanical Defects</i>								
Window/Wall Unit	78%			2024	\$205,300	1		
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2031	**	1	\$4,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2021	\$449,300	2	\$3,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Rooms</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2046	**	1		
Galvanized Steel	80%			2024	\$443,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2024	\$77,000	2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Submersible	100%			2021	\$4,300	4	\$4,000	
Sewage Ejector(s)								
Electric	100%			2026	\$36,400	4	\$7,500	
Backflow Preventer								
Generic	100%			2031	**	1	\$7,700	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 230 - Q
Address : 34-01 73RD STREET
Borough : QUEENS **Agency's Number** : Q230
Program / Asset # : BOE1015.000 / 13408 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Pnt
Block : 1260 **Lot** : 1 **BIN** : 4028931

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$91,700	\$45,300
Interior Architecture	\$43,000	\$121,400
Electrical	\$75,500	
Mechanical	\$87,200	
Total	\$297,400	\$166,700
Importance Code A	\$91,700	\$45,300
Importance Code B	\$205,700	\$43,000
Importance Code C		\$78,400
Total	\$297,400	\$166,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,800			
Interior Architecture	\$25,900	\$5,200	\$12,700	\$13,500
Electrical	\$10,300	\$11,400	\$8,900	\$13,600
Mechanical	\$70,200	\$28,700	\$57,400	\$33,200
Site Pavements	\$8,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$146,500	\$53,100	\$86,800	\$68,300
Importance Code A	\$32,100	\$8,300	\$8,500	\$8,300
Importance Code B	\$114,300	\$39,600	\$78,300	\$60,000
Importance Code C		\$5,200		
Total	\$146,500	\$53,100	\$86,800	\$68,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$45,300	
Masonry: Granite	5%			LIFE	**	5	\$1,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$8,200	
Windows								
Aluminum	95%			2050	**	5	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium; Classroom 215</i>								
<i>Explanation : Window In Gymnasium And Room 215 Do Not Operate Properly</i>								
Metal Louvers	5%			2037	**	10	\$7,500	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$5,400	
Metal Rail	10%			2041	**	5-10	\$11,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	100%			2033	**	10	\$91,700	
Soffits								
Stucco Cement	100%			2041	**	5	\$33,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,600	
Vinyl Tile	80%			2033	**	3	\$54,100	
Wood	10%			2068	**	5	\$25,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$10,300	
Concrete Masonry Unit	35%			LIFE	**	5	\$28,900	
Gypsum Board	30%			LIFE	**	5	\$37,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$41,300	
Ceilings								
AcousTileConcealSpLn	15%			2041	**	5	\$24,800	
AcousTileSusp.Lay-In	65%			2041	**	5	\$86,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$24,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$8,300	2041	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 34th Avenue Side</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2048	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amperes Main Disconnect Switch*

Fused Disc Sw	10%			2048	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amperes Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$400	
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Raceway

Conduit	100%			2048	**	1		
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Panelboards

Fused Disc Sw	10%			2044	**	5	\$200	
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Molded Case Bkrs	90%			2044	**	5	\$2,000	
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Wiring

Thermoplastic	100%			2048	**	1		
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Motor Controllers

Locally Mounted	10%			2041	**	5	\$100	
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Motor Control Center	90%			2041	**	5	\$2,100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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Stand-by Power

Transfer Switches

Automatic	100%			2041	**	1	\$25,800	
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Generators

Diesel	100%			2037	**	1	\$32,500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Penthouse**Explanation : One 300 Kilowatts*

Batteries

Lead/Acid	100%			2022	\$1,600	5	\$3,100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	**	5	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 50 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 550 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$75,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2033	**	10	\$100	
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : 46 CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$16,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 5000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$83,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$28,400	2048	**	4	\$4,100	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
Terminal Devices								
Air Handler	60%			2033	**	1	\$31,200	
Convactor/Radiator	40%	Now	\$36,000	2041	**	1	\$9,800	
<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Radiator Pipes, Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	**	1	\$39,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$4,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$51,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$58,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,800	
Exhaust Fans								
Interior	90%			2033	**	2	\$2,300	
Roof	10%			2033	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2023	\$51,200	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 400 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$12,800	4	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2033	**	4	\$5,000	
Backflow Preventer Generic	100%			2033	**	1	\$5,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$43,900	
Sprinkler Generic	100%			2048	**	1-2	\$23,500	
Fire Pump Generic	100%			2037	**	1	\$15,700	
Chemical System Generic	100%			2026	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 230 - Q ANNEX
Address : 74-03 34TH AVENUE
Borough : QUEENS **Agency's Number** : Q297
Program / Asset # : BOE1155.000 / 14901 **Yr Built/Renovated** :
Area Sq Ft : 35,868 **Project Type** : EDUCATION
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 1247 **Lot** : 41 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$69,600
Interior Architecture		\$46,600
Total		\$116,200
Importance Code A		\$69,600
Importance Code C		\$46,600
Total		\$116,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$900	\$3,200		\$24,600
Interior Architecture		\$32,900	\$33,700	\$2,700
Electrical	\$1,000	\$1,800	\$1,000	\$34,400
Mechanical	\$27,400	\$4,900	\$19,700	\$9,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$37,100	\$50,800	\$62,300	\$78,500
Importance Code A	\$1,700	\$4,100	\$900	\$25,600
Importance Code B	\$35,400	\$46,700	\$30,400	\$53,000
Importance Code C			\$31,100	
Total	\$37,100	\$50,800	\$62,300	\$78,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$69,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$25,100	
Windows								
Aluminum	95%			2045	**	5	\$10,200	
Metal Louvers	5%	Now	\$900	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Louvers At Stairs Blocked With Rigid Insulation</i>								
<i>Explanation : Reason Unknown</i>								
Parapets								
Concrete Masonry Unit	65%			LIFE	**	5	\$4,300	
Metal Panel	15%			2049	**	5	\$3,400	
Metal Rail	5%			2042	**	5-10	\$5,300	
Pre-Cast Concrete	15%			LIFE	**	5	\$5,600	
Roof								
Copper/Terne	10%			2057	**	10	\$6,400	
IRMA/Protected Membrane	90%			2034	**	10	\$22,900	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$2,300	
Ceramic Tile	10%			2038	**	5	\$5,400	
Quarry Tile	10%			2042	**	5	\$8,100	
Traffic Topping	8%			2034	**	5	\$5,400	
Vinyl Tile	70%			2034	**	3	\$14,100	
Interior Walls								
Ceramic Tile	40%			2038	**	5	\$62,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,200	
Gypsum Board	50%			LIFE	**	5	\$46,600	
Ceilings								
AcousTileSusp.Lay-In	90%			2042	**	5	\$48,300	
Gypsum Board	10%			LIFE	**	5	\$6,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2049	**	5		
Molded Case Bkrs	80%			2049	**	5	\$800	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$900	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	90%			2042	**	5	\$200	
Variable Frequency Drive	10%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$31,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout In Downlights</i>								
Egress Lighting								
Emergency, Battery	50%			2029		10	\$4,300	
Exit, Battery	50%			2029		10	\$1,200	
Exterior Lighting								
HID	10%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controlled Via Photocell</i>								
LED	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$1,100	

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$4,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$6,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Hot Water Boiler

50%

No Component

50%

2042

* *

1

\$8,900

Distribution

Hot Wtr Piping/Pump

100%

2045

* *

4

\$2,700

Terminal Devices

Convactor/Radiator

100%

2042

* *

1

\$11,600

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

95% Now

\$21,300

2034

* *

2

\$1,700

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Rooftop Unit Rtu-2**Other Observation, Extent : Moderate, Area Affected : 50%**Location : Roof**Explanation : Burner Not Working Rtu-2*

Split Unit

5%

2034

* *

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$46,700

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$20,000

Exhaust Fans

Roof

100%

2034

* *

2

\$1,100

Plumbing

H/C Water Piping

Brass/Copper

100%

2049

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q ANNEX

Asset # : 14901

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%	0-2	\$400	2027	\$21,900	2	\$400
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Roof Penthouse</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Roof Penthouse</i>				
				<i>Explanation : Corrosion Due To Lack Of Dielectric Fitting</i>				
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : 2 Elevators</i>				
Fire Suppression								
	Standpipe Generic	100%			2049	**	1-5	\$18,100
	Sprinkler Generic	100%			2049	**	1-2	\$10,100
	Fire Pump Generic	100%			2038	**	1	\$6,700
	Chemical System No Component Generic	99%			2027		1-3	
		1%				\$300		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 232 - BK (J. H. S. 232 - BK)
Address : 905 WINTHROP STREET BTWN: EAST 52 ST., EAST 53 ST.
Borough : BROOKLYN **Agency's Number** : K232
Program / Asset # : BOE0527.000 / 1323 **Yr Built/Renovated** : 1930 / 2007
Area Sq Ft : 122,000 **Project Type** : EDUCATION
Date of Survey : 11-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4606 **Lot** : 25 **BIN** : 3099733

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$410,100	\$1,453,400
Interior Architecture	\$565,700	\$493,700
Electrical	\$286,700	\$1,102,600
Mechanical	\$469,600	\$2,538,900
Total	\$1,732,200	\$5,588,600
Importance Code A	\$410,100	\$1,453,400
Importance Code B	\$1,186,400	\$4,086,700
Importance Code C	\$135,700	\$48,600
Total	\$1,732,200	\$5,588,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,500		\$22,800	
Interior Architecture	\$66,100	\$10,100	\$9,600	\$7,600
Electrical	\$6,200	\$3,400	\$5,100	\$4,100
Mechanical	\$69,700	\$23,400	\$27,200	\$21,000
Site Pavements	\$9,500			
Total	\$184,000	\$37,000	\$64,700	\$32,700
Importance Code A	\$50,100	\$13,400	\$36,200	\$13,400
Importance Code B	\$103,700	\$23,500	\$22,700	\$19,300
Importance Code C	\$30,300		\$5,800	
Total	\$184,000	\$37,000	\$64,700	\$32,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$46,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$107,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,500	
Windows								
Aluminum	100%	Now	\$265,500	2046	**	5	\$29,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$6,900	LIFE	**	5	\$16,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof North Elevation</i>								
Copper/Terne	5%			2065	**	5	\$5,000	
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$106,400	
Metal Rail	10%			2043	**	5-10	\$37,500	
Roof								
Built-Up (BUR)	95%			2030		10	\$90,400	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2058	**	10	\$11,900	
Interior								
Floors								
Asphalt Poured	20%	Now	\$59,300	2050	**	5	\$10,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Stairs</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$88,900	
Ceramic Tile	5%			2039	**	5	\$10,200	
Terrazzo	5%			LIFE	**	5	\$15,900	
Vinyl Tile	15%			2035	**	3	\$11,400	
Vinyl Tile 9" X 9"	10%			2025		3	\$10,200	
Wood	35%	Now	\$125,200	2045	**	5	\$66,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$11,600	
Masonry: Brick	15%			LIFE	**	10	\$10,400	
Marble Panels	5%			LIFE	**	10	\$4,600	
Plaster	10%	Now	\$59,400	LIFE	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs I And J Behind Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairs I And J Behind Gymnasium</i>								
Plaster	60%			LIFE	**	5-10	\$117,900	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$5,800	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$20,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Classrooms</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$25,400	
Metal Panel	5%			LIFE	**	5	\$25,400	
Plaster	10%	Now	\$56,800	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairs I And J Behind Gymnasium And Hallways</i>								
Plaster	65%			LIFE	**	5-10	\$226,600	
Site Enclosure								
Fence/Gates								
Chain Link	45%			2050	**			
Iron Picket	55%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	70%			2035	**			
Masonry: Granite	30%	Now	\$9,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Stairs</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$167,000	5	\$400	
Molded Case Bkrs	20%			2050	**	5	\$600	
Raceway								
Conduit	95%			2040	**	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	20%			2046	**	5	\$600	
Molded Case Bkrs	80%			2038	**	5	\$2,600	
Wiring								
Braided Cloth	90%	2-4	\$286,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$98,300	5	\$700	
Locally Mounted	20%			2043	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	
Lighting								
Interior Lighting								
Fluorescent	94%			2035	**	10	\$117,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$97,700	10	\$16,400	
Exit, Service	50%			2030	\$19,500	1		
Exterior Lighting								
HID	20%			2025	\$98,400	10	\$100	
No Component	80%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2030

\$118,200

1

\$13,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2025

\$404,700

1-3

\$23,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2050

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 7,500 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

4+

\$17,600

2035

* *

1

\$121,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units. 3 Leaking Tubes In Boiler No. 1*

Distribution

Steam Piping/Pump

100%

4+

\$60,000

2030

\$600,200

*Insul. Deteriorating, Extent : Moderate, Area Affected : 25%**Location : Condensate Return Tank In Basement.**Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Vacuum Pump In Basement**Other Observation, Extent : Moderate, Area Affected : 25%**Location : Basement**Explanation : Faulty Steam Valves*

Terminal Devices

Air Handler

50%

Now

\$286,300

2025

\$954,400

1

\$37,800

*Not in Service, Extent : Severe, Area Affected : 25%**Location : Main House Blower In Fan Room*

Convactor/Radiator

50%

Now

\$36,300

2035

* *

1

\$19,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Various Locations**Explanation : Faulty Thermostatic Traps At Radiators*

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	2%			2030	\$58,000			
Window/Wall Unit	90%			2025	\$254,600	1		
No Component	8%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$59,900	
No Component	50%							
Exhaust Fans								
Interior	90%	Now	\$86,900	2025	\$434,700	2	\$3,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Blower Fans In Fan Room</i>								
Roof	10%			2030	\$22,500	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$119,100	1		
Water Heater								
Gas Fired	100%	2-4	\$1,700	2025	\$82,800	2	\$1,600	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Shuts Off On High Heat Setting In Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$19,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$5,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Non-Submersible	100%	0-2	\$1,900	2030	\$18,600	4	\$2,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corroded In Sump Pit In Basement</i>								
Sewage Ejector(s)								
Electric	100%			2030	\$35,100	4	\$7,300	
Backflow Preventer								
Generic	100%			2035	**	1	\$8,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Chemical System								
	No Component	98%						
	Generic	2%		2025	\$600	1-3	\$100	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 234 - BK
Address : 1875 EAST 17 STREET BTWN: AVE. R, AVE. S
Borough : BROOKLYN **Agency's Number** : K234
Program / Asset # : BOE0529.000 / 1324 **Yr Built/Renovated** : 1937 / 2010
Area Sq Ft : 123,000 **Project Type** : EDUCATION
Date of Survey : 18-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 6821 **Lot** : 244 **BIN** : 3184057

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$402,600	\$331,700
Interior Architecture	\$427,100	\$241,600
Electrical	\$362,700	\$938,500
Mechanical	\$30,500	\$1,182,800
Total	\$1,222,900	\$2,694,600
Importance Code A	\$402,600	\$331,700
Importance Code B	\$776,800	\$2,362,900
Importance Code C	\$43,500	
Total	\$1,222,900	\$2,694,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,700		\$11,900	
Interior Architecture	\$95,600		\$40,700	\$4,700
Electrical	\$5,100	\$3,800	\$4,000	\$4,600
Mechanical	\$48,700	\$21,300	\$30,000	\$21,300
Site Enclosure	\$12,000			
Site Pavements	\$75,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$265,400	\$29,000	\$90,500	\$34,500
Importance Code A	\$36,900	\$12,200	\$24,100	\$12,200
Importance Code B	\$142,000	\$16,800	\$63,400	\$22,400
Importance Code C	\$86,500		\$3,000	
Total	\$265,400	\$29,000	\$90,500	\$34,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$152,000	
Masonry: Brick	15%			LIFE	**	5	\$30,400	
Masonry: Granite	2%			LIFE	**	5	\$3,000	
Masonry: Limestone	3%			LIFE	**	5	\$4,600	
Metal Panel	5%			2040	**	5-10	\$34,800	
Windows								
Aluminum	20%	4+	\$96,800	2046	**	5	\$3,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Steel	5%			2046	**	5	\$22,500	
Wood	75%			2046	**	5	\$270,300	
Parapets								
Masonry: Brick	77%			LIFE	**	5-10	\$93,100	
Masonry: Limestone	5%			LIFE	**	5-10	\$10,800	
Metal Panel	5%			2050	**	5	\$3,400	
Metal Rail	3%			2043	**	5-10	\$9,600	
Metal Security Bars	10%			2058	**			
Roof								
Fiberglass Panel	2%			2043	**	1		
Metal Panel	3%			2043	**	10	\$6,100	
Modified Bitumen	95%			2035	**	10	\$105,300	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$165,000	
Ceramic Tile	5%			2033	**	5	\$9,400	
Quarry Tile	3%	0-2	\$3,500	2035	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
Quarry Tile	2%			2035	**	5	\$5,700	
Terrazzo	5%			LIFE	**	5	\$14,700	
Vinyl Tile	20%	Now	\$68,500	2035	**	3	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor In 1937 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor In 1937 Wing</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Corridors - 1937 Wing</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	45%			2045	**	5	\$159,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	3%			2033	**	5	\$5,900		
Concrete Masonry Unit	25%			LIFE	**	5	\$39,600		
Masonry: Brick	10%	4+	\$16,500	LIFE	**				
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Basement</i>									
Marble Panels	2%			LIFE	**	10	\$1,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Near Auditorium</i>									
Plaster	40%			LIFE	**	5-10	\$67,200		
SGFT/Glazed Masonry	20%			LIFE	**	10	\$19,800		
Ceilings									
AcousTile,Adhered	10%			2043	**	5	\$18,900		
AcousTileSusp.Lay-In	25%			2043	**	5	\$47,100		
Exposed Concrete	5%	Now	\$129,500	LIFE	**	5	\$1,500		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 8%</i>									
<i>Location : Beams And Deck In Basement</i>									
Exposed Concrete	50%			LIFE	**	5-10	\$117,800		
Metal Panel	5%	4+	\$16,800	LIFE	**	5	\$11,800		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Kitchen</i>									
Plaster	5%			LIFE	**	5-10	\$16,200		
Site Enclosure									
Fence/Gates									
Cast in Place Concrete	12%	4+	\$2,000	2050	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 17th Street</i>									
Chain Link	53%			2040	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Iron Picket	35%			2050	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Retaining Walls									
Concrete Masonry Unit	100%	Now	\$10,000	2050	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Retaining Wall Material Is Paver Block System</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	2-4	\$29,600	2035	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 17th Street</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$26,800	2035	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Activity Yard

Cast in Place Concrete	95%	0-2	\$19,000	2035	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Rubber Matting

	5%			2030	\$6,500			
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*Other Observation, Extent : Light, Area Affected : 10%**Location : Activity Yard**Explanation : Vegetation Growth*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 3,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	90%			2050	**	5	\$500	
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Fused Disc Sw	10%			2056	**	5	\$100	
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Raceway

Conduit	25%			2050	**	1		
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Conduit	70%			2030	\$155,900	1		
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Conduit	5%			2056	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$300	
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Fused Knife Sw	20%	0-2	\$47,900	2055	**	5	\$300	
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*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fused Toggle Switch	45%	2-4	\$107,700	2055	**	5	\$600	
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*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Molded Case Bkrs	20%			2046	**	5	\$600	
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Molded Case Bkrs	5%			2052	**	5	\$200	
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Wiring

Braided Cloth	65%	2-4	\$207,100	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2050	**	1		
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Thermoplastic	5%			2056	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2043	**	5	\$700	
Variable Frequency Drive	20%			2047	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	30%			2030	\$86,900	10	\$33,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	64%			2035	**	10	\$72,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps Type Fixtures. Fixtures Are Satisfactory Condition; However, The Sensors Are Malfunctioning.</i>								
Fluorescent	2%			2038	**	10	\$2,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$14,800	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$79,500	1	\$9,200	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2030	\$544,000	1-3	\$31,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$121,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Steam Boilers</i>								
Distribution Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	20%			2035	**	1	\$15,200	
Convactor/Radiator	60%			2028	\$395,100	1	\$23,800	
Fan Coil Unit/Heat	20%			2030	\$368,400	1	\$7,900	
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling Split Unit	25%			2035	**	2	\$1,900	
Window/Wall Unit	5%			2035	**			
No Component	5%			2028	\$12,800	1		
	65%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$108,600	
Exhaust Fans								
Interior	60%			2030	\$262,600	2	\$2,300	
Roof	40%			2030	\$81,700	2	\$1,500	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$75,000	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 100 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$18,000	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Leak In Rise On 1st Floor</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$18,800	4	\$3,900	
Backflow Preventer								
Generic	100%			2035	**	1	\$7,500	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 234 - BK

Asset # : 1324

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Standpipe							
	No Component	75%						
	Generic	25%			2050	**	1-5	\$15,500
	Sprinkler							
	No Component	70%						
	Generic	30%			2050	**	1-2	\$10,300
	Fire Pump							
	No Component	75%						
	Generic	25%			2039	**	1	\$5,700
	Chemical System							
	No Component	95%						
	Generic	5%			2028	\$1,400	1-3	\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 238 - Q
Address : 88-15 182 STREET @ BTWN HILLSIDE AVE. - 89TH AVE.
Borough : QUEENS **Agency's Number** : Q238
Program / Asset # : BOE0866.000 / 1489 **Yr Built/Renovated** : 1972 / 2004
Area Sq Ft : 199,900 **Project Type** : EDUCATION
Date of Survey : 05-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9919 **Lot** : 6 **BIN** : 4212425

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$464,900	\$311,600
Interior Architecture	\$538,300	\$2,301,500
Electrical	\$1,469,200	\$1,699,200
Mechanical	\$589,600	\$1,525,300
Total	\$3,062,000	\$5,837,500
Importance Code A	\$594,200	\$356,400
Importance Code B	\$2,386,400	\$5,444,300
Importance Code C	\$81,300	\$36,800
Total	\$3,062,000	\$5,837,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,400			\$34,000
Interior Architecture	\$16,700	\$4,400	\$13,800	\$30,100
Electrical	\$6,300	\$8,200	\$26,200	\$5,600
Mechanical	\$31,900	\$47,900	\$106,500	\$39,000
Site Enclosure	\$300			
Site Pavements	\$43,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,700	\$64,400	\$150,400	\$112,600
Importance Code A	\$12,400	\$19,800	\$20,200	\$53,800
Importance Code B	\$79,100	\$44,600	\$130,200	\$58,800
Importance Code C	\$23,200			
Total	\$114,700	\$64,400	\$150,400	\$112,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$152,600	
Pre-Cast Concrete	20%			LIFE	**	5	\$124,000	
Windows								
Aluminum	90%			2044	**	5	\$68,000	
Glass Block	3%			LIFE	**	5	\$1,400	
Metal Louvers	2%			2037	**	10	\$9,400	
Steel	5%	Now	\$210,600	2053	**	5	\$23,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$35,000	
Masonry: Brick	60%			LIFE	**	5	\$20,400	
Metal Panel	15%	Now	\$125,500	2048	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Parapets Various Locations</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$32,000	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$128,800	
Metal Panel	5%			2041	**	10	\$12,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,100	
Ceramic Tile	3%			2037	**	5	\$8,800	
Quarry Tile	5%	4+	\$9,000	2041	**	5	\$11,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Floor</i>								
Vinyl Tile	82%	4+	\$218,400	2028	\$2,184,000	3	\$90,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various And Classrooms</i>								
Wood	5%			2043	**	5	\$27,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$81,300	2037	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st Floor Adult Restroom, 3rd Floor Girls, Womens, Boys Rooms</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Adult Restroom</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$12,300	
Folding Partition	2%			2036	**	5	\$15,300	
Glazed Ceramic Panel	3%			LIFE	**			
Metal Panel	10%			LIFE	**			
Plaster	40%			LIFE	**	5	\$36,800	
SGFT/Glazed Masonry	32%			LIFE	**			
Ceilings								
AcousTile,Adhered	55%	4+	\$160,200	2041	**	5	\$80,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Exposed Concrete	30%			LIFE	**	5	\$13,800	
Metal Panel	5%	4+	\$78,500	LIFE	**	5	\$18,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Violations Issued By The Dept Of Health</i>								
Plaster	10%			LIFE	**	5	\$18,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Iron Picket	50%			2063	**			
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 182nd Street</i>								
<i>Explanation : Gate Dislogged</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$300	2063	**			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : 182nd Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	96%	4+	\$12,200	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Masonry: Granite	4%	4+	\$3,300	LIFE	**			
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	90%			2037		**		
Pavers/Stone	8%			2037		**		
Rubber Matting	2%	2-4	\$27,700	2038		**		

Worn/Eroded, Extent : Severe, Area Affected : 100%

Location : Activity Yard

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$44,900	5	\$900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 3500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$260,900	5	\$900	
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Raceway

Conduit	100%			2028	\$308,600	1		
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Panelboards

Fused Disc Sw	10%			2027	\$27,100	5	\$500	
Molded Case Bkrs	90%			2027	\$244,200	5	\$4,700	

Wiring

Thermoplastic	100%			2028	\$416,200	1		
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Motor Controllers

Locally Mounted	100%			2026	\$122,900	5	\$1,300	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$2,900
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Lighting

Interior Lighting

Fluorescent	86%			2038		**	10	\$157,700
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	10%			2033		**	10	\$18,300
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Hallways And Boiler Room

LED	4%			2038		**		
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Egress Lighting

Emergency, Battery	50%			2028	\$143,900	10	\$24,100	
Exit, Service	50%			2038		**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	50%			2023	\$403,000	10	\$300	
HID	50%	Now	\$403,000	2038	**			

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Outside

Alarm

Security System

No Component	70%							
Generic	30%			2033	**	1	\$22,400	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways, Offices, Exit Door, Inside And Outside The Building

Explanation : CCTV Surveillance Camera, Intrusion Alarm And Motor Sensor

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2023	\$663,100	1-3	\$37,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2038	**	5	\$61,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Two Tanks 1,500 Gallons Each

Conversion Equipment

Steam Boiler	100%	Now	\$129,400	2041	**	1	\$178,200	
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Insul. Deteriorating, Extent : Moderate, Area Affected : 5%

Location : Boilers

On Extended Life, Extent : Moderate, Area Affected : 15%

Location : Boilers

Other Observation, Extent : Light, Area Affected : 1%

Location : Basement Boiler Room

Explanation : 3 Units

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$338,300	2038	**	4	\$9,900	
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Corroded, Extent : Moderate, Area Affected : 5%

Location : Vacuum Pump

Leak Evident, Extent : Severe, Area Affected : 5%

Location : Steam Piping In Basement

Steam Traps Faulty, Extent : Severe, Area Affected : 70%

Location : Throughout

Terminal Devices

Air Handler	20%			2028	\$562,200	1	\$24,700	
Convactor/Radiator	80%			2033	**	1	\$51,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2036	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	20%	Now	\$6,800	2028	\$339,300	1	\$16,700
			<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Chiller In Penthouse</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chillers In Penthouse</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 2 Units</i>					
	Window/Wall Unit	5%			2023	\$20,800	1	
	No Component	75%						
Distribution								
	CW & CHW Wtr Pipe/Pump	20%			2048	**	4	\$2,000
	No Component	80%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2028	\$112,100	1	\$24,700
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2028	\$54,400	2	\$27,800
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units</i>					
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,500
Exhaust Fans								
	Interior	20%			2028	\$142,200	2	\$1,200
	Roof	80%	Now	\$5,300	2028	\$265,500	2	\$3,900
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
Water Heater								
	Gas Fired	100%			2023	\$121,900	2	\$2,900
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$29,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Submersible	100%			2021	\$6,800	4	\$6,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2048		**	1-2	\$2,800
Chemical System								
No Component	80%							
Generic	20%			2023	\$5,600	1-3	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 239 - BK (J. H. S. 239 - BK)
Address : 2401 NEPTUNE AVENUE BTWN: W.24 ST. - W.25 ST.
Borough : BROOKLYN **Agency's Number** : K239
Program / Asset # : BOE0533.000 / 1326 **Yr Built/Renovated** : 1937 / 2003
Area Sq Ft : 155,000 **Project Type** : EDUCATION
Date of Survey : 13-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 6965 **Lot** : 140 **BIN** : 3188221

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$885,700	\$341,200
Interior Architecture	\$815,500	\$763,900
Electrical	\$1,209,700	\$710,500
Mechanical	\$854,000	\$2,717,900
Total	\$3,764,800	\$4,533,400
Importance Code A	\$885,700	\$386,100
Importance Code B	\$2,493,400	\$4,105,700
Importance Code C	\$385,700	\$41,700
Total	\$3,764,800	\$4,533,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,200			
Interior Architecture	\$23,500	\$5,900	\$7,400	\$7,400
Electrical	\$36,600	\$48,400	\$1,400	\$900
Mechanical	\$12,200	\$6,100	\$8,400	\$5,800
Total	\$132,500	\$60,500	\$17,100	\$14,100
Importance Code A	\$60,200	\$300		
Importance Code B	\$72,300	\$60,200	\$17,100	\$14,100
Total	\$132,500	\$60,500	\$17,100	\$14,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$301,400	LIFE	**	5	\$187,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$242,500	LIFE	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	Now	\$117,700	LIFE	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$133,200	2043	**	5	\$29,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$25,600	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$52,300	LIFE	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	55%	0-2	\$38,500	2032	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	25%	Now	\$34,600	2042	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
IRMA/Protected Membrane	15%			2027		10	\$14,500	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	10	\$8,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$51,800	
Ceramic Tile	5%			2036	**	5	\$11,800	
Terrazzo	5%			LIFE	**	5	\$9,200	
Vinyl Tile	25%			2027	\$537,200	3	\$29,600	
Vinyl Tile	25%			2032	**	3	\$22,200	
Vinyl Tile	20%			2022	\$429,800	3	\$17,800	
Wood	10%			2055	**	5	\$44,400	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Masonry: Brick

10% Now \$48,200 LIFE **

Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Marble Panels

5% Now \$98,600 LIFE **

Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Plaster

60% Now \$119,100 LIFE ** 5 \$41,700

Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout
Water Penetration, Extent : Light, Area Affected : 10%
Location : Throughout

SGFT/Glazed Masonry

25% Now \$119,800 LIFE **

Diagonal Cracks, Extent : Moderate, Area Affected : 5%
Location : Stairs
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%
Location : Stairs

Ceilings

AcousTileConcealSpLn

10% Now \$10,200 2040 ** 5 \$14,800

Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Plaster

90% LIFE ** 5 \$133,200

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2027 \$44,900 5 \$700

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 4000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2027 \$234,800 5 \$700

Raceway

Conduit

95% 2027 \$251,000 1

Conduit

5% 2047 ** 1

Panelboards

Fused Disc Sw

10% 2026 \$23,900 5 \$400

Fused Toggle Switch

10% 2-4 \$23,900 2052 ** 5 \$200

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Basement

Molded Case Bkrs

70% 2026 \$167,600 5 \$2,900

Molded Case Bkrs

10% 2043 ** 5 \$400

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DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$333,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	90%			2040	**	5	\$900	
Locally Mounted	10%			2025	\$12,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$139,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$5,300	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$111,600	10	\$18,700	
Exit, Service	50%			2022	\$22,300	1		
Exterior Lighting								
HID	100%			2022	\$625,000	10	\$500	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$9,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 10,000 Gallons</i>								
Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : 1 Temporary Boiler Supply Heat From Outside.</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%		2027	\$2,623,300	4	\$7,600	
Terminal Devices								
	Convactor/Radiator	70%		2032	**	1	\$35,000	
	Fan Coil Unit/Heat	10%		2022	\$232,100	1	\$5,000	
	Under Construction	20%						
Air Conditioning								
Energy Source								
	Electricity	100%		2043	**	1		
Conversion Equipment								
	Window/Wall Unit	40%		2022	\$129,200	1		
	No Component	60%						
Ventilation								
Distribution								
	Under Construction	100%						
Exhaust Fans								
	Interior	80%		2022	\$441,200	2	\$3,800	
	Roof	20%		2022	\$51,500	2	\$1,000	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2032	**	1		
Water Heater								
	Gas Fired	100%		2026	\$94,500	2	\$2,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Unit, 4 Years Old</i>							
HW Heat Exchanger								
	Steam Fired	100%		2037	**	4	\$23,000	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Under Construction	100%						
Fixtures								
	Generic	100%						
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2037	**	1-2	\$2,200	
Chemical System								
	Generic	100%		2025	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 240 - BK
Address : 2500 NOSTRAND AVENUE @ AVENUE K
Borough : BROOKLYN **Agency's Number** : K240
Program / Asset # : BOE0534.000 / 1327 **Yr Built/Renovated** : 1951 / 1999
Area Sq Ft : 138,000 **Project Type** : EDUCATION
Date of Survey : 10-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7629 **Lot** : 30 **BIN** : 3208638

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$161,000	\$1,411,500
Interior Architecture	\$899,700	\$720,400
Electrical	\$1,541,300	\$1,037,100
Mechanical	\$1,626,800	\$4,655,000
Total	\$4,228,800	\$7,824,100
Importance Code A	\$161,000	\$2,349,500
Importance Code B	\$4,028,900	\$5,197,200
Importance Code C	\$38,900	\$277,400
Total	\$4,228,800	\$7,824,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,000	\$2,700		
Interior Architecture	\$46,700	\$17,900		\$16,500
Electrical	\$15,600	\$5,700	\$4,000	\$3,900
Mechanical	\$38,300	\$70,700	\$45,500	\$21,100
Total	\$118,600	\$97,000	\$49,600	\$41,600
Importance Code A	\$31,700	\$16,700	\$13,700	\$13,700
Importance Code B	\$73,100	\$80,400	\$35,900	\$27,900
Importance Code C	\$13,900			
Total	\$118,600	\$97,000	\$49,600	\$41,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$94,200	
Masonry: Brick Cavity	15%			LIFE	**	5	\$17,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Spandrel Beam And Above 3rd Floor Windows</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,400	
Windows								
Aluminum	50%	Now	\$75,500	2035	**	5	\$16,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout and Gymnasium</i>								
Aluminum	45%			2035	**	5	\$30,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level Windows And Various Locations</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	5%	0-2	\$18,000	LIFE	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$14,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Horizontal Banding Above 3rd Floor</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	63%			2027	\$1,232,300	10	\$85,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : 3 Feet Back From Parapet - Throughout</i>								
Modified Bitumen	2%			2032	**	10	\$2,700	
Slate	35%	Now	\$85,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$57,800	
Ceramic Tile	5%			2030	\$273,600	5	\$13,200	
Terrazzo	5%	0-2	\$32,800	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%	Now	\$120,000	2032	**	3	\$49,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First And Second Floor</i>								
Wood	30%	2-4	\$558,700	2042	**	5	\$74,400	
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%	Now	\$13,900	2030	\$277,400	5	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,500	
Glazed Ceramic Panel	3%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$28,200	
SGFT/Glazed Masonry	25%	0-2	\$38,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$23,900	
AcousTileSusp.Lay-In	5%			2032	**	5	\$11,900	
Exposed Concrete	60%	Now	\$98,400	LIFE	**	5	\$22,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$83,700	LIFE	**	5	\$37,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 314a And 3rd Floor Art Room (Condensate Line)</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$22,400	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2027	\$22,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$600	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	80%			2026	\$191,500	5	\$2,900	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	25%			2027	\$92,700	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	82%			2032	**	10	\$103,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2035	**	10	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Science Lab And Library</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2027	\$7,100	10	\$100	
Incandescent	10%			2022	\$163,700	2	\$300	

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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2027	\$99,400	10	\$16,700	
Exit, Service	50%			2027	\$19,900	1		
Exterior Lighting								
HID	100%			2022	\$556,400	10	\$400	

Alarm

Security System								
No Component	70%							
Generic	30%			2035	**	1	\$15,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$457,800	1-3	\$25,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Fuel Oil No 4	100%			2027	\$271,200	5	\$42,800	
Conversion Equipment								
Steam Boiler	100%			2025	\$893,100	1	\$136,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 #4 Oil Burning Steam Boilers</i>								

Distribution

Central Plant Steam Piping/Pmp	90%			2027	\$2,102,000	4	\$6,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Traps, Throughout</i>								
Central Plant Steam Piping/Pmp	10%	0-2	\$233,600	2057	**	4	\$700	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Terminal Devices

Air Handler	38%			2022	\$737,400	1	\$32,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Second And Third Floor Fan Rooms</i>								
Air Handler	2%	0-2	\$38,800	2037	**	1	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor West Fan Room, Defective Blower Motor</i>								
Convactor/Radiator	60%			2025	\$443,300	1	\$26,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
Window/Wall Unit	2%	0-2	\$5,800	2027	\$5,800	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
Window/Wall Unit	18%			2022	\$51,800	1		
No Component	70%							
Heat Rejection								
Dry Cooler								
	10%			2035	**	2	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : School Yard</i>								
<i>Explanation : Air Cooled Condensing Unit</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$61,600	
No Component	20%							
Exhaust Fans								
Interior								
	98%			2022	\$481,100	2	\$4,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Second And Third Floor Fan Rooms</i>								
Interior	2%	0-2	\$9,800	2037	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor West Fan Room, Defective Exhaust Fan Housing</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2037	**	1		
Galvanized Steel	90%			2025	\$545,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired								
	100%			2021	\$84,200	2	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
HW Heat Exchanger								
Steam Fired								
	100%			2027	\$219,800	4	\$13,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 2 Units Not In Service</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 240 - BK

Asset # : 1327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$21,000	4	\$2,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Sewage Ejector(s) Electric	100%			2027	\$39,700	4	\$5,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	90%							
Generic	10%			2027	\$135,100	1-2	\$3,900	
Chemical System Generic	100%			2022	\$27,900	1-3	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Unit Needs To Be Upgraded</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 246 - BK
Address : 72 VERONICA PLACE BTWN: SNYDER AVE., ALBEMARLE R
Borough : BROOKLYN **Agency's Number** : K246
Program / Asset # : BOE0539.000 / 1316 **Yr Built/Renovated** : 1939 / 1999
Area Sq Ft : 129,490 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 5110 **Lot** : 25 **BIN** : 3117381

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$249,200	\$151,500
Interior Architecture	\$524,100	\$150,300
Electrical		\$3,067,600
Mechanical	\$169,500	\$1,359,400
Site Pavements	\$56,200	
Total	\$999,000	\$4,728,700
Importance Code A	\$249,200	\$151,500
Importance Code B	\$623,400	\$4,577,300
Importance Code C	\$126,400	
Total	\$999,000	\$4,728,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$95,300			
Interior Architecture	\$191,800		\$35,100	\$20,600
Electrical	\$64,100	\$21,100	\$29,000	\$24,500
Mechanical	\$96,400	\$28,000	\$39,300	\$25,800
Site Enclosure	\$3,600			
Site Pavements	\$32,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$491,900	\$57,000	\$111,400	\$78,900
Importance Code A	\$108,200	\$12,800	\$12,800	\$12,800
Importance Code B	\$280,400	\$44,100	\$98,600	\$64,100
Importance Code C	\$103,300			\$2,000
Total	\$491,900	\$57,000	\$111,400	\$78,900



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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$97,600	LIFE	**	5	\$151,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair Bulkheads</i>								
Masonry: Granite	5%			LIFE	**	5	\$12,900	
Masonry: Limestone	5%	0-2	\$50,200	LIFE	**	5	\$6,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$22,400	
Windows								
Aluminum	98%			2046	**	5	\$47,300	
Wood	2%	Now	\$29,000	2055	**	5	\$4,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Masonry: Brick	95%	0-2	\$65,700	LIFE	**	5	\$21,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
Masonry: Limestone	5%	Now	\$25,100	LIFE	**	5	\$1,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Coping Stones</i>								
Roof								
Built-Up (BUR)	70%	Now	\$35,700	2035	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Soft Spots</i>								
Copper/Terne	5%			2058	**	10	\$8,800	
Modified Bitumen	25%			2035	**	10	\$17,600	

Interior

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2029	\$264,100	3	\$29,100	
Cast in Place Concrete	5%			LIFE	**	5	\$42,400	
Ceramic Tile	5%			2039	**	5	\$9,700	
Marble Panels	3%			LIFE	**	5	\$8,700	
Quarry Tile	5%			2043	**	5	\$14,500	
Terrazzo	5%	0-2	\$24,000	LIFE	**	5	\$7,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Adjacent Front Doors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent Front Doors</i>								
<i>Explanation : Poor Repair Quality</i>								
Vinyl Tile	52%	Now	\$18,300	2040	**	3	\$37,800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Custodians Office</i>								
Vinyl Tile 9" X 9"	5%	Now	\$34,200	2025	\$114,000	3	\$3,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Wood	10%			2045	**	5	\$36,300	
Interior Walls								
Cast in Place Concrete	7%			LIFE	**	10	\$34,600	
Cast in Place Concrete	8%	2-4	\$21,400	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Window Sill</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	2%			2039	**	5	\$4,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$15,800	
Gypsum Board	3%			LIFE	**	5-10	\$10,100	
Marble Panels	5%	2-4	\$42,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5-10	\$67,200	
SGFT/Glazed Masonry	25%	2-4	\$40,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	20%			2035	**	5	\$38,800		
AcousTile,Adhered	10%	Now	\$192,400	2050	**	5	\$9,700		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
AcousTileConcealSpLn	15%			2043	**	5	\$36,300		
Exposed Concrete	20%			LIFE	**	5-10	\$48,500		
Exposed Struc: Steel	5%			LIFE	**	10	\$19,400		
Plaster	30%	Now	\$163,000	LIFE	**	5	\$36,300		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Auditorium And Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Cast in Place Concrete	5%	Now	\$200	2050	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Fence Posts Throughout</i>									
Chain Link	30%			2040	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Iron Picket	65%			2050	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Retaining Walls									
Cast in Place Concrete	100%	Now	\$3,400	2050	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$56,200	2035	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Cast in Place Concrete	90%	0-2	\$26,500	2035	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Pavers/Stone	10%	Now	\$6,200	2033	**				
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Stairs Throughout</i>									
Parking/Driveway									
Asphalt	95%			2039	**				
Cast in Place Concrete	5%			2043	**				

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In New Wing</i>								
<i>Explanation : Three Main Disconnect Switches Rated At 2,500, 800 And 1,200 Amperes</i>								
Fused Disc Sw	20%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In Old Wing</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In Old Wing</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency Lighting</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2040	**	5	\$400	
Fused Disc Sw	30%			2030	\$62,600	5	\$200	
Raceway								
Conduit	70%			2030	\$155,900	1		
Conduit	30%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$300	
Molded Case Bkrs	30%			2046	**	5	\$1,000	
Molded Case Bkrs	60%			2029	\$143,600	5	\$2,000	
Wiring								
Thermoplastic	30%			2050	**	1		
Thermoplastic	70%			2030	\$223,000	1		
Motor Controllers								
Locally Mounted	40%			2028	\$49,200	5	\$300	
Locally Mounted	30%			2035	**	5	\$300	
Motor Control Center	30%			2035	**	5	\$1,100	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,900	
Generic	50%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$39,800	
Generators								
Diesel	100%			2033	**	1	\$50,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 300 Kilowatt Capacity</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$28,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Fuel Storage Day Tank	50%			2038	**	5	\$12,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 30 Gallon Capacity</i>						
Main Tank	50%			2045	**	5	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallon Capacity</i>						
Lighting Interior Lighting Fluorescent	20%			2025	\$61,000	10	\$23,800	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout The Building In New Wing</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	80%			2038	**			
		<i>Recent Installation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting Emergency, Service	10%			2025	\$6,800	1		
Emergency, Battery	40%			2038	**	10	\$12,500	
		<i>Recent Installation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Throughout The Building</i>						
Emergency, Battery	50%			2038	**	10	\$15,600	
		<i>Recent Installation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout The Building</i>						
Exterior Lighting HID	100%			2030	\$522,100	10	\$400	
Alarm Security System Generic	50%			2030	\$209,100	1	\$24,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV System</i>						
Generic	50%			2030	\$209,100	1	\$24,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection Generic, Digital	100%			2030	\$1,431,900	1-3	\$82,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank In Old Wing Basement Vault And The Other One In New Wing Basement Vault</i>								
<i>Explanation : Two 5,000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$128,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Boilers In New Wing Basement And Two In Old Wing Basement</i>								
<i>Explanation : Four Dual Fuel Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	25%			2046	**	4	\$2,400	
Central Plant Steam Piping/Pmp	75%	2-4	\$32,900	2050	**	4	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : Broken Steam Pipe Under Ground</i>								
Terminal Devices								
Air Handler	50%			2035	**	1	\$40,000	
Convactor/Radiator	50%			2035	**	1	\$20,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%	Now	\$137,400	2030	\$274,800	1	\$13,500	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : New Wing Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Basement</i>								
<i>Explanation : Refrigerant - R22</i>								
Exterior Pkg Unit - Cooling	5%			2030	\$52,400	2	\$400	
Window/Wall Unit	50%			2025	\$134,900	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%	Now	\$3,200	2040	**	4	\$1,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, 3 Of 5 Defective Pump Drive Systems, 2 Of 5 Defective Pump Motors</i>								
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2030	\$290,500	1	\$20,000	
No Component	75%							

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Dry Cooler	25%	0-2	\$14,100	2025	\$140,800	2	\$18,000	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room In Old Wing</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$114,300	
Exhaust Fans								
Interior	70%			2030	\$322,500	2	\$2,800	
Roof	30%			2030	\$64,500	2	\$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$79,000	2	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement In Old Building And New Building</i>								
<i>Explanation : One 300 Gallon Tank, One 200 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$13,500	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$19,700	4	\$4,100	
Sewage Ejector(s)								
No Component	25%							
No Component	75%							
Backflow Preventer								
Generic	100%			2030	\$32,900	1	\$7,900	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 75%</i>								
<i>Location : In Main Building</i>								
Vertical Transport								
Elevators								
Geared Traction								
	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Traction Elevator</i>								
Hydraulic								
	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Hydraulic Elevator</i>								

Fire Suppression

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DEPARTMENT OF EDUCATION - 040

I. S. 246 - BK

Asset # : 1316

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
	No Component	75%						
	Generic	25%		2050	* *	1-5	\$16,300	
Sprinkler								
	No Component	85%						
	Generic	15%		2050	* *	1-2	\$5,400	
Chemical System								
	No Component	95%						
	Generic	5%		2025	\$1,400	1-3	\$200	

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 252 - BK (J. H. S. 252 - BK)
Address : 346 EAST 95TH STREET LENOX ROAD
Borough : BROOKLYN **Agency's Number** : K252
Program / Asset # : BOE0544.000 / 1305 **Yr Built/Renovated** : 1939 / 2001
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4669 **Lot** : 37 **BIN** : 3101840

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,549,300	\$135,900
Interior Architecture	\$464,500	\$112,800
Electrical	\$595,000	\$553,700
Mechanical	\$880,200	\$573,600
Site Pavements		\$98,900
Total	\$4,489,100	\$1,474,900
Importance Code A	\$2,549,300	\$135,900
Importance Code B	\$1,849,600	\$1,339,000
Importance Code C	\$90,200	
Total	\$4,489,100	\$1,474,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$10,300		
Interior Architecture	\$119,500			\$28,200
Electrical	\$35,700	\$3,500	\$3,700	\$11,500
Mechanical	\$37,700	\$32,300	\$12,000	\$18,300
Site Pavements	\$69,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$266,300	\$50,100	\$19,600	\$61,900
Importance Code A		\$10,300		\$200
Importance Code B	\$198,700	\$39,800	\$19,600	\$61,800
Importance Code C	\$67,600			
Total	\$266,300	\$50,100	\$19,600	\$61,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$1,313,100	LIFE	**	5	\$135,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$2,300	
Masonry: Limestone	10%	Now	\$90,100	LIFE	**	5	\$11,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And West Facade</i>								
Windows								
Aluminum	98%	Now	\$984,500	2045	**	5	\$22,000	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2032	**	10	\$5,600	
Parapets								
Masonry: Brick	60%	0-2	\$76,400	LIFE	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead At Gymnasium</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%	Now	\$40,400	LIFE	**	5	\$9,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And West Facade</i>								
Metal: Cage/Fence	5%			2042	**	5-10	\$8,000	
Roof								
Built-Up (BUR)	100%	Now	\$44,900	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Parapet</i>								
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,200	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Ceramic Tile	3%	Now	\$10,000	2038	**	5	\$2,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Toilets 1st Floor</i>					
Quarry Tile	3%			2034	**	5	\$7,300	
Terrazzo	2%	0-2	\$16,000	LIFE	**	5	\$2,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Lobby</i>					
Vinyl Tile	67%	Now	\$49,000	2034	**	3	\$40,500	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	5%	Now	\$94,700	2039	**	3	\$3,000	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Stair Landings And Back Stage</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Stair Landings And Back Stage</i>					
Wood	10%	Now	\$56,700	2057	**	5	\$15,100	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 3rd And 4th Floor Gymnasiums</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 4th Floor Gymnasium</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 4th Floor Gymnasium</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 4th Floor Gymnasium</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$29,500	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Glass: Single Pane	5%	Now	\$28,000	LIFE	**	5	\$6,500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	15%			LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	50%			LIFE	**	5	\$26,200	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$90,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Basement, 1st Floor, Gymnasiums</i>								
Ceilings								
AcousTileConcealSpLn	10%			2034	**	5	\$20,100	
AcousTileSusp.Lay-In	3%	Now	\$8,300	2034	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 90%</i>								
<i>Location : Kitchen</i>								
Exposed Concrete	10%	0-2	\$27,700	LIFE	**	5	\$2,500	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	77%	Now	\$173,900	LIFE	**	5	\$77,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 4th Floor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 4th Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$28,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	90%	Now	\$7,400	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Masonry: Granite

	10%	Now	\$2,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Steps</i>								

Activity Yard

Asphalt	80%	2-4	\$30,600	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Rubber Matting	20%			2029	\$98,900			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2039	**	5	\$400	
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Raceway

Conduit	90%			2029	\$165,900	1		
Conduit	10%			2029	\$18,400	1		

Panelboards

Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	10%			2037	**	5	\$200	
Molded Case Bkrs	80%			2028	\$153,200	5	\$1,900	

Wiring

Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	10%			2039	**	1		
Thermoplastic	20%			2029	\$54,600	1		

Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$81,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	25%			2024	\$33,100	10	\$5,600	
Emergency, Battery	25%	Now	\$33,100	2039	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways Throughout The Building</i>								
Exit, Service	10%			2024	\$2,700	1		
Exit, Service	40%			2039	**	1		
Exterior Lighting								
HID	100%			2024	\$371,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$17,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2039	**	5	\$28,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 10,000 Gallons Each</i>								
Conversion Equipment Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside</i>								
<i>Explanation : Temporary Boiler Supply Heat From Outside</i>								
Distribution								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	25%	Now	\$16,200	2024	\$323,400	1	\$12,800
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
	Convactor/Radiator	50%			2027	\$246,300	1	\$14,900
	Fan Coil Unit/Heat	25%	Now	\$6,900	2024	\$344,500	1	\$6,700
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room 327</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Window/Wall Unit	75%	Now	\$7,200	2024	\$143,800	1	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Window Air Conditioning Units Not Working In Room 315</i>								
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300
Exhaust Fans								
	Interior	100%			2029	\$327,300	2	\$2,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$68,600	2039	**	1	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Water Main And Piping in Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 94th Street Side In Basement</i>								
Water Heater								
	Under Construction	100%						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$3,800	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
	Non-Submersible	100%			2029	\$14,000	4	\$2,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Fourth Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%		2039	**	1-2	\$2,600	
Chemical System								
	Generic	100%		2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 254 - BX
Address : 2452 WASHINGTON AVE. @E. 189 STREET
Borough : BRONX **Agency's Number** : X254
Program / Asset # : BOE1006.000 / 4513 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 74,092 **Project Type** : EDUCATION
Date of Survey : 07-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3058 **Lot** : 3 **BIN** : 2103863

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$134,800
Interior Architecture	\$39,100	\$96,300
Electrical	\$129,600	\$1,541,600
Mechanical	\$45,200	\$174,500
Total	\$213,900	\$1,947,200
Importance Code A		\$348,800
Importance Code B	\$213,900	\$1,554,700
Importance Code C		\$43,600
Total	\$213,900	\$1,947,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$5,300
Interior Architecture	\$30,000	\$3,500		\$11,800
Electrical	\$17,900	\$12,000	\$59,800	\$7,200
Mechanical	\$31,800	\$11,100	\$30,200	\$9,900
Site Enclosure	\$800			
Site Pavements	\$800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$89,200	\$34,500	\$97,900	\$42,100
Importance Code A	\$17,400	\$3,700	\$3,800	\$9,000
Importance Code B	\$70,900	\$28,400	\$94,000	\$33,200
Importance Code C	\$800	\$2,400		
Total	\$89,200	\$34,500	\$97,900	\$42,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	**	5	\$73,600	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Entire Perimeter</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$4,900	
Windows								
Aluminum	100%			2044	**	5	\$10,600	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,600	
Roof								
Modified Bitumen	100%			2036	**	10	\$61,200	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Entire Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,100	
Ceramic Tile	2%			2037	**	5	\$2,200	
Terrazzo	3%			LIFE	**	5	\$2,600	
Vinyl Tile	85%			2033	**	3	\$47,100	
Wood	5%	Now	\$39,100	2056	**	5	\$5,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$4,800	
Concrete Masonry Unit	20%			LIFE	**	5	\$7,800	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Stair Bulkheads</i>								
Gypsum Board	75%			LIFE	**	5	\$43,600	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	\$18,200	2041	**	5	\$52,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Third Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 301, 307, 310, 315, 318 And 323</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Third Floor Classrooms</i>								
<i>Explanation : Water Damage Due To Hvac Equipment Issue Located Above Ceiling</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%			2048		**		
Iron Picket	5%			2063		**		
Retaining Walls								
Cast in Place Concrete	100%	Now	\$800	2063		**		
<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>								
<i>Location : Rear Yard By Ramp</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%			2041		**		
Pavers/Stone	2%			2037		**		
On-Site Walkways								
Asphalt	65%			2031		**		
Cast in Place Concrete	35%			2041		**		
Parking/Driveway								
Asphalt	100%	4+	\$800	2031		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Dumpster Area</i>								
Activity Yard								
Asphalt	100%			2031		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2028	\$125,200	5	\$300	
Molded Case Bkrs	20%			2028	\$31,300	5	\$400	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,800	
Wiring								
Thermoplastic	100%			2028	\$185,600	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	

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DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$23,500	1	\$22,800	
Generators								
Diesel	100%			2024	\$129,600	1	\$28,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 175 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$16,500	
Fuel Storage								
Day Tank	50%			2027	\$2,900	5	\$6,900	
Main Tank	50%			2031	**	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 550 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	96%			2028	\$167,500	10	\$65,200	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	2%			2023	\$2,500	10		
Incandescent	2%			2023	\$17,600	2		
Egress Lighting								
Emergency, Service	60%			2023	\$23,300	1		
Exit, Service	40%			2023	\$8,500	1		
Exterior Lighting								
HID	100%			2028	\$298,700	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$71,800	1	\$8,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$245,800	1-3	\$13,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	100%	0-2	\$17,400	2028	\$174,500	1	\$33,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 22 External Package Units</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,300	
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2033	**	2	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 22 External Package Units</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,300	
Exhaust Fans Roof	100%	Now	\$6,200	2033	**	2	\$1,800	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	**	1		
Water Heater Gas Fired	100%			2023	\$45,200	2	\$1,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%	0-2	\$800	2022	\$2,500	4	\$1,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2033	**	4	\$4,400	
Backflow Preventer Generic	100%			2033	**	1	\$4,500	
Fixtures Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

I. S. 254 - BX

Asset # : 4513

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From 1st To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2048	**	1-5	\$38,700
	Sprinkler							
	Generic	100%			2048	**	1-2	\$20,800
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 258 - BK
Address : 141 MACON STREET BTWN: MARCY AVE., TOMPKINS AVE
Borough : BROOKLYN **Agency's Number** : K258
Program / Asset # : BOE0550.000 / 1308 **Yr Built/Renovated** : 1955 / 2009
Area Sq Ft : 142,000 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1845 **Lot** : 1 **BIN** : 3053075

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$571,900	\$230,500
Interior Architecture	\$508,300	\$721,600
Electrical	\$447,400	\$949,700
Mechanical	\$35,200	\$1,878,900
Site Pavements	\$40,700	
Total	\$1,603,500	\$3,780,700
Importance Code A	\$571,900	\$1,194,400
Importance Code B	\$914,700	\$2,548,700
Importance Code C	\$116,900	\$37,700
Total	\$1,603,500	\$3,780,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,900		\$8,700	
Interior Architecture	\$133,900		\$14,900	\$6,600
Electrical	\$84,700	\$2,700	\$3,200	\$4,300
Mechanical	\$32,000	\$22,900	\$32,000	\$28,400
Site Pavements	\$22,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$293,500	\$29,500	\$62,700	\$43,300
Importance Code A	\$31,000	\$14,100	\$22,700	\$14,100
Importance Code B	\$200,900	\$15,400	\$39,900	\$29,200
Importance Code C	\$61,700			
Total	\$293,500	\$29,500	\$62,700	\$43,300



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DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	96%	Now	\$182,100	LIFE	**	5	\$113,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classroom 220, 222 And Bulkhead Stair</i>								
Granite Panels	2%			LIFE	**	5	\$3,500	
Slate Panels	2%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%	Now	\$151,100	2046	**	5	\$33,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Classrooms</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Classrooms And Gymnasium</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$97,200	
Masonry: Limestone	5%			LIFE	**	5-10	\$9,600	
Metal Rail	5%			2043	**	5-10	\$14,300	
Roof								
IRMA/Protected Membrane	8%	Now	\$91,900	2035	**			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Kitchen</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Kitchen</i>								
IRMA/Protected Membrane	87%			2035	**	10	\$117,500	
Roll Roofing	4%	Now	\$4,800	2029	\$23,800	5	\$4,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
Skylight, Metal/Glass	1%	Now	\$63,900	2060	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Above Auditorium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Auditorium</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$57,800	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Mosaic Tile	3%	Now	\$50,700	2043	**	5	\$9,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					
Terrazzo	2%			LIFE	**	5	\$8,300	
Vinyl Tile	45%			2035	**	3	\$44,600	
Vinyl Tile 9" X 9"	20%	Now	\$124,400	2025	\$621,900	3	\$19,800	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Wood	25%	Now	\$46,600	2058	**	5	\$62,000	
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Gymnasium By Drinking Fountain</i>					
Interior Walls								
Ceramic Tile	8%	Now	\$22,200	2039	**	5	\$7,500	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					
Concrete Masonry Unit	10%			LIFE	**	5	\$15,100	
Granite Panels	2%	Now	\$16,100	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Auditorium</i>					
Plaster	50%	Now	\$40,300	LIFE	**	5	\$28,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Bulkhead Stairs And Classrooms 202, 222</i>					
SGFT/Glazed Masonry	25%	Now	\$38,900	LIFE	**			
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1st Floor Corridors</i>					
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 1st Floor Corridors</i>					
Wood	5%			LIFE	**	5	\$75,300	
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$23,900	
Exposed Concrete	65%			LIFE	**	5-10	\$194,000	
Metal Panel	10%			LIFE	**	5	\$59,700	
Plaster	15%	Now	\$25,100	LIFE	**	5	\$22,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Bulkhead Stairs</i>					

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$40,700	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$14,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$1,600	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Dumpster</i>								
Activity Yard								
Asphalt	100%	2-4	\$6,300	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2050	**	5	\$100	
Fused Knife Sw	80%	0-2	\$187,800	2060	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Switchgear Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Raceway								
Conduit	10%			2050	**	1		
Conduit	90%			2030	\$237,800	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$300	
Fused Knife Sw	10%	2-4	\$23,900	2055	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Fused Toggle Switch	10%	0-2	\$23,900	2055	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Former Metal Shop</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	10%			2046	**	5	\$400	
Molded Case Bkrs	60%			2029		5	\$2,200	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	75%			2028		5	\$700	
Locally Mounted	20%	0-2	\$24,600	2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	5%	Now	\$6,100	2050	**	5		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Service Room</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2040	**	10	\$117,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%	Now	\$600	2035	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 7%</i>								
<i>Location : Gymnasium</i>								
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$17,100	
Exit, Service	50%			2030		1	\$20,400	

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DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting LED	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Wall And Parapet</i>								
<i>Explanation : Wall Mounted And Parapet Mounted Fixtures</i>								
Alarm								
Security System No Component Generic	80%			2038	**	1	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection No Component Generic, Analog	80%			2025	\$314,000	1-3	\$18,000	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2040	**	5	\$44,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 10,000 Gallon Tanks</i>								
Conversion Equipment Steam Boiler	100%			2028	\$919,000	1	\$140,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Steam Boilers</i>								
Distribution Steam Piping/Pump	100%			2056	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Traps, Vacuum Condensate Pump And New Flash Tank</i>								
Terminal Devices Air Handler Convactor/Radiator	20%			2025	\$399,300	1	\$17,600	
	80%			2035	**	1	\$36,700	
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Window/Wall Unit No Component	80%			2028	\$236,700	1		
	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$125,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 258 - BK

Asset # : 1308

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	40%		2030	\$202,100	2	\$1,700	
	Roof	60%		2035	**	2	\$2,600	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2043	**	1		
	Water Heater							
	Gas Fired	100%		2028	\$86,600	2	\$2,100	
	HW Heat Exchanger							
	Steam Fired	100%		2040	**	4	\$14,000	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2030	\$21,700	4	\$4,500	
	Backflow Preventer							
	Generic	100%		2035	**	1	\$8,700	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Through 3rd Floor</i>							
	<i>Explanation : 1 Elevator</i>							
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2040	**	1-2	\$2,000	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 259 - BK (J. H. S. 259 - BK)
Address : 7305 FT HAMILTON PKWY BTWN: 73 ST, 74 ST
Borough : BROOKLYN **Agency's Number** : K259
Program / Asset # : BOE0551.000 / 1309 **Yr Built/Renovated** : 1939 / 2015
Area Sq Ft : 166,221 **Project Type** : EDUCATION
Date of Survey : 11-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 5923 **Lot** : 1 **BIN** : 3148031

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$618,700	\$252,300
Interior Architecture	\$1,113,500	\$719,100
Electrical	\$129,600	\$386,300
Mechanical	\$41,200	\$2,073,000
Total	\$1,903,000	\$3,430,600
Importance Code A	\$618,700	\$252,300
Importance Code B	\$1,048,700	\$3,129,500
Importance Code C	\$235,600	\$48,900
Total	\$1,903,000	\$3,430,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,400			
Interior Architecture	\$106,700		\$49,200	\$6,800
Electrical	\$14,700	\$16,400	\$18,600	\$17,200
Mechanical	\$40,400	\$35,400	\$40,400	\$27,000
Site Enclosure	\$600			
Site Pavements	\$34,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$252,300	\$63,700	\$120,000	\$62,900
Importance Code A	\$56,600	\$13,200	\$13,200	\$13,200
Importance Code B	\$152,700	\$50,500	\$104,600	\$49,700
Importance Code C	\$43,100		\$2,200	
Total	\$252,300	\$63,700	\$120,000	\$62,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$258,800	
Masonry: Marble	3%	Now	\$158,300	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Exterior Stairs</i>								
Masonry: Marble	7%			LIFE	**	5	\$15,100	
Windows								
Aluminum	99%	Now	\$86,700	2046	**	5	\$19,400	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	1%			2039	**	10	\$2,400	
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$137,100	
Masonry: Brick	20%	Now	\$98,200	LIFE	**	5	\$5,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead Parapet Into Room 426</i>								
Masonry: Brick	50%			LIFE	**	5-10	\$90,800	
Masonry: Limestone	5%	Now	\$29,700	LIFE	**	5	\$1,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	40%	Now	\$6,200	2035	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Plaza Deck Over Kitchen</i>								
Modified Bitumen	60%			2040	**	10	\$54,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$32,700	
Ceramic Tile	8%	Now	\$82,400	2033	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%			2043	**	5	\$7,500	
Sheet Vinyl/Rubber	2%			2038	**	5	\$7,500	
Terrazzo	5%	0-2	\$30,900	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	3%			2038	**	5	\$9,300	
Vinyl Tile	22%	0-2	\$49,700	2030	\$496,900	3	\$20,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2035	**	3	\$18,700	
Wood	35%	0-2	\$613,300	2045	**	5	\$81,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	8%			LIFE	**	10	\$44,000	
Ceramic Tile	2%			2043	**	5	\$4,400	
Ceramic Tile	3%	0-2	\$19,500	2039	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	37%			LIFE	**	5-10	\$138,400	
Masonry: Brick	10%			LIFE	**	10	\$6,600	
Plaster	30%	0-2	\$56,600	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$45,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	23%			2043	**	5	\$57,200	
AcousTileSusp.Lay-In	30%			2047	**	5	\$74,600	
Exposed Concrete	10%			LIFE	**	5-10	\$31,100	
Metal Panel	2%			LIFE	**	5	\$12,400	
Plaster	35%			LIFE	**	5-10	\$149,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2040	**			
Iron Picket	20%			2065	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	Now	\$600	2050	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Handball Court*

Retaining Walls

Cast in Place Concrete	100%			2050	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$18,300	2043	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout*

On-Site Walkways

Asphalt	75%	0-2	\$16,400	2039	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%
Location : Throughout*

Cast in Place Concrete	10%			2043	**			
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Pavers/Stone	15%			2039	**			
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Parking/Driveway

Cast in Place Concrete	100%			2043	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	30%			2040	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room Old Wing*

Explanation : One 2,000 Ampere Main Disconnect Switch

Fused Disc Sw	70%			2050	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room New Wing*

Explanation : One 4,000 Ampere And One 1,600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2040	**	5	\$400	
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Fused Disc Sw	50%			2050	**	5	\$400	
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Raceway

Conduit	60%			2040	**	1		
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Conduit	40%			2056	**	1		
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Panelboards

Fused Disc Sw	10%			2038	**	5	\$400	
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Fused Disc Sw	5%			2052	**	5	\$200	
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Molded Case Bkrs	50%			2038	**	5	\$2,200	
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Molded Case Bkrs	35%			2052	**	5	\$1,500	
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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	60%			2040	**	1		
Thermoplastic	40%			2056	**	1		
Motor Controllers								
Locally Mounted	60%			2028	\$73,700	5	\$700	
Locally Mounted	40%			2043	**	5	\$400	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Generic	50%			LIFE	**	5	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$51,100	
Generators								
Diesel	100%	Now	\$129,600	2045	**	1	\$57,900	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 250 Kilowatts. Generator Is Not Working. It Start And Shut Off.</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$6,200	
Fuel Storage								
Main Tank	100%			2065	**	5	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	42%			2030	\$164,400	10	\$64,000	
		<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	38%			2035	**	10	\$57,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	20%			2038	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium And Gymnasium 2</i>						
		<i>Explanation : LED Fixtures Installed In 2014.</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	30%			2025	\$26,200	1		
Emergency, Service	20%			2035	**	1		
Exit, LED	20%			2058	**	1		
Exit, Service	30%			2025	\$14,400	1		
Exterior Lighting								
HID	10%			2035	**	10	\$100	
HID	10%			2038	**	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2058	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Tower Area</i>								
<i>Explanation : Small System Installed In The Tower Area Only.</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$12,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$30,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	40%			2043	**	1	\$32,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Of New Addition</i>								
<i>Explanation : 2 Gas Fired Condensing Hot Water Boilers For Perimeter Heat.</i>								
Steam Boiler	60%			2050	**	1	\$98,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers Under Construction</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2046	**	4	\$4,900	
Steam Piping/Pump	60%			2030	\$441,000			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Wing Of The Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2035	**	1	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Accounted For Under The Air Conditioning Section Of This Report</i>								
Air Handler	20%			2025	\$467,500	1	\$20,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	45%			2028	\$400,400	1	\$24,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Old Wing Of The Building</i>								
Convactor/Radiator	25%			2043	**	1	\$13,400	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2035	**	1	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Original Building</i>								
<i>Explanation : Used To Provide Air Conditioning To Auditorium</i>								
Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Of New Building</i>								
<i>Explanation : 3 Rooftop Units With Gas Supply Line. Refrigerant Type Unidentified</i>								
Split Unit	5%			2035	**			
Window/Wall Unit	40%			2025	\$138,500	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Original Building Only</i>								
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2050	**	4	\$4,900	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	**	1	\$10,300	
No Component	90%							
Dehumidifier								
No Component	95%							
Generic	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dance Studio</i>								
<i>Explanation : Unit Slated To Serve Music Room. Installation Incomplete</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$58,700	
Ductwork/Diffusers	60%			LIFE	**	2-5	\$88,100	
Exhaust Fans								
Interior	20%			2025	\$118,300	2	\$1,000	
		<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Old Wing Of The Building</i>						
Roof	40%			2035	**	2	\$2,000	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2060	**	1		
Galvanized Steel	50%			2028	\$364,700	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Throughout Old Wing Of The Building</i>						
Water Heater								
Gas Fired	100%			2025	\$101,400	2	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Of Older Building</i>						
		<i>Explanation : One 600 Gallon Tank Serves Both New And Original Buildings</i>						
Sanitary Piping								
Cast Iron	60%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Throughout Old Wing Of The Building</i>						
Cast Iron	40%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Throughout Old Wing Of The Building</i>						
Cast Iron	40%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$25,300	4	\$5,300	
Sewage Ejector(s)								
Electric	100%			2038	**	4	\$9,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Addition Basement</i>						
		<i>Explanation : One Dual Unit</i>						
Backflow Preventer								
Generic	100%			2035	**	1	\$10,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Of Them Are In New Addition And 2 In The Old Building</i>						
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout Original Building</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Freight And 2 Passenger Elevators In New Addition</i>								
Fire Suppression								
Sprinkler								
	No Component	55%						
	Generic	45%			2050	**	1-2	\$21,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covers Entire New Addition And Basement Of The Original Building</i>								
Fire Pump								
	No Component	55%						
	Generic	45%			2043	**	1	\$14,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition Basement</i>								
<i>Explanation : Only For New Addition</i>								
Chemical System								
	No Component	98%						
	Generic	2%			2025	\$600	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 260 - M
Address : 425 WEST 33RD STREET BTWN: 9TH AVE. - DYER AVE.
Borough : MANHATTAN **Agency's Number** : M933
Program / Asset # : BOE1111.000 / 14567 **Yr Built/Renovated** :
Area Sq Ft : 52,000 **Project Type** : EDUCATION
Date of Survey : 13-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6
Block : 731 **Lot** : 54 **BIN** : 1012851

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$191,300	
Interior Architecture	\$110,100	
Electrical	\$47,700	
Mechanical	\$381,300	\$880,100
Total	\$730,400	\$880,100
Importance Code A	\$191,300	
Importance Code B	\$539,100	\$880,100
Total	\$730,400	\$880,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,500	\$900		
Interior Architecture	\$70,200	\$1,700		\$3,700
Electrical	\$21,300	\$4,200	\$3,500	\$5,400
Mechanical	\$43,900	\$8,700	\$7,900	\$19,200
Total	\$181,900	\$15,400	\$11,400	\$28,300
Importance Code A	\$51,700	\$6,000	\$5,200	\$5,200
Importance Code B	\$106,700	\$9,400	\$6,200	\$23,100
Importance Code C	\$23,500			
Total	\$181,900	\$15,400	\$11,400	\$28,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 260 - M

Asset # : 14567

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$153,400	LIFE	**	5	\$23,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 40%</i>								
<i>Location : Street Facade</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 40%</i>								
<i>Location : Street Facade</i>								
Masonry: Limestone	10%			LIFE	**	5	\$2,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Facade</i>								
Metal Panel	2%	Now	\$5,200	2056	**	5	\$1,300	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooftop Bulkheads</i>								
Stucco Cement	18%	Now	\$37,900	2031	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard Facade</i>								
Windows								
Aluminum	100%			2042	**	5	\$1,800	
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$300	
Copper/Terne	2%			2046	**	5	\$100	
Masonry: Brick	60%	Now	\$4,300	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Surface Of Parapets</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Base Of Towers</i>								
<i>Sidewalk Shed Below, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Street Facade</i>								
Masonry: Limestone	10%	Now	\$700	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 40%</i>								
<i>Location : Street Facade</i>								
Metal Rail	25%			2031	**	5-10	\$5,300	
Roof								
Asphalt Shingle	7%	Now	\$7,300	2041	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rooftop Towers</i>								
Modified Bitumen	90%			2031	**	10	\$25,700	
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2036	**	10	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairway Bulkhead And Toilet Room Additions 1st Floor</i>								
<i>Explanation : 4 Skylights</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 260 - M

Asset # : 14567

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	Now	\$1,700	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room Floor- Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement At Boilers</i>								
<i>Explanation : Ground Water Infiltration</i>								
Ceramic Tile	5%			2035	**	5	\$1,500	
Vinyl Tile	40%	Now	\$33,000	2021	\$110,100	3	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 18%</i>								
<i>Location : 5th Floor - No Access</i>								
Vinyl Tile	45%			2034	**	3	\$5,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Science Laboratories</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Wood	5%			2054	**	5	\$2,800	
<i>Uneven Surface, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Explanation : Gymnasium And Auditorium Space Located Within Adjoining Building</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$10,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Wall Under Sidewalk Vault</i>								
Ceramic Tile	5%	Now	\$5,500	2035	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Throughout Stairwells</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Stairwell B Bulkhead</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,500	
Gypsum Board	40%			LIFE	**	5	\$18,000	
Masonry: Brick	5%	Now	\$7,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Explanation : Wall Panels</i>								
Plaster	32%			LIFE	**	5	\$7,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 260 - M

Asset # : 14567

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2039	**	5	\$1,500	
Exposed Concrete	5%	Now	\$5,200	LIFE	**	5	\$200	

Water Penetration, Extent : Severe, Area Affected : 10%

Location : Sidewalk Vault Above Emergency Switch Gear Panel

Gypsum Board	10%			LIFE	**	5	\$3,800	
Plaster	80%	Now	\$6,800	LIFE	**	5	\$15,200	

Loose/Delam Surface, Extent : Moderate, Area Affected : 5%

Location : Stairwell Bulkhead B

Water Penetration, Extent : Severe, Area Affected : 7%

Location : Stairwell Bulkhead And Room 308

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2036	**	5	\$200	
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Raceway

Conduit	100%			2046	**	1		
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Panelboards

Fused Disc Sw	5%			2042	**	5	\$100	
Molded Case Bkrs	95%			2042	**	5	\$1,300	

Wiring

Thermoplastic	100%			2046	**	1		
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Motor Controllers

Locally Mounted	100%			2039	**	5	\$400	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main - Basement

Explanation : Corroded

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 260 - M

Asset # : 14567

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2031	**	10	\$45,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2031	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$6,300	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	**	5	\$1,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$5,800	
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$33,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2036	**	5	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 7500 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2031	**	1	\$51,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One #4 Oil Burning Steam Boiler</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2026	\$880,100	4	\$3,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	100%			2024	\$278,400	1	\$16,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 260 - M

Asset # : 14567

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	95%			2024	\$102,900	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$4,300	
No Component	85%							
Exhaust Fans								
Roof	15%			2031	**	2	\$200	
Wall Unit	85%			2034	**	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Classrooms</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
Water Heater								
Electric	25%			2024	\$11,500	4	\$100	
Gas Fired	75%			2025	\$23,800	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$400	2026	\$7,900	4	\$1,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Unit</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2021	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 265 - BK
Address : 101 PARK AVENUE BTWN: NORTH OXFORD ST., N. PORTL
Borough : BROOKLYN **Agency's Number** : K265
Program / Asset # : BOE0556.000 / 1276 **Yr Built/Renovated** : 1958 / 2000
Area Sq Ft : 139,000 **Project Type** : EDUCATION
Date of Survey : 25-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2028 **Lot** : 1 **BIN** : 3057942

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$218,900	\$1,312,600
Interior Architecture	\$364,700	\$460,400
Electrical	\$717,400	\$1,228,900
Mechanical	\$131,900	\$1,336,500
Total	\$1,432,800	\$4,338,500
Importance Code A	\$218,900	\$1,357,500
Importance Code B	\$1,133,700	\$2,937,200
Importance Code C	\$80,200	\$43,800
Total	\$1,432,800	\$4,338,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$69,600		\$5,300	
Interior Architecture	\$134,100		\$20,100	\$7,000
Electrical	\$33,400	\$2,600	\$3,000	\$3,100
Mechanical	\$46,600	\$22,800	\$28,200	\$21,200
Site Enclosure	\$6,800			
Site Pavements	\$500			
Total	\$291,100	\$25,400	\$56,600	\$31,300
Importance Code A	\$84,400	\$14,800	\$20,100	\$14,800
Importance Code B	\$125,900	\$10,600	\$36,500	\$16,500
Importance Code C	\$80,800			
Total	\$291,100	\$25,400	\$56,600	\$31,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%			LIFE	**	5	\$111,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Glazed Brick</i>								
Masonry: Sandstone	3%	Now	\$18,200	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Windows</i>								
Metal/Glass Curt Wall	7%			LIFE	**	5	\$19,400	
Metal Panel	5%			2040	**	5-10	\$25,500	
Pre-Cast Concrete	10%	Now	\$13,100	LIFE	**	5	\$24,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Efflorescence At Joints</i>								
Windows								
Aluminum	98%	4+	\$44,200	2046	**	5	\$24,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	2%	Now	\$56,300	2055	**	5	\$6,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairwells</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$24,900	
Metal Panel	5%			2050	**	5	\$900	
Metal Rail	10%			2043	**	5-10	\$8,800	
Metal: Cage/Fence	10%			2035	**	5-10	\$3,800	
Roof								
IRMA/Protected Membrane	95%	4+	\$62,900	2030	\$1,257,100			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Metal Panel	5%			2035	**	10	\$14,300	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$14,800	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$146,500	
Ceramic Tile	5%			2039	**	5	\$11,200	
Quarry Tile	2%			2043	**	5	\$6,700	
Sheet Vinyl/Rubber	3%	Now	\$10,600	2030	\$212,200	5	\$5,000	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Terrazzo	5%			LIFE	**	5	\$17,400	
Vinyl Tile	60%			2035	**	3	\$50,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells And Corridors</i>								
Vinyl Tile 9" X 9"	5%			2025	\$131,300	3	\$5,600	
Wood	5%	Now	\$78,600	2058	**	5	\$10,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : B1 Dance Studio</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : B1 Dance Studio</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : B1 Dance Studio</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$32,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$20,800	
Glazed Ceramic Panel	2%			LIFE	**	10	\$4,700	
Operable Wall	2%			2040	**	5	\$18,200	
Plaster	56%			LIFE	**	5-10	\$124,000	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$32,600	
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$10,100	
AcousTileConcealSpLn	20%			2035	**	5	\$50,500	
Exposed Concrete	60%			LIFE	**	5-10	\$151,600	
Plaster	15%			LIFE	**	5-10	\$52,100	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	Now	\$100	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side Entrance</i>								
Iron Picket	90%			2050	**			
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$6,700	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Planters At Front Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%	Now	\$400	2035	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : North And West Walkways*

Pavers/Stone	5%	Now		2033	**			
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*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%**Location : Steps At South Entrance*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$44,900	5	\$600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1,000 Ampere Main Service Switches*

Switchgear / Switchboard

Fused Disc Sw	20%			2050	**	5	\$100	
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Molded Case Bkrs	80%			2030	\$187,800	5	\$2,900	
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Raceway

Conduit	90%			2030	\$237,800	1		
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Conduit	10%			2050	**	1		
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Panelboards

Fused Disc Sw	5%			2046	**	5	\$200	
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Molded Case Bkrs	5%			2046	**	5	\$200	
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Molded Case Bkrs	90%	Now	\$4,300	2029	\$215,400	5	\$1,600	
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*Mech. Misoperation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Window Air Conditioners Trip Circuit Breakers*

Wiring

Braided Cloth	90%	2-4	\$333,800	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2050	**	1		
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Motor Controllers

Locally Mounted	10%	4+	\$12,300	2050	**	5		
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room*

Locally Mounted	90%			2028	\$110,600	5	\$800	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Pipe Clamp And Bus Bar Corroded</i>								
Lighting								
Interior Lighting Fluorescent	90%			2040	**	10	\$123,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%	Now	\$76,200	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
<i>Explanation : LED Lights Not Working</i>								
Egress Lighting Emergency, Battery	50%	Now	\$5,400	2030			\$107,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium Cafeteria And Gymnasium</i>								
<i>Explanation : Emergency Lighting Not Working</i>								
Exit, Service	50%			2025		1	\$21,500	
Exterior Lighting								
HID	20%			2025		10	\$112,100	\$100
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030		1	\$89,800	\$10,400
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$307,400	2040	**	1-3	\$15,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Hallways</i>								
<i>Explanation : Obsolete Control Panel Located In The Boiler Room, Pull Station And Alarm Bells Are In The Hallways.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Under Construction	100%							
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$147,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$131,900	2040	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Thermostatic Traps In Various Classrooms</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Underfloor Condensate Piping Reported To Leak Which Is Causing Backups.</i>								
Terminal Devices								
Air Handler	30%			2030	\$629,100	1	\$27,700	
Convactor/Radiator	70%			2035	**	1	\$33,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	2%			2030	\$63,700			
Window/Wall Unit	80%			2025	\$248,600	1		
No Component	18%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$65,800	
No Component	50%							
Exhaust Fans								
Interior	20%			2025	\$106,100	2	\$900	
Roof	80%			2025	\$198,100	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2029	\$91,000	2	\$2,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Occasional Backups In Kitchen</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$4,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$2,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 265 - BK

Asset # : 1276

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 271 - BK
Address : 1137 HERKIMER STREET BTWN: SARATOGA AVE, ROOSEVELT PL
Borough : BROOKLYN **Agency's Number** : K271
Program / Asset # : BOE0560.000 / 1278 **Yr Built/Renovated** : 1963 / 2011
Area Sq Ft : 188,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1550 **Lot** : 1 **BIN** : 3042157

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$197,000	\$1,928,100
Interior Architecture	\$734,900	\$555,900
Electrical	\$677,800	\$1,198,100
Mechanical	\$323,000	\$1,186,200
Total	\$1,932,800	\$4,868,200
Importance Code A	\$197,000	\$1,973,000
Importance Code B	\$1,493,800	\$2,895,200
Importance Code C	\$242,000	
Total	\$1,932,800	\$4,868,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,900		\$4,300	
Interior Architecture	\$84,000		\$25,400	\$5,400
Electrical	\$28,300	\$5,600	\$7,700	\$7,800
Mechanical	\$23,300	\$10,900	\$23,800	\$22,800
Site Pavements	\$24,100			
Total	\$181,700	\$16,600	\$61,100	\$36,000
Importance Code A	\$21,900		\$4,300	
Importance Code B	\$98,100	\$16,600	\$56,900	\$36,000
Importance Code C	\$61,700			
Total	\$181,700	\$16,600	\$61,100	\$36,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$40,000		
Masonry: Brick	90%			LIFE	**	5	\$153,700		
Masonry: Granite	2%			LIFE	**	5	\$2,600		
Masonry: Limestone	1%			LIFE	**	5	\$1,300		
Metal Panel	2%			2040	**	5-10	\$11,700		
Windows									
Aluminum	100%			2052	**	5	\$75,700		
Parapets									
Metal Rail	100%			2035	**	5-10	\$167,400		
Roof									
Built-Up (BUR)	98%	Now	\$82,300	2030			\$1,646,000		
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : Locker Room</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Explanation : Soft Spots Around Drains</i>									
Metal Panel	2%			2043	**	10	\$4,300		
Soffits									
Metal Panel	100%			2050	**	5-10			
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$8,100	LIFE	**	5	\$31,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	3%	Now	\$54,100	2033	**	5	\$4,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Terrazzo	3%	Now	\$8,600	LIFE	**	5	\$6,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	70%			2035	**	3	\$76,200		
Vinyl Tile 9" X 9"	15%	Now	\$153,700	2025		3	\$512,300	\$16,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Wood	4%			2045	**	5	\$21,800		

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	4%	Now	\$99,100	2033	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	Now	\$24,900	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Folding Partition	1%	Now	\$35,700	2038	**	5	\$2,600	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium</i>								
Glazed Ceramic Panel	5%			LIFE	**	10	\$9,500	
Masonry: Brick	5%			LIFE	**	10	\$3,200	
Plaster	55%			LIFE	**	5-10	\$98,300	
SGFT/Glazed Masonry	25%	Now	\$43,500	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Expansion Joint At Entrance Lobby</i>								
<i>Explanation : Loose Units, Panels With Separation</i>								
Ceilings								
AcousTile,Adhered	30%	Now	\$86,500	2043	**	5	\$43,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Hall At Exit 9</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Hall At Exit 9</i>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$14,500	
Exposed Concrete	8%	4+	\$39,900	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	37%			LIFE	**	5-10	\$134,300	
Exposed Struc: Steel	2%			LIFE	**	10	\$11,600	
Metal Panel	5%			LIFE	**	5	\$36,300	
Plaster	13%			LIFE	**	5-10	\$64,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : A D A Ramp On Saratoga Avenue</i>								
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	95%	0-2	\$23,600	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Pavers/Stone

	5%	Now	\$500	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Stairs</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$44,900	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 2,000 And 1,200 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$260,900	5	\$800	
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Raceway

Conduit	90%			2030	\$277,700	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	20%			2029	\$54,300	5	\$900	
Molded Case Bkrs	10%			2046	**	5	\$500	
Molded Case Bkrs	70%			2029	\$189,900	5	\$3,500	

Wiring

Braided Cloth	90%	2-4	\$374,600	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	10%			2050	**	1		
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Motor Controllers

Locally Mounted	100%			2028	\$122,900	5	\$1,300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Water Main.</i>								

Lighting

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DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent	90%			2035	**	10	\$155,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps Installed In 2010.*

Fluorescent	2%	Now	\$8,900	2040	**			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Office, Room 323**Explanation : Fixtures Are In Satisfactory Condition; However, The Sensor Switches Do Not Operate.*

Fluorescent	1%	Now	\$4,400	2040	**			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Utility Closets**Explanation : Very Low Lighting Level.*

LED	7%			2038	**			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Gymnasium, Auditorium**Explanation : Fixtures Installed In 2015.*

Egress Lighting

Exit, Service	50%			2025		1		
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Exit, Battery	50%			2025		10	\$6,300	
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Exterior Lighting

HID	40%	2-4	\$303,200	2040	**			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Old Lighting Fixtures Which Are Frequently Malfunctioning.*

No Component	60%							
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Alarm

Security System

No Component	80%							
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Generic	20%			2035	**	1	\$14,000	
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Fire/Smoke Detection

No Component	60%							
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Generic, Analog	40%			2035	**	1-3	\$46,300	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Under Construction	100%							
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Conversion Equipment

Under Construction	100%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp Under Construction	98%			2040	**	4	\$9,100	
Terminal Devices								
Air Handler	20%			2025	\$528,700	1	\$23,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Room</i>								
Convactor/Radiator	5%	0-2	\$50,300	2050	**	1	\$2,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Defective Climate Control System</i>								
Convactor/Radiator	75%			2035	**	1	\$45,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2038	**			
Window/Wall Unit	10%	0-2	\$39,200	2030	\$39,200	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Multiple Mechanical And Or Electrical Defects</i>								
Window/Wall Unit	60%			2028	\$235,100	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$166,000	
Exhaust Fans								
Interior	20%			2025	\$133,800	2	\$1,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Roof	15%	0-2	\$46,800	2040	**	2	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof, Defective Exhaust Fans</i>								
Roof	65%			2025	\$202,900	2	\$3,700	
<i>On Extended Life, Extent : Light, Area Affected : 65%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	\$140,100	2060	**	1		
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Toilet Rooms, Defective Toilet And Urinal Angle Stops</i>								
Brass/Copper	90%			2040	**	1		
Water Heater								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$18,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 271 - BK

Asset # : 1278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$28,700	4	\$6,000
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	75%						
	Generic	25%			2040	**	1-2	\$13,200
	Chemical System							
	No Component	95%						
	Generic	5%			2025	\$1,400	1-3	\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 275 - BK
Address : 985 ROCKAWAY AVENUE BTWN: HEGEMAN AVE., LINDEN BLV
Borough : BROOKLYN **Agency's Number** : K275
Program / Asset # : BOE0564.000 / 1283 **Yr Built/Renovated** : 1963 / 2013
Area Sq Ft : 159,000 **Project Type** : EDUCATION
Date of Survey : 02-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3636 **Lot** : 7 **BIN** : 3082940

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$201,100	\$73,800
Interior Architecture	\$769,900	\$2,123,100
Electrical		\$2,079,200
Mechanical	\$54,600	\$3,829,900
Total	\$1,025,700	\$8,106,000
Importance Code A	\$255,800	\$1,211,000
Importance Code B	\$646,200	\$6,839,200
Importance Code C	\$123,700	\$55,900
Total	\$1,025,700	\$8,106,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,000			
Interior Architecture	\$134,100			\$22,100
Electrical	\$14,800	\$14,800	\$18,600	\$16,500
Mechanical	\$84,600	\$32,400	\$29,800	\$24,100
Site Pavements	\$15,500			
Total	\$268,100	\$47,300	\$48,400	\$62,700
Importance Code A	\$19,000	\$16,700	\$16,700	\$16,700
Importance Code B	\$189,800	\$30,600	\$31,700	\$46,000
Importance Code C	\$59,300			
Total	\$268,100	\$47,300	\$48,400	\$62,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$147,700	
		<i>Efflorescence, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Bulkhead</i>						
Metal Panel	5%			2050	**	5-10	\$26,700	
Windows								
Aluminum	100%			2046	**	5	\$20,400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$104,600	
Masonry: Limestone	5%			LIFE	**	5-10	\$9,800	
Roof								
Copper/Terne	3%			2045	**	10	\$10,100	
Modified Bitumen	97%	Now	\$38,000	2035	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Upper Roof</i>						
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$165,800	
Ceramic Tile	5%	Now	\$26,100	2039	**	5	\$6,300	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
		<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
		<i>Patching Evident, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Kitchen</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
Terrazzo	5%			LIFE	**	5	\$19,700	
Vinyl Tile	25%			2030	\$573,300	3	\$31,600	
Vinyl Tile 9" X 9"	45%	0-2	\$267,400	2025	\$1,336,900	3	\$42,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout, Stair Landings, Corridors</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Wood	5%	Now	\$8,900	2058	**	5	\$11,800	
		<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Gymnasium</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040**I. S. 275 - BK****Asset # : 1283**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$25,900	2043	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$28,100	
Gypsum Board	5%			LIFE	**	5-10	\$29,900	
Operable Wall	2%			2040	**	5	\$24,600	
Plaster	53%	Now	\$79,800	LIFE	**	5	\$55,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Auditorium</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$43,900	
Ceilings								
AcousTile,Adhered	10%	2-4	\$147,200	2035	**	5	\$12,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTile,Adhered	30%			2035	**	5	\$74,200	
Exposed Concrete	55%			LIFE	**	5-10	\$170,000	
Metal Panel	5%	2-4	\$22,000	LIFE	**	5	\$15,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2040	**			
Iron Picket	80%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$15,500	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2043	**			
Pavers/Stone	50%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings. Estimated At 2,500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2030	\$211,300	5	\$600	
Molded Case Bkrs	10%			2050	**	5	\$400	
Raceway								
Conduit	60%			2030	\$158,500	1		
Conduit	40%			2050	**	1		
Panelboards								
Fused Disc Sw	40%			2029	\$95,800	5	\$1,500	
Fused Disc Sw	10%			2038	**	5	\$400	
Molded Case Bkrs	45%			2029	\$107,700	5	\$1,900	
Molded Case Bkrs	5%			2038	**	5	\$200	
Wiring								
Braided Cloth	60%			2029	\$222,500	1		
Thermoplastic	40%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$151,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement and Auditorium</i>								
LED	1%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Service	5%			2035	**	1		
Emergency, Battery	45%			2035	**	10	\$18,300	
Exit, Battery	50%			2035	**	10	\$5,700	
Exterior Lighting								
HID	70%			2030	\$448,800	10	\$300	
LED	30%			2035	**			
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	50%			2030	\$256,800	1	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	50%			2030	\$256,800	1	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$98,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout the Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Horns And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$331,700	5	\$52,300	
Conversion Equipment								
Steam Boiler	100%	2-4	\$54,600	2028	\$1,092,300	1	\$150,400	
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Brick Refractory At Boilers.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$746,300			
Terminal Devices								
Air Handler	25%			2030	\$593,300	1	\$26,100	
Convactor/Radiator	75%			2035	**	1	\$40,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	2%			2030	\$72,100			
Window/Wall Unit	70%			2025	\$246,200	1		
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$59,600	
No Component	60%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 275 - BK

Asset # : 1283

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	30%			2025	\$180,100	2	\$1,600
	Roof	70%	Now	\$3,900	2025	\$196,200	2	\$2,900
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$25,200	2040	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main In Basement</i>								
Water Heater								
	Gas Fired	100%			2030	\$102,900	2	\$2,500
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Installation In Progress In Basement.</i>								
HW Heat Exchanger								
	Steam Fired	100%			2030	\$268,800	4	\$25,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$24,700	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sewage Water Backs Up In Basement When It Rains</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2025	\$25,700	4	\$5,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2040	**	1-2	\$1,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 278 - BK
Address : 1925 STUART STREET @FILLMORE AVE.
Borough : BROOKLYN **Agency's Number** : K278
Program / Asset # : BOE0567.000 / 1285 **Yr Built/Renovated** : 1957 / 2011
Area Sq Ft : 134,000 **Project Type** : EDUCATION
Date of Survey : 27-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 8496 **Lot** : 100 **BIN** : 3239889

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$242,800
Interior Architecture	\$303,500	\$1,405,400
Electrical	\$1,396,900	\$608,200
Mechanical	\$1,898,200	\$539,800
Total	\$3,598,700	\$2,796,200
Importance Code A	\$930,400	\$242,800
Importance Code B	\$2,668,300	\$2,458,000
Importance Code C		\$95,400
Total	\$3,598,700	\$2,796,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$37,100		\$23,800
Interior Architecture	\$80,800	\$31,700		\$18,800
Electrical	\$26,100	\$40,300	\$1,400	\$1,300
Mechanical	\$14,600	\$42,600	\$39,600	\$20,400
Total	\$121,500	\$151,800	\$41,000	\$64,300
Importance Code A		\$51,600	\$14,200	\$38,100
Importance Code B	\$121,500	\$78,100	\$26,800	\$26,200
Importance Code C		\$22,000		
Total	\$121,500	\$151,800	\$41,000	\$64,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$30,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	82%			LIFE	**	5	\$100,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5-10	\$42,100	
Window Wall	3%			2047	**	5	\$13,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2049	**	5	\$47,600	
Glass Block	2%			LIFE	**	5	\$600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,600	
Masonry: Brick	85%			LIFE	**	5	\$4,000	
Metal Rail	5%			2040	**	5-10	\$4,200	
Roof								
Copper/Terne	5%			2062	**	10	\$18,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	95%			2037	**	10	\$142,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$47,100	
Ceramic Tile	5%	Now	\$22,300	2036	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$26,700	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%			2027	\$781,400	3	\$43,000	
Vinyl Tile 9" X 9"	30%	Now	\$227,800	2032	**	3	\$24,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	10%	4+	\$75,800	2042	**	5	\$20,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Operable Wall	5%			2047	**	5	\$43,900	
Granite Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$45,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$50,200	

Ceilings

AcousTile,Adhered	10%			2032	**	5	\$19,500	
AcousTileConcealSpLn	25%	Now	\$21,000	2025	\$420,700	5	\$30,400	

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Throughout

Exposed Concrete	15%			LIFE	**	5	\$4,600	
Plaster	50%			LIFE	**	5	\$60,900	

Cracking/Crumbling, Extent : Moderate, Area Affected : 1%

Location : Stair 4/5

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2047	**	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Four 800 Ampere Main Disconnect Switches

Fused Disc Sw	10%			2047	**	5	\$100	
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Switchgear / Switchboard

Fused Disc Sw	10%			2047	**	5	\$100	
Fused Knife Sw	90%	2-4	\$211,300	2057	**	5	\$300	

Obsolete Equipment, Extent : Severe, Area Affected : 100%

Location : Electrical Room

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Fused Knife Sw	25%	2-4	\$59,800	2052	**	5	\$400	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Area</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room And Boiler Room</i>								
Fused Toggle Switch	10%	2-4	\$23,900	2052	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Area, Kitchen And Cafeteria</i>								
Molded Case Bkrs	10%			2043	**	5	\$400	
Molded Case Bkrs	45%			2026	\$107,700	5	\$1,600	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	10%			2037	**	10	\$13,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Hallway And Boiler Room</i>								
Fluorescent	86%			2037	**	10	\$113,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$103,500	10	\$17,400	
Exit, Service	50%			2022	\$20,700	1		
Exterior Lighting								
HID	100%			2022	\$540,300	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2037	**	1	\$5,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$148,200	1-3	\$8,300	

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DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$44,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank 20,000 Gal</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$930,400	2047	**	1	\$128,100	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Brickwork Needed In All Three Boilers</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Boilers Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$121,700	2037	**	4	\$7,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Thermostats And Pneumatic Controls Not Working</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%			2022	\$606,500	1	\$26,700	
Convactor/Radiator	70%			2032	**	1	\$32,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Inadequate Capacity</i>								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2032	**	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Rooftop Unit Serves Auditorium</i>								
Window/Wall Unit	80%			2022	\$239,700	1		
No Component	15%							
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2	\$9,400	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,200	
Exhaust Fans								
Interior	50%			2027	\$255,700	2	\$2,200	
Roof	50%			2027	\$119,300	2	\$2,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2025	\$87,700	2	\$2,100	
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Work With Gas Furnace And Operate Off Both Boilers</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$3,000	
Sewage Ejector(s) Electric	100%			2027	\$41,400	4	\$5,700	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2037	**	1-2	\$2,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 281 - BK (J. H. S. 281 - BK)
Address : 8787 24 AVENUE BTWN: BATH AVE, CROPSY AVE
Borough : BROOKLYN **Agency's Number** : K281
Program / Asset # : BOE0569.000 / 1287 **Yr Built/Renovated** : 1966 / 2002
Area Sq Ft : 153,000 **Project Type** : EDUCATION
Date of Survey : 17-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 6891 **Lot** : 1 **BIN** : 3186626

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$354,600	\$1,751,600
Interior Architecture	\$661,800	\$172,500
Electrical	\$382,900	\$2,277,600
Mechanical	\$329,300	\$3,972,400
Site Pavements	\$71,500	
Total	\$1,800,200	\$8,174,100
Importance Code A	\$552,600	\$2,786,600
Importance Code B	\$869,500	\$5,349,300
Importance Code C	\$378,000	\$38,200
Total	\$1,800,200	\$8,174,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,900		\$29,800	
Interior Architecture	\$89,900		\$22,200	\$25,700
Electrical	\$15,500	\$5,100	\$5,500	\$7,900
Mechanical	\$23,900	\$21,400	\$34,400	\$21,400
Site Enclosure	\$13,500			
Site Pavements	\$15,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$172,900	\$30,500	\$95,800	\$58,900
Importance Code A	\$10,900	\$15,200	\$44,900	\$15,200
Importance Code B	\$111,900	\$15,300	\$50,800	\$43,800
Importance Code C	\$50,100			
Total	\$172,900	\$30,500	\$95,800	\$58,900



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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	85%	2-4	\$284,700	LIFE	**	5	\$176,700		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%			LIFE	**	5	\$15,600		
Metal Panel	8%			2040	**	5-10	\$114,400		
Granite Panels	2%			LIFE	**	5	\$6,200		
Windows									
Aluminum	100%			2038	**	5	\$59,600		
Parapets									
Metal: Cage/Fence	100%			2035	**	5-10	\$145,900		
Roof									
Built-Up (BUR)	90%			2030	\$1,258,900	10	\$86,900		
Built-Up (BUR)	5%	Now	\$69,900	2040	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>									
<i>Location : All Pitch Pockets</i>									
Metal Panel	5%			2047	**	10	\$8,900		
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$103,600		
Ceramic Tile	3%			2039	**	5	\$7,100		
Terrazzo	2%			LIFE	**	5	\$7,400		
Vinyl Tile	75%	0-2	\$161,200	2035	**	3	\$66,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	10%			2058	**	5	\$44,400		
Interior Walls									
Concrete Masonry Unit	10%	Now	\$55,000	LIFE	**	5	\$9,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Folding Partition	5%	4+	\$196,900	2046	**	5	\$14,500		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Glazed Ceramic Panel	2%			LIFE	**	10	\$4,200		
Plaster	55%	Now	\$54,600	LIFE	**	5	\$38,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	28%			LIFE	**	10	\$32,400		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	23%			2035	**	5	\$68,100	
AcousTileSusp.Lay-In	2%			2035	**	5	\$4,700	
Exposed Concrete	55%			LIFE	**	5-10	\$162,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$23,700	
Fiber Board	5%			2030			\$82,500	
Plaster	10%			LIFE	**	5-10	\$40,700	

Site Enclosure

Fence/Gates

Chain Link	40%	Now	\$8,600	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Iron Picket	60%	Now	\$4,900	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$15,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$71,500	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Cast in Place Concrete	100%			2043	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$44,900	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,000 Ampere Main Disconnect Switches.</i>								

Switchgear / Switchboard

Fused Disc Sw	80%			2030	\$187,800	5	\$500	
Fused Disc Sw	20%			2050	**	5	\$100	

Raceway

Conduit	90%			2030	\$237,800	1		
Conduit	10%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	\$23,900	5	\$400	
Fused Toggle Switch	1%	2-4	\$2,400	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In Basement</i>								
Molded Case Bkrs	69%			2029	\$165,200	5	\$2,800	
Molded Case Bkrs	20%			2046	**	5	\$800	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	60%			2028	\$73,700	5	\$600	
Locally Mounted	40%	2-4	\$49,200	2050	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	**	10	\$126,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2016.</i>								
Egress Lighting								
Emergency, Service	40%			2025	\$32,100	1		
Emergency, Battery	10%			2025	\$22,000	10	\$3,700	
Exit, Service	50%			2025	\$22,000	1		
Exterior Lighting								
HID	100%			2025	\$616,900	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$148,300	1	\$17,100	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$676,700	1-3	\$38,900	

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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$300,700	5	\$47,400	
Conversion Equipment								
Steam Boiler	100%	Now	\$198,000	2028	\$990,200	1	\$136,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Three Boilers In The Basement</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$676,500			
Terminal Devices								
Air Handler	20%			2030	\$430,300	1	\$18,900	
Convactor/Radiator	80%			2035	**	1	\$39,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2030	\$62,000	2	\$500	
Split Unit	5%			2030	\$163,300			
Window/Wall Unit	80%			2025	\$255,100	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$135,100	
Exhaust Fans								
Interior	30%			2025	\$163,300	2	\$1,400	
Roof	70%			2025	\$177,800	2	\$3,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$671,300	1		
Water Heater								
Gas Fired	100%			2023	\$93,300	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Storage Tanks At 175 Gallons Each</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$23,300	4	\$4,800	
Sewage Ejector(s)								
Electric	100%			2025	\$44,100	4	\$9,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE		**		
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2040		**	1-2	\$2,100
Chemical System								
	No Component	98%						
	Generic	2%		2025	\$600		1-3	\$100

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 285 - BK (J. H. S. 285 - BK)
Address : 5905 BEVERLY ROAD BTWN: EAST 59 ST., RALPH AVE.
Borough : BROOKLYN **Agency's Number** : K285
Program / Asset # : BOE0572.000 / 2538 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 120,000 **Project Type** : EDUCATION
Date of Survey : 19-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4744 **Lot** : 1 **BIN** : 3104599

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$609,500	\$1,433,000
Interior Architecture	\$341,000	\$937,900
Electrical	\$432,800	\$1,325,400
Mechanical	\$114,300	\$110,700
Site Enclosure	\$38,400	
Total	\$1,536,000	\$3,807,100
Importance Code A	\$609,500	\$1,455,500
Importance Code B	\$888,100	\$2,351,600
Importance Code C	\$38,400	
Total	\$1,536,000	\$3,807,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,000		\$22,900	
Interior Architecture	\$138,500		\$15,000	\$14,000
Electrical	\$12,500	\$8,100	\$10,300	\$8,800
Mechanical	\$36,400	\$17,300	\$29,300	\$17,300
Site Pavements	\$21,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$271,500	\$33,300	\$85,200	\$48,000
Importance Code A	\$67,000	\$11,900	\$34,800	\$11,900
Importance Code B	\$172,200	\$21,400	\$50,500	\$36,100
Importance Code C	\$32,300			
Total	\$271,500	\$33,300	\$85,200	\$48,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	Now	\$362,800	LIFE	**	5	\$181,200	
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Along East 59 Street</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Along East 59 Street</i>					
Masonry: Limestone	5%			LIFE	**	5	\$14,300	
Windows								
Aluminum	10%	Now	\$149,300	2046	**	5	\$2,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Girls Locker Room</i>					
			<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Aluminum	90%			2046	**	5	\$50,100	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5-10	\$114,100	
Masonry: Limestone	10%			LIFE	**	5-10	\$25,400	
Metal Rail	10%			2043	**	5-10	\$37,700	
Roof								
Built-Up (BUR)	95%			2030	\$1,171,000	10	\$80,800	
			<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Copper/Terne	5%			2045	**	10	\$10,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$69,800	
Ceramic Tile	5%	Now	\$16,500	2039	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilets</i>								
Terrazzo	5%			LIFE	**	5	\$12,500	
Vinyl Tile	20%	Now	\$29,000	2035	**	3	\$12,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors Throughout</i>								
Vinyl Tile 9" X 9"	50%	Now	\$281,400	2025	\$937,900	3	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms And Basement Corridors</i>								
Wood	10%			2058	**	5	\$29,900	
Interior Walls								
Concrete Masonry Unit	10%	Now	\$4,000	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
Folding Partition	5%			2046	**	5	\$10,700	
Plaster	55%	Now	\$8,000	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$12,800	
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$24,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium And Gymnasium</i>								
Exposed Concrete	55%			LIFE	**	5-10	\$68,100	
Plaster	20%			LIFE	**	5-10	\$34,100	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Locker Rooms</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	45%			2050	**			
Iron Picket	50%	Now	\$38,400	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Access Stair</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	100%	0-2	\$19,100	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$22,400	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 800 Amperes Each</i>								
Fused Disc Sw	50%			2056	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 400 Amperes Each</i>								
Switchgear / Switchboard								
Fused Knife Sw	70%	0-2	\$146,100	2060	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service A And Service B</i>								
Molded Case Bkrs	30%			2056	**	5	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2030	\$200,500	1		
Conduit	10%			2056	**	1		
Panelboards								
Molded Case Bkrs	80%			2046	**	5	\$2,500	
Molded Case Bkrs	20%			2029	\$38,300	5	\$600	
Wiring								
Braided Cloth	90%	2-4	\$286,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$105,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2030	\$4,100	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : High Pressure Sodium Fixtures</i>								
LED	2%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$86,400	10	\$14,500	
Exit, Service	50%			2030	\$17,300	1		
Exterior Lighting								
HID	100%			2025	\$483,900	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2065	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Terminals And Downleads Installed On Chimney</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$13,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Intrusion Alarm System And CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

Generic, Analog

20%

2025

\$265,400

1-3

\$15,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations And Alarm Bells Only*

Generic, Digital

80%

2038

* *

1-3

\$59,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Entire Boiler Room Has Been Renovated Recently*

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$118,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$40,600

2040

* *

4

\$5,900

Piping/Pmp

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Basement**Explanation : Vacuum Pump Leaking*

Terminal Devices

Air Handler

25%

2035

* *

1

\$18,600

Convactor/Radiator

75%

2035

* *

1

\$29,100

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

10%

Now

\$9,700

2035

* *

2

\$600

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Roof**Explanation : Controls Not Working*

Window/Wall Unit

15%

2025

\$37,500

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$105,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	90%			2035	**	2	\$3,300
	Roof	10%			2030	\$19,900	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	30%			2050	**	1	
	Galvanized Steel	70%			2035	**	1	
Water Heater								
	Gas Fired	100%			2028	\$73,200	2	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Approximately 600 Gallon Storage</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$43,900	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Girls Restroom Leaks To Basement Elevator Room.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : Drain Backup</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$4,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,700
Chemical System								
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 291 - BK
Address : 231 PALMETTO STREET @WILSON AVE.
Borough : BROOKLYN **Agency's Number** : K291
Program / Asset # : BOE0578.000 / 1265 **Yr Built/Renovated** : 1975 / 2012
Area Sq Ft : 206,000 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3343 **Lot** : 1 **BIN** : 3076460

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,228,700	\$279,400
Interior Architecture	\$1,296,500	\$2,163,400
Electrical	\$1,286,200	\$3,449,000
Mechanical	\$64,400	\$656,200
Total	\$3,875,700	\$6,548,000
Importance Code A	\$1,228,700	\$369,100
Importance Code B	\$2,647,000	\$6,178,900
Total	\$3,875,700	\$6,548,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$3,200	
Interior Architecture	\$96,600			\$29,000
Electrical	\$22,900	\$27,900	\$76,000	\$21,500
Mechanical	\$104,600	\$44,500	\$111,300	\$56,200
Site Enclosure	\$5,400			
Site Pavements	\$45,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$278,800	\$76,400	\$194,400	\$110,700
Importance Code A	\$10,200	\$10,200	\$13,800	\$10,200
Importance Code B	\$240,100	\$66,200	\$180,600	\$100,500
Importance Code C	\$28,600			
Total	\$278,800	\$76,400	\$194,400	\$110,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	0-2	\$55,000	LIFE	**	5	\$34,200	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2048	**	5-10	\$11,700	
Pre-Cast Concrete	58%			LIFE	**	5	\$161,000	
Windows								
Aluminum	98%	0-2	\$165,900	2044	**	5	\$37,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2037	**	10	\$9,500	
Parapets								
Cast in Place Concrete	85%			LIFE	**	5	\$81,300	
Masonry: Brick	10%			LIFE	**	5	\$900	
Metal Security Bars	5%			2056	**			
Roof								
Built-Up (BUR)	100%	Now	\$1,007,700	2036	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Rooms : 327a, 300, Library, Stairwell C And Throughout</i>								
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$31,800	
Ceramic Tile	5%	0-2	\$60,100	2037	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	5%	0-2	\$22,300	2041	**	5	\$10,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%	0-2	\$210,900	2028	\$2,109,000	3	\$87,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2056	**	5	\$27,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%	0-2	\$12,400	2037	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$25,200	
Folding Partition	3%	4+	\$10,700	2044	**	5	\$7,900	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Switch Broken</i>								
Masonry: Brick	3%			LIFE	**			
Metal Panel	10%			LIFE	**			
Plaster	40%			LIFE	**	5	\$25,200	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	2%			LIFE	**	5	\$16,800	
Ceilings								
AcousTile,Adhered	20%	2-4	\$576,600	2048	**	5	\$29,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Corridors</i>								
AcousTileConcealSpLn	10%	0-2	\$25,100	2033	**	5	\$18,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	0-2	\$12,500	2033	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%	0-2	\$448,900	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	15%			LIFE	**	5	\$54,500	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%	4+	\$5,400	2063	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Wilson Avenue And Palmetto Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$28,200	2041	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wilson Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

100% 4+ \$17,000 2037 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Activity Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90% 2028 \$80,700 5 \$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Ampere, One 3000 Ampere, And Two 1200 Ampere Main Disconnect Switches*

Fused Disc Sw

10% 2028 \$9,000 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

100% 2028 \$521,800 5 \$900

Raceway

Conduit

98% 2028 \$604,800 1

Conduit

2% 2048 * * 1

Panelboards

Fused Disc Sw

10% 2027 \$51,100 5 \$500

Molded Case Bkrs

80% 2027 \$408,500 5 \$4,300

Molded Case Bkrs

10% 2044 * * 5 \$500

Wiring

Thermoplastic

90% 2028 \$749,200 1

Thermoplastic

10% 2048 * * 1

Motor Controllers

Locally Mounted

53% 2026 \$130,300 5 \$700

Motor Control Center

45% 2026 \$694,000 5 \$2,500

Variable Frequency

2% 2045 * *

Drive

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$3,000

Stand-by Power

Transfer Switches

Automatic

100% 2026 \$23,500 1 \$63,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Natural Gas	100%			2024	\$129,600	1	\$79,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : One 76 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$7,600	
Lighting								
Interior Lighting								
Fluorescent	94%			2033	**	10	\$177,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2036	**	10	\$7,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Auditorium</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$148,300	10	\$24,900	
Exit, Service	50%			2023	\$29,700	1		
Exterior Lighting								
HID	80%			2023	\$664,500	10	\$500	
HID	20%	Now	\$166,100	2038	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$199,600	1	\$23,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside, Outside The Building, Hallway And Offices</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$39,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$101,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2044	**	4	\$10,200	
Terminal Devices Air Handler	70%			2033	**	1	\$89,200	
Convactor/Radiator	30%	Now	\$6,600	2041	**	1	\$18,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Room 131 And Room 133</i>								
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Reciprocating Compr/Chiller	70%			2033	**	1	\$66,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers. Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Window/Wall Unit No Component	15%			2023	\$64,400	1		
Distribution CW & CHW Wtr Pipe/Pump No Component	70%			2054	**	4	\$10,700	
Terminal Devices Air Handler/Cool/Ht	70%			2033	**	1	\$89,200	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Units</i>								
No Component	30%							
Heat Rejection Dry Cooler No Component	70%			2033	**	2	\$100,400	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$114,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 291 - BK

Asset # : 1265

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	20%	Now	\$7,300	2028	\$146,600	2	\$1,000
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gas Meter Room</i>								
	Roof	80%	Now	\$27,400	2028	\$273,600	2	\$4,000
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2041	**	1	
Water Heater								
	Gas Fired	100%			2027	\$125,600	2	\$3,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$31,400	4	\$4,400
Sewage Ejector(s)								
	Electric	100%			2028	\$59,300	4	\$8,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$107,700
Sprinkler								
	No Component	95%						
	Generic	5%			2048	**	1-2	\$2,900
Chemical System								
	No Component	80%						
	Generic	20%			2023	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers.</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 292 - BK
Address : 300 WYONA STREET @BELMONT AVE.
Borough : BROOKLYN **Agency's Number** : K292
Program / Asset # : BOE0579.000 / 1266 **Yr Built/Renovated** : 1967 / 2012
Area Sq Ft : 163,000 **Project Type** : EDUCATION
Date of Survey : 29-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,4
Block : 3740 **Lot** : 1 **BIN** : 3083931

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$122,300	\$343,500
Interior Architecture	\$685,800	\$3,107,700
Electrical	\$1,143,700	\$779,200
Mechanical	\$326,700	\$1,935,900
Total	\$2,278,500	\$6,166,400
Importance Code A	\$122,300	\$388,400
Importance Code B	\$2,039,300	\$5,304,800
Importance Code C	\$116,900	\$473,200
Total	\$2,278,500	\$6,166,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,300	\$8,400		
Interior Architecture	\$73,400			\$25,900
Electrical	\$1,700	\$54,700	\$1,500	\$3,500
Mechanical	\$58,200	\$79,600	\$45,100	\$24,600
Total	\$168,500	\$142,800	\$46,600	\$54,100
Importance Code A	\$52,400	\$25,900	\$17,100	\$17,100
Importance Code B	\$99,000	\$116,900	\$29,500	\$36,900
Importance Code C	\$17,100			
Total	\$168,500	\$142,800	\$46,600	\$54,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	30%			LIFE	**	5	\$134,300		
Masonry: Brick	60%			LIFE	**	5	\$53,700		
Masonry: Granite	5%	Now	\$28,300	LIFE	**	5	\$3,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Metal Panel	5%			2037	**	5-10	\$30,800		
Windows									
Aluminum	100%	Now	\$49,900	2049	**	5	\$11,100		
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast in Place Concrete	25%			LIFE	**	5	\$34,100		
Masonry: Brick	25%			LIFE	**	5	\$3,300		
Metal Rail	50%			2032	**	5-10	\$119,300		
Roof									
Single Ply Membrane	98%			2037	**	10	\$108,600		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Skylight, Metal/Glass	2%	Now	\$7,000	2037	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$28,300		
Ceramic Tile	3%			2030		5	\$7,800		
Sheet Vinyl/Rubber	7%	0-2	\$114,900	2027	\$574,300	5	\$13,600		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium</i>									
Vinyl Tile	75%	0-2	\$176,300	2027	\$1,763,200	3	\$72,800		
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	5%	Now	\$152,300	2037	**	3	\$4,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Wood	5%			2055	**	5	\$24,300		

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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	4%	0-2	\$42,500	2030	\$424,600	5	\$7,200	

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Concrete Masonry Unit	10%	4+	\$17,100	LIFE	**	5	\$14,400	
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Machine Room

Folding Partition	1%			2035	**	5	\$9,000	
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Masonry: Brick	10%			LIFE	**			
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Plaster	45%			LIFE	**	5	\$48,600	
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SGFT/Glazed Masonry	25%	Now	\$74,500	LIFE	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

Ceilings

AcousTile,Adhered	5%	Now	\$12,600	2032	**	5	\$6,300	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Throughout

AcousTileSusp.Lay-In	45%			2032	**	5	\$114,000	
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Water Penetration, Extent : Light, Area Affected : 1%

Location : Boys And Girls Locker Room

Exposed Concrete	5%	Now	\$21,800	LIFE	**	5	\$2,000	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Along Top Of Roof Beam In Gymnasium

Spalling, Extent : Moderate, Area Affected : 10%

Location : At Skylight Ceiling

Gypsum Board	25%	0-2	\$68,400	LIFE	**	5	\$79,200	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Metal Panel	5%	Now	\$11,300	LIFE	**	5	\$15,800	
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Deformed/Dented, Extent : Moderate, Area Affected : 5%

Location : Throughout

Plaster	15%	Now	\$10,700	LIFE	**	5	\$23,800	
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Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Gymnasium Above Water Fountain

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Ampere And 3000 Ampere Main Disconnect Switch

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$211,300	5	\$600	
Fused Disc Sw	10%			2047	**	5	\$100	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	7%			2026	\$19,000	5	\$300	
Fused Disc Sw	3%			2049	**	5	\$100	
Molded Case Bkrs	90%			2049	**	5	\$3,900	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	94%			2035	**	10	\$149,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$5,900	10	\$100	
Incandescent	4%			2022	\$82,100	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2022	\$124,600	10	\$20,900	
Exit, Service	50%			2022	\$24,900	1		
Exterior Lighting								
HID	70%			2022	\$460,100	10	\$300	
HID	30%			2035	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$6,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$180,200	1-3	\$10,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2047	**	5	\$53,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Tanks Of 15,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$171,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$146,400	2037	**	4	\$8,500	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$486,600	1	\$21,400	
Convactor/Radiator	80%			2025	\$741,000	1	\$44,700	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2035	**	2	\$2,100	
Window/Wall Unit	50%			2022	\$180,300	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	**	1	\$2,800	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,500	
Exhaust Fans								
Interior	100%			2027	\$615,600	2	\$5,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$13,800	2037	**	4	\$17,100	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coil Connection, Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 292 - BK

Asset # : 1266

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$18,000	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Backs Up When It Rains</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$26,400	4	\$3,700	
Sewage Ejector(s) Electric	100%			2027	\$49,800	4	\$6,900	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : Out Of Service For Number Of Years</i>								
Fire Suppression								
Sprinkler No Component Generic	90%			2037	**	1-2	\$4,800	
Chemical System Generic	100%			2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 296 - BK (J. H. S. 296 - BK)
Address : 125 COVERT STREET @CENTRAL AVE.
Borough : BROOKLYN **Agency's Number** : K296
Program / Asset # : BOE0581.000 / 1268 **Yr Built/Renovated** : 1961 / 2008
Area Sq Ft : 157,000 **Project Type** : EDUCATION
Date of Survey : 20-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3416 **Lot** : 1 **BIN** : 3079027

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$120,100	\$76,700
Interior Architecture	\$285,100	\$175,900
Electrical	\$895,000	\$1,069,000
Mechanical	\$661,500	\$849,900
Total	\$1,961,700	\$2,171,500
Importance Code A	\$120,100	\$121,600
Importance Code B	\$1,841,600	\$1,987,500
Importance Code C		\$62,500
Total	\$1,961,700	\$2,171,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$16,700	\$10,100
Interior Architecture	\$50,900		\$7,800	\$22,800
Electrical	\$4,900	\$6,200	\$33,400	\$4,600
Mechanical	\$61,800	\$24,200	\$62,200	\$24,200
Site Enclosure	\$10,400			
Site Pavements	\$30,300			
Total	\$158,300	\$30,400	\$120,100	\$61,600
Importance Code A	\$16,500	\$16,500	\$33,500	\$26,600
Importance Code B	\$131,500	\$13,900	\$86,600	\$35,100
Importance Code C	\$10,400			
Total	\$158,300	\$30,400	\$120,100	\$61,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$76,700	
Windows								
Aluminum	100%			2044	**	5	\$20,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Security Screen Frames</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$14,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,000	
Roof								
Copper/Terne	5%			2043	**	10	\$16,700	
Modified Bitumen	90%			2033	**	10	\$120,100	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Internal Roof Areas</i>								
Skylight, Metal/Glass	5%			2038	**	10	\$22,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	11%			LIFE	**	5	\$60,000	
Ceramic Tile	5%	0-2	\$12,900	2037	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	6%	4+	\$74,300	LIFE	**	5	\$11,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Stair Nose</i>								
Traffic Topping	5%			2033	**	5	\$15,600	
Vinyl Tile	73%			2036	**	3	\$91,000	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$13,900	
Masonry: Brick	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$62,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2041	**	5	\$30,500	
AcousTileConcealSpLn	25%	Now	\$210,800	2033	**	5	\$38,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Hallways</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5	\$21,000	
Plaster	10%			LIFE	**	5	\$15,300	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

100% 4+ \$10,400 2038 **

*Corrosion/Rusting, Extent : Moderate, Area Affected : 25%**Location : Throughout*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2041 **

On-Site Walkways

Cast in Place Concrete

100% 2041 **

Activity Yard

Asphalt

85% 4+ \$30,300 2037 **

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Traffic Topping

15% 2033 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

10% 2028 \$4,500 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Fused Disc Sw

90% 2028 \$40,400 5 \$600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1600 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Molded Case Bkrs

100% 2028 \$234,800 5 \$4,100

Raceway

Conduit

95% 2028 \$251,000 1

Conduit

5% 2048 ** 1

Panelboards

Fused Disc Sw

10% 2027 \$23,900 5 \$400

Molded Case Bkrs

80% 2027 \$191,500 5 \$3,300

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs

10% 2044 ** 5 \$400

Wiring

Braided Cloth

75% Now \$278,200 2053 ** 1

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

5% 2048 ** 1

Thermoplastic

20% 2028 \$74,200 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2026	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$149,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	10%			2036	**	10	\$4,000	
Emergency, Battery	40%			2023	\$96,000	10	\$16,100	
Exit, Service	20%			2023	\$9,600	1		
Exit, Service	30%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$17,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$520,800	1-3	\$29,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$51,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Tanks 10000 Gallons Each</i>						
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$165,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$282,100	2038	**	4	\$8,200	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump, In The Basement</i>								
Terminal Devices								
Air Handler	20%	Now	\$9,400	2028	\$468,700	1	\$18,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Control</i>								
Convactor/Radiator	80%			2041	**	1	\$43,100	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$277,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$92,900	
Exhaust Fans								
Interior	20%			2028	\$118,600	2	\$1,000	
Roof	80%			2028	\$221,400	2	\$4,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2021	\$101,600	2	\$2,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$17,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Backs Up In Basement When It Rains Hard</i>								
Sump Pump(s)								
Non-Submersible	50%	Now	\$12,700	2038	**	4	\$1,800	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Unit In The Basement</i>								
Non-Submersible	50%			2033	**	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2038	**	1-2	\$2,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 302 - BK
Address : 350 LINWOOD STREET BTWN: ATLANTIC AVE., LIBERTY AVE
Borough : BROOKLYN **Agency's Number** : K302
Program / Asset # : BOE0585.000 / 1272 **Yr Built/Renovated** : 1970 / 2010
Area Sq Ft : 171,000 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3969 **Lot** : 1 **BIN** : 3088357

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$590,000	\$289,000
Interior Architecture	\$824,600	\$1,950,300
Electrical		\$1,748,000
Mechanical	\$140,300	\$3,234,000
Total	\$1,554,900	\$7,221,300
Importance Code A	\$590,000	\$1,395,600
Importance Code B	\$503,200	\$5,825,600
Importance Code C	\$461,700	
Total	\$1,554,900	\$7,221,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,300		\$15,600	
Interior Architecture	\$118,400		\$6,200	\$22,000
Electrical	\$31,400	\$7,700	\$10,200	\$9,400
Mechanical	\$96,800	\$24,500	\$38,000	\$33,000
Site Pavements	\$27,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$281,800	\$36,200	\$73,900	\$68,300
Importance Code A	\$25,500	\$16,900	\$32,500	\$16,900
Importance Code B	\$206,600	\$19,200	\$41,400	\$48,100
Importance Code C	\$49,700			\$3,300
Total	\$281,800	\$36,200	\$73,900	\$68,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	87%	Now	\$80,600	LIFE	**	5	\$125,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair B At 4th Floor</i>								
Metal Panel	5%			2050	**	5-10	\$49,400	
Pre-Cast Concrete	8%			LIFE	**	5	\$74,800	
Windows								
Aluminum	98%	4+	\$343,300	2046	**	5	\$19,200	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2039	**	10	\$4,900	
Parapets								
Masonry: Brick	83%			LIFE	**	5-10	\$150,800	
Metal Panel	2%			2050	**	5	\$2,100	
Metal: Cage/Fence	13%			2043	**	5-10	\$26,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$6,700	
Roof								
Built-Up (BUR)	100%			2035	**	10	\$90,600	
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	7%	4+	\$19,300	LIFE	**	5	\$38,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$51,500	2039	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	3%			LIFE	**	5	\$11,700	
Vinyl Tile	20%			2035	**	3	\$18,700	
Vinyl Tile 9" X 9"	60%			2025	\$1,755,500	3	\$74,600	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%			2045	**	5	\$23,300	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$6,600	
Concrete Masonry Unit	14%			LIFE	**	5	\$24,600	
Metal Panel	10%			LIFE	**	10	\$9,900	
Operable Wall	6%	Now	\$303,400	2040	**	5	\$23,100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Plaster	42%	0-2	\$158,300	LIFE	**	5	\$27,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$27,500	
Ceilings								
AcousTile,Adhered	15%	2-4	\$148,200	2035	**	5	\$18,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	15%			2035	**	5	\$46,600	
Exposed Concrete	15%			LIFE	**	5-10	\$46,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$24,900	
Fiber Board	5%			2030			\$86,700	
Plaster	45%			LIFE	**	5-10	\$192,400	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2050	**			
Iron Picket	40%			2050	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$27,900	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Linwood Street By Entry</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	40%			2033	**			
Cast in Place Concrete	60%			2035	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	30%			2039	**			
Cast in Place Concrete	20%			2043	**			
No Component	50%							

Other Observation, Extent : Light, Area Affected : 0%

Location : Athletic Field

Explanation : This Is Actually Artificial Grass Surface

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2040	**	5	\$600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 3,000 Ampere And Three 1,600 Ampere Main Disconnect Switches. The Building Roof Is Provided With Solar Panel System.

Fused Disc Sw	20%			2040	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	80%			2030	\$208,700	5	\$600	
Fused Disc Sw	20%			2050	**	5	\$100	

Raceway

Conduit	90%			2030	\$277,700	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	10%			2029	\$27,100	5	\$400	
Molded Case Bkrs	70%			2029	\$189,900	5	\$3,200	
Molded Case Bkrs	20%			2046	**	5	\$900	

Wiring

Thermoplastic	90%			2030	\$374,600	1		
Thermoplastic	10%			2050	**	1		

Motor Controllers

Locally Mounted	100%			2028	\$122,900	5	\$1,200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$5,000	
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Lighting

Interior Lighting

Fluorescent	94%			2038	**	10	\$147,400	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

LED	6%			2038	**			
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	30%			2025	\$73,900	10	\$12,400	
Emergency, Battery	20%			2025	\$49,200	10	\$8,300	
Exit, Service	50%			2035	**	1		

Exterior Lighting

HID	80%			2035	**	10	\$400	
HID	20%			2025	\$137,900	10	\$100	

Alarm

Security System

No Component	70%							
Generic	30%			2025	\$165,700	1	\$19,200	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : CCTV Surveillance System Is Scheduled To Be Upgraded Within The Next Few Months.

Fire/Smoke Detection

No Component	40%							
Generic, Digital	60%			2035	**	1-3	\$63,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2030	\$336,100	5	\$53,000	
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Conversion Equipment

Steam Boiler	100%	Now	\$22,100	2028	\$1,106,700	1	\$152,400	
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Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Oil Leaks

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 3 Units

Distribution

Steam Piping/Pump	100%	Now	\$37,800	2040	**			
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Broken, Extent : Severe, Area Affected : 20%

Location : Boiler Room Condensate Return Pumps

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	25%	Now	\$60,100	2030	\$601,100	1	\$23,800	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2 Of 8 Units In Mechanical Room</i>								
Convactor/Radiator	75%	0-2	\$34,300	2035	**	1	\$37,300	
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Radiators In Stairwell</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stream Traps Faulty Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	10%			2030	\$365,000			
Window/Wall Unit	80%			2025	\$285,100	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,000	
Exhaust Fans								
Interior	60%			2030	\$365,000	2	\$3,100	
Roof	10%			2025	\$28,400	2	\$500	
Roof	30%			2035	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$104,300	2	\$2,500	
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$16,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$26,100	2040	**	4	\$3,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 302 - BK

Asset # : 1272

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit And One Abandoned Frieght Elevator In Basement</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2040		**	1-2	\$1,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 318 - BK
Address : 101 WALTON STREET @ THROOP AVE.
Borough : BROOKLYN **Agency's Number** : K318
Program / Asset # : BOE0596.000 / 1251 **Yr Built/Renovated** : 1968 / 2011
Area Sq Ft : 151,000 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2246 **Lot** : 1 **BIN** : 3061328

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$388,000	\$153,500
Interior Architecture	\$1,738,200	\$195,700
Electrical	\$1,702,900	\$705,200
Mechanical		\$2,550,200
Total	\$3,829,100	\$3,604,600
Importance Code A	\$388,000	\$1,190,900
Importance Code B	\$3,332,500	\$2,355,700
Importance Code C	\$108,600	\$58,100
Total	\$3,829,100	\$3,604,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,900			\$6,900
Interior Architecture	\$83,700		\$5,000	\$33,300
Electrical	\$5,100	\$4,900	\$5,800	\$39,500
Mechanical	\$31,700	\$22,400	\$43,800	\$47,500
Site Enclosure	\$12,900			
Site Pavements	\$23,200			
Total	\$184,500	\$27,200	\$54,500	\$127,200
Importance Code A	\$43,800	\$15,900	\$15,900	\$23,100
Importance Code B	\$127,800	\$11,400	\$33,700	\$104,100
Importance Code C	\$12,900		\$5,000	
Total	\$184,500	\$27,200	\$54,500	\$127,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$18,500	
Masonry: Brick	58%			LIFE	**	5	\$42,800	
Masonry: Marble	2%			LIFE	**	5	\$1,100	
Metal Panel	30%			2049	**	5-10	\$152,200	
Window Wall	5%			2049	**	5	\$13,800	
Windows								
Aluminum	100%	Now	\$346,400	2037	**	5	\$9,700	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$13,000	
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%			2057	**			
Roof								
Built-Up (BUR)	75%	Now	\$27,900	2034	**			
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Near Equipment</i>								
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	20%			2037	**	10	\$25,700	
Metal Panel	5%			2049	**	10	\$11,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%	Now	\$65,400	2031	**	3	\$7,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Library</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	10%	0-2	\$13,300	LIFE	**	5	\$52,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$5,000	2038	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Sheet Vinyl/Rubber	5%			2034	**	5	\$18,000	
Terrazzo	5%			LIFE	**	5	\$9,400	
Vinyl Tile	33%	Now	\$71,900	2034	**	3	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout And Cafateria</i>								
Vinyl Tile 9" X 9"	40%	0-2	\$338,600	2024	\$1,128,600	3	\$36,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$10,000	
Concrete Masonry Unit	10%	0-2	\$39,600	LIFE	**	5	\$13,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead And Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basment Boiler Room</i>								
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	58%			LIFE	**	5	\$58,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$69,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Corridor</i>								
Wood	2%			LIFE	**	5	\$26,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	\$46,600	2034	**	5	\$11,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridor And Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	30%			2042	**	5	\$88,000	
Exposed Concrete	50%			LIFE	**	5	\$18,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	8%			LIFE	**	5	\$11,700	
Wood	2%			LIFE	**	5	\$41,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$12,900	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$23,200	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Side</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch. It Is In Satisfactory Condition.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2039	**	5	\$600	
Fused Disc Sw	10%			2029	\$23,500	5	\$100	
Raceway								
Conduit	90%			2029	\$237,800	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Fused Disc Sw	5%			2037	**	5	\$200	
Molded Case Bkrs	10%			2037	**	5	\$400	
Molded Case Bkrs	75%			2028	\$179,500	5	\$3,000	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : It Appears The Grounding Connection Was Upgraded Recently.</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2039	**	10	\$117,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
HID	5%			2024	\$13,700	10	\$300	
LED	15%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Lighting Recently Installed In Gymnasium And Auditorium.</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$115,400	10	\$19,300	
Exit, Service	50%			2039	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Exterior Lighting								
HID	100%			2024	\$608,800	10	\$500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$97,500	1	\$11,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	65%							
Generic, Analog	35%			2024	\$584,400	1-3	\$33,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4	100%			2049	**	5	\$49,700	
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Conversion Equipment

Steam Boiler	100%			2027	\$1,037,300	1	\$158,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump	100%			2039	**			
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Terminal Devices

Air Handler	20%			2029	\$450,800	1	\$19,800	
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Convactor/Radiator	80%			2034	**	1	\$41,400	
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Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Window/Wall Unit	80%			2027	\$267,200	1		
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No Component	20%							
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,400	
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Exhaust Fans

Interior	30%			2029	\$171,100	2	\$1,500	
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Roof	70%	Now	\$3,700	2029	\$186,300	2	\$2,700	
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*Unit Inoperable, Extent : Moderate, Area Affected : 2%**Location : Roof*

Plumbing

H/C Water Piping

Brass/Copper	50%			2039	**	1		
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Galvanized Steel	50%			2027	\$351,700	1		
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HW Heat Exchanger

Steam Fired	100%			2039	**	4	\$15,900	
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Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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Sump Pump(s)

Non-Submersible	100%			2029	\$24,400	4	\$5,100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 318 - BK

Asset # : 1251

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2029	\$46,200	4	\$9,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	**	1-2	\$1,400	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 320 - BK
Address : 46 MCKEEVER PLACE BTWN: MONTGOMERY ST., SULLIVAN A
Borough : BROOKLYN **Agency's Number** : K320
Program / Asset # : BOE0598.000 / 1252 **Yr Built/Renovated** : 1968 / 2008
Area Sq Ft : 158,000 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1301 **Lot** : 1 **BIN** : 3034356

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$430,600	\$324,900
Interior Architecture	\$793,900	\$2,451,900
Electrical	\$52,400	\$1,328,200
Mechanical	\$41,600	\$2,012,400
Site Pavements	\$74,600	
Total	\$1,393,200	\$6,117,300
Importance Code A	\$430,600	\$369,800
Importance Code B	\$646,800	\$5,645,600
Importance Code C	\$315,800	\$102,000
Total	\$1,393,200	\$6,117,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,200		\$7,000	
Interior Architecture	\$128,700		\$11,800	\$25,100
Electrical	\$25,100	\$4,400	\$5,000	\$6,700
Mechanical	\$68,300	\$13,500	\$58,800	\$10,700
Site Enclosure	\$1,800			
Site Pavements	\$27,700			
Total	\$288,900	\$17,900	\$82,600	\$42,500
Importance Code A	\$37,200		\$7,000	
Importance Code B	\$218,400	\$17,900	\$75,500	\$42,500
Importance Code C	\$33,300			
Total	\$288,900	\$17,900	\$82,600	\$42,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$130,700	LIFE	**	5	\$108,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$41,900	LIFE	**	5	\$65,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Base At Sidewalk On Franklin Avenue</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 208</i>								
Windows								
Aluminum	100%			2046	**	5	\$21,600	
<i>Hardware Missing, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	82%	Now	\$71,200	LIFE	**	5	\$108,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$36,300	
Metal Panel	3%			2050	**	5	\$1,500	
Metal Rail	5%			2043	**	5-10	\$11,600	
Roof								
Built-Up (BUR)	60%	Now	\$186,800	2035	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 202, 204, 210, 219, 214</i>								
IRMA/Protected Membrane	40%			2035	**	10	\$43,000	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$54,900	
Mosaic Tile	5%	2-4	\$80,200	2035	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$19,600	
Vinyl Tile	20%	Now	\$91,200	2030	\$455,800	3	\$18,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	60%			2025	\$1,771,300	3	\$75,300	
Wood	5%			2058	**	5	\$23,500	
Interior Walls								
Cast in Place Concrete	5%	Now	\$117,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Meter Room - Basement</i>								
Ceramic Tile	4%	2-4	\$8,200	2039	**	5	\$7,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Toilet Rooms</i>								
Concrete Masonry Unit	40%	0-2	\$66,300	LIFE	**	5	\$55,900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Electrical Room - Basement</i>								
Masonry: Brick	5%			LIFE	**	10	\$5,200	
Operable Wall	2%			2050	**	5	\$24,400	
Plaster	44%	Now	\$131,600	LIFE	**	5	\$46,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Room 214</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$12,200	2043	**	5	\$6,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	25%	Now	\$212,200	2043	**	5	\$38,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement And First Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	12%			LIFE	**	5-10	\$36,800	
Exposed Struc: Steel	3%			LIFE	**	10	\$14,700	
Plaster	55%	Now	\$94,700	LIFE	**	5	\$84,400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Steam Leak In Room 214</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	Now	\$100	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fence Posts Throughout</i>								
Chain Link	5%			2050	**			
Iron Picket	90%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,800	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$74,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$19,700	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	10%			2039	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

80% 2-4 \$7,900 2033 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Mckeever Place**Ponding, Extent : Moderate, Area Affected : 2%**Location : Mckeever Place*

Cast in Place Concrete

10% 2035 * *

*Misaligned/Bulging, Extent : Light, Area Affected : 5%**Location : Activity Yard*

Rubber Matting

10% 2035 * *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

70% 2030 \$31,400 5 \$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 2,000 Ampere Main Disconnect Switches*

Fused Disc Sw

30% 2030 \$13,500 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

100% 2030 \$234,800 5 \$700

Raceway

Conduit

95% 2030 \$251,000 1

Conduit

5% 2050 * * 1

Panelboards

Fused Disc Sw

10% 2029 \$23,900 5 \$400

Molded Case Bkrs

60% 2029 \$143,600 5 \$2,500

Molded Case Bkrs

30% 2046 * * 5 \$1,200

Wiring

Thermoplastic

70% 2030 \$259,600 1

Thermoplastic

30% 2050 * * 1

Motor Controllers

Locally Mounted

100% 2043 * * 5 \$1,100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$4,600

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2040	**	10	\$146,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Throughout</i>						
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
LED	5%			2040	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium And Gymnasium</i>						
		<i>Explanation : LEDs Observed</i>						
Egress Lighting								
Emergency, Battery	50%			2025		10	\$20,200	
Exit, Service	50%			2025		1		
Exterior Lighting								
HID	20%			2025		10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Operated Via Timer</i>						
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2045	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Chimney Stack</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$17,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	\$52,400	2035	**	1-3	\$26,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : False Alarms</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2060	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three New Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	20%			2025	\$471,700	1	\$20,700	
Convactor/Radiator	80%			2028	\$718,300	1	\$43,300	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2035	**			
Window/Wall Unit	10%	Now	\$1,700	2023	\$34,900	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations - An Assortment Of Mechanical Defects</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$148,100	
Exhaust Fans								
Interior	50%	Now	\$29,800	2025	\$298,300	2	\$2,100	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : House Exhaust - Fan Room, Basement</i>								
Roof	50%	Now	\$13,900	2025	\$139,200	2	\$2,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof - An Assortment Of Mechanical Defects</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$147,200	1		
Water Heater								
Electric	100%			2028	\$147,800	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, Gas Unit Under Construction</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2030	\$48,300	4	\$10,000	
Fixtures								
Generic	100%							

Fire Suppression

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DEPARTMENT OF EDUCATION - 040

I. S. 320 - BK

Asset # : 1252

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%		2040	**	1-2	\$4,700	
Fire Pump								
	Generic	100%		2033	**	1	\$31,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 339 (OLD 147) - BX
Address : 1600 WEBSTER AVENUE @CLAY AVE.
Borough : BRONX **Agency's Number** : X147
Program / Asset # : BOE0284.000 / 382 **Yr Built/Renovated** : 1974 / 2012
Area Sq Ft : 166,000 **Project Type** : EDUCATION
Date of Survey : 23-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 2897 **Lot** : 5 **BIN** : 2009400

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$126,500
Interior Architecture	\$543,700	\$2,082,400
Electrical	\$260,600	\$1,460,800
Mechanical	\$207,500	\$1,548,600
Total	\$1,011,800	\$5,218,200
Importance Code A		\$171,400
Importance Code B	\$1,011,800	\$5,046,900
Total	\$1,011,800	\$5,218,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$5,400		
Interior Architecture	\$28,000	\$30,900	\$70,300	\$28,000
Electrical	\$6,600	\$27,500	\$5,800	\$4,800
Mechanical	\$60,700	\$53,400	\$75,600	\$28,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,300	\$121,200	\$155,600	\$65,300
Importance Code A	\$16,400	\$22,200	\$16,400	\$16,400
Importance Code B	\$82,800	\$79,700	\$139,200	\$48,900
Importance Code C		\$19,300		
Total	\$99,300	\$121,200	\$155,600	\$65,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%			LIFE	**	5	\$126,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$10,800	
Metal Panel	2%			2047	**	5-10	\$19,800	
Windows								
Under Construction	100%							
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$22,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$3,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2040	**	5-10	\$24,000	
Roof								
Under Construction	100%							
Interior								
Floors								
Carpet	2%			2023	\$67,800	3	\$7,500	
Quarry Tile	3%			2040	**	5	\$11,200	
Vinyl Tile	90%			2027	\$2,032,600	3	\$112,000	
Wood	5%			2042	**	5	\$23,300	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$13,200	
Operable Wall	5%			2037	**	5	\$38,500	
Plaster	45%			LIFE	**	5	\$29,700	
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTile,Adhered	40%			2032	**	5	\$99,500	
AcousTile,Adhered	20%	Now	\$493,900	2047	**	5	\$24,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	40%			LIFE	**	5	\$15,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	95%			2027	\$223,100	5	\$700	
Fused Disc Sw	5%			2047	**	5		
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Fused Disc Sw	5%			2043	**	5	\$200	
Molded Case Bkrs	80%			2026	\$217,000	5	\$3,500	
Molded Case Bkrs	5%			2043	**	5	\$200	
Wiring								
Thermoplastic	90%			2027	\$333,800	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	60%			2025	\$73,700	5	\$700	
Locally Mounted	20%			2044	**	5	\$200	
Motor Control Center	20%			2025	\$154,200	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$146,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	25%			2022	\$59,800	10	\$10,000	
Emergency, Battery	25%			2035	**	10	\$10,000	
Exit, Service	25%			2022	\$12,000	1		
Exit, Service	25%			2035	**	1		
Exterior Lighting								
HID	30%			2022	\$200,800	10	\$200	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$18,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$30,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2053

* *

5

\$51,400

Conversion Equipment

Steam Boiler

100%

2044

* *

1

\$164,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

* *

4

\$12,300

Terminal Devices

Air Handler

20%

2027

\$466,800

1

\$20,500

Convactor/Radiator

80%

2032

* *

1

\$42,900

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

10%

2027

\$140,900

1

\$7,700

*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : Penthouse*

Window/Wall Unit

60%

2022

\$207,500

1

No Component

30%

Distribution

CW & CHW Wtr Pipe/Pump

10%

2037

* *

4

\$1,200

No Component

90%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 339 (OLD 147) - BX

Asset # : 382

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	10%			2027	\$130,300	1	\$10,300
	No Component	90%						
Heat Rejection								
	Dry Cooler	10%			2027	\$63,200	2	\$11,600
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$92,600
Exhaust Fans								
	Interior	20%			2027	\$118,100	2	\$1,000
	Roof	80%			2027	\$220,500	2	\$4,100
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2037	**	1	
	Galvanized Steel	30%			2025	\$218,500	1	
Water Heater								
	Gas Fired	100%			2026	\$101,200	2	\$2,400
Sanitary Piping								
	Cast Iron	100%	Now	\$24,300	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Kitchen Sewage</i>					
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$3,500
Sewage Ejector(s)								
	Electric	100%			2027	\$47,800	4	\$6,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$83,700
Sprinkler								
	No Component	85%						
	Generic	15%			2037	**	1-2	\$7,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Address : 272 MACDONOUGH STREET @ LEWIS AVE.
Borough : BROOKLYN **Agency's Number** : K035
Program / Asset # : BOE0368.000 / 347 **Yr Built/Renovated** : 1926 / 1998
Area Sq Ft : 130,000 **Project Type** : EDUCATION
Date of Survey : 26-Oct-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1674 **Lot** : 11 **BIN** : 3047054

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$357,700	\$76,700
Interior Architecture	\$1,913,400	\$683,900
Electrical	\$903,400	\$956,900
Mechanical	\$756,000	\$1,799,600
Total	\$3,930,500	\$3,517,100
Importance Code A	\$357,700	\$120,600
Importance Code B	\$3,509,500	\$3,396,500
Importance Code C	\$63,300	
Total	\$3,930,500	\$3,517,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$64,700	\$32,200		
Interior Architecture	\$14,000	\$32,900		\$18,300
Electrical	\$2,600	\$32,800	\$1,600	\$1,200
Mechanical	\$39,200	\$19,100	\$39,900	\$18,700
Total	\$120,500	\$117,000	\$41,400	\$38,300
Importance Code A	\$83,000	\$45,300	\$12,900	\$12,900
Importance Code B	\$28,400	\$71,700	\$28,500	\$25,400
Importance Code C	\$9,100			
Total	\$120,500	\$117,000	\$41,400	\$38,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Asset # : 347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$14,800	LIFE	**	5	\$22,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$236,900	LIFE	**	5	\$67,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	10%	Now	\$63,200	LIFE	**	5	\$9,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	5%	0-2	\$28,600	LIFE	**	5	\$3,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands At 1926 Wing</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands At 1926 Wing</i>								
Slate Panels	5%			LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2052	**	5	\$45,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Asset # : 347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	25%	Now	\$18,100	LIFE	**	5	\$1,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1926 Section</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 1926 Section</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1926 Section</i>								
Masonry: Brick	65%			LIFE	**	5	\$3,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$3,300	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	5%			2040	**	5-10	\$4,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$57,600	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Drains</i>								
Copper/Terne	5%			2042	**	10	\$9,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,400	
Ceramic Tile	5%			2030		5	\$9,800	
Terrazzo	5%			LIFE	**	5	\$7,600	
Vinyl Tile	20%			2027		3	\$19,500	
Vinyl Tile 9" X 9"	55%	Now	\$1,372,100	2037	**	3	\$40,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%			2042	**	5	\$36,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Asset # : 347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Glazed Ceramic Panel	3%			LIFE	**			
Masonry: Brick	10%	Now	\$63,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Plaster	55%			LIFE	**	5	\$23,100	
Plaster	7%	Now	\$9,100	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodial Room In Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Custodial Room In Basement</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$19,500	
AcousTileSusp.Lay-In	5%			2032	**	5	\$9,800	
AcousTileSusp.Lay-In	5%	0-2	\$91,600	2047	**	5	\$4,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	15%			LIFE	**	5	\$4,600	
Plaster	65%	Now	\$386,400	LIFE	**	5	\$79,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$43,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Asset # : 347

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$181,400	5	\$400	
Fused Disc Sw	20%			2047	**	5	\$100	
Raceway								
Conduit	95%			2027	\$229,900	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$26,000	5	\$300	
Molded Case Bkrs	20%			2043	**	5	\$700	
Molded Case Bkrs	70%			2026	\$182,100	5	\$2,400	
Wiring								
Braided Cloth	70%	2-4	\$242,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$69,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$133,500	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$116,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	45%			2022	\$91,500	10	\$14,100	
Emergency, Battery	5%			2037	**	10	\$1,600	
Exit, Service	40%			2022	\$16,300	1		
Exit, Service	10%			2037	**	1		
Exterior Lighting								
HID	100%			2022	\$569,500	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2037	**	1	\$4,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2037	**	1-3	\$8,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Asset # : 347

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$18,300	2032	**	1	\$115,900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room Adjacent To New Boilers</i>								
<i>Explanation : 2 Units. Old Boilers Were Never Removed, Condensate Return Is Leaking Out Of System Through Old Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$9,600	
Terminal Devices								
Air Handler	20%			2022	\$397,200	1	\$16,100	
Convactor/Radiator	70%			2025	\$529,300	1	\$29,400	
Fan Coil Unit/Heat	10%	Now	\$4,200	2022	\$211,500	1	\$3,800	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2022	\$147,200	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,500	
Exhaust Fans								
Interior	80%	Now	\$8,000	2027	\$402,000	2	\$2,500	
<i>Broken, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flexible Connections, Various Areas</i>								
Roof	20%			2027	\$46,900	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2037	**	1		
Galvanized Steel	60%			2025	\$371,900	1		
Water Heater								
Gas Fired	100%			2026	\$86,100	2	\$1,900	
HW Heat Exchanger								
Steam Fired	100%			2027	\$224,900	4	\$12,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 35 - BK (J.H.S. 35 AND P.S. 141 - BK)
Asset # : 347

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2035	**	4	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2027	\$138,300	1-2	\$3,600	
Chemical System								
Generic	100%			2025	\$30,300	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 383 - BK
Address : 1300 GREENE AVENUE @WILSON AVE.
Borough : BROOKLYN **Agency's Number** : K383
Program / Asset # : BOE0613.000 / 685 **Yr Built/Renovated** : 1977 / 2013
Area Sq Ft : 176,000 **Project Type** : EDUCATION
Date of Survey : 24-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3298 **Lot** : 1 **BIN** : 3075413

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$110,100	\$159,600
Interior Architecture	\$658,300	\$2,073,500
Electrical	\$113,700	\$1,782,200
Mechanical	\$1,410,200	\$692,100
Total	\$2,292,400	\$4,707,400
Importance Code A	\$110,100	\$159,600
Importance Code B	\$1,915,700	\$4,547,800
Importance Code C	\$266,600	
Total	\$2,292,400	\$4,707,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,900			
Interior Architecture	\$12,200		\$7,500	\$28,000
Electrical	\$11,200	\$15,100	\$13,100	\$33,200
Mechanical	\$56,500	\$47,200	\$69,800	\$68,100
Site Enclosure	\$6,500			
Site Pavements	\$18,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$129,700	\$66,200	\$94,400	\$133,200
Importance Code A	\$38,400	\$17,400	\$17,400	\$17,800
Importance Code B	\$84,800	\$48,800	\$73,800	\$115,400
Importance Code C	\$6,500		\$3,200	
Total	\$129,700	\$66,200	\$94,400	\$133,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$85,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof Penthouse</i>								
Windows								
Aluminum	98%			2045	**	5	\$74,200	
Metal Louvers	2%			2038	**	10	\$9,500	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$110,100	
Metal Panel	5%	Now	\$20,900	2042	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Bulkheads</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead Gutters</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$31,800	
Ceramic Tile	3%			2038	**	5	\$8,700	
Terrazzo	10%			LIFE	**	5	\$22,700	
Vinyl Tile	77%	Now	\$203,000	2029	\$2,029,900	3	\$83,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fourth Floor</i>								
Wood	5%	0-2	\$102,300	2044	**	5	\$13,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$6,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	
Folding Partition	4%	Now	\$214,400	2045	**	5	\$10,500	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Metal Panel	15%			LIFE	**			
Plaster	37%			LIFE	**	5	\$23,300	
SGFT/Glazed Masonry	35%			LIFE	**			
SGFT/Glazed Masonry	1%	Now	\$52,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase C</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$86,500	2034	**	5	\$43,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5	\$22,700	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	15%	Now	\$12,200	LIFE	**	5	\$27,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Third Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%	4+	\$6,500	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%	0-2	\$18,500	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated At 2,000 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$800	
Raceway								
Conduit	90%			2029	\$277,700	1		
Conduit	10%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$27,100	5	\$400	
Fused Disc Sw	10%			2045	**	5	\$400	
Molded Case Bkrs	75%			2028	\$203,500	5	\$3,500	
Molded Case Bkrs	5%			2045	**	5	\$200	
Wiring								
Thermoplastic	80%			2029	\$333,000	1		
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	70%			2027	\$86,000	5	\$800	
Locally Mounted	20%			2042	**	5	\$200	
Locally Mounted	10%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$145,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : T8 Lighting Installed About 2 Years Ago. Throughout Building.</i>								
LED	10%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : LED Installed At Gymnasium And Auditorium About 2 Years Ago.</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$21,200	
Exit, LED	50%			2064	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Exit Lights Installed Around 2 Years Ago.</i>								
Exterior Lighting								
HID	100%			2029	\$709,600	10	\$500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$113,700	1	\$13,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$108,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Fire Alarm System Installed Around 2 Years Ago.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$174,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units Installed In 2013</i>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$19,600	
Steam Piping/Pump	80%			2039	**			
Terminal Devices								
Air Handler	20%			2024	\$495,000	1	\$21,800	
Convactor/Radiator	80%			2034	**	1	\$45,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2024	\$448,200	1	\$24,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Split Unit	5%			2029	\$187,800			
Window/Wall Unit	15%			2024	\$55,000	1		
No Component	50%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2039	**	4	\$900	
Ductwork/Diffusers	30%			LIFE	**	2	\$68,700	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2024	\$197,400	1	\$21,800	
Air Handler/Cool/Ht	10%	Now	\$59,200	2029	\$98,700	1	\$9,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Air Handling Units 7, 9 And 10 Are Leaking From The Bottom. The Bottom Is Also Rusty.</i>								
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	30%			2024	\$53,200	2	\$36,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 2 Units</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$98,100	
Exhaust Fans								
Interior	22%			2029	\$137,800	2	\$1,200	
Interior	3%	Now	\$18,800	2039	**	2	\$100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room 126</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room 126</i>								
<i>Explanation : Defective Motor Exhaust Fans 11a</i>								
Roof	40%			2029	\$116,900	2	\$2,200	
Roof	35%	Now	\$102,300	2039	**	2	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 15 Roof Exhaust Fans Are Malfunctioning</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2028	\$107,300	2	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit Installed In 2013</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$5,600	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$10,500	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2039	**	1-5	\$92,000
	Sprinkler							
	No Component	75%						
	Generic	25%			2039	**	1-2	\$12,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 390 - BK
Address : 1224 PARK PLACE BTWN: ALBANY AVE., TROY AVE.
Borough : BROOKLYN **Agency's Number** : K390
Program / Asset # : BOE0615.000 / 1240 **Yr Built/Renovated** : 1984 / 2011
Area Sq Ft : 212,606 **Project Type** : EDUCATION
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 1370 **Lot** : 29 **BIN** : 3036405

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$417,200	\$745,600
Interior Architecture	\$908,700	\$196,800
Electrical	\$857,200	\$1,830,900
Mechanical	\$1,769,800	\$3,084,700
Site Pavements	\$49,500	
Total	\$4,002,600	\$5,858,000
Importance Code A	\$417,200	\$745,600
Importance Code B	\$3,441,100	\$5,026,000
Importance Code C	\$144,200	\$86,400
Total	\$4,002,600	\$5,858,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$87,300			
Interior Architecture	\$86,700		\$30,400	\$28,400
Electrical	\$63,000	\$8,300	\$11,200	\$11,100
Mechanical	\$57,000	\$36,100	\$59,900	\$35,000
Site Enclosure	\$13,000			
Site Pavements	\$6,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$317,200	\$48,400	\$105,400	\$78,500
Importance Code A	\$108,300	\$21,100	\$21,100	\$21,100
Importance Code B	\$132,400	\$27,300	\$84,400	\$57,400
Importance Code C	\$76,500			
Total	\$317,200	\$48,400	\$105,400	\$78,500



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DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	64%			LIFE	**	5	\$162,200	
Concrete Masonry Unit	11%	Now	\$196,100	LIFE	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**	5	\$60,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$131,800	
Windows								
Aluminum	100%			2046	**	5	\$21,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$25,900	
Masonry: Brick	15%			LIFE	**	5-10	\$18,800	
Pre-Cast Concrete	80%	Now	\$11,200	LIFE	**	5	\$92,000	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Parapet</i>								
Roof								
Built-Up (BUR)	70%			2035	**	10	\$121,900	
Copper/Terne	5%			2058	**	10	\$21,800	
IRMA/Protected Membrane	25%	Now	\$74,100	2030			\$370,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$141,900	
Ceramic Tile	5%	Now	\$16,800	2039	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$25,300	
Vinyl Tile	70%	Now	\$206,100	2035	**	3	\$85,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			2058	**	5	\$60,800	

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DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	\$10,900	2033	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Toilets</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$19,800	
Folding Partition	2%	Now	\$42,000	2046	**	5	\$6,200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	10	\$5,600	
Plaster	50%	Now	\$52,900	LIFE	**	5	\$37,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$30,900	
Wood	5%			LIFE	**	5	\$98,800	
Ceilings								
AcousTile,Adhered	20%	Now	\$313,200	2035	**	5	\$31,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%	Now	\$130,100	LIFE	**	5	\$29,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Plaster	20%	Now	\$44,200	LIFE	**	5	\$39,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%	0-2	\$11,000	2040	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	10%	2-4	\$2,000	2050	**			
<i>Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Under Construction	5%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$49,500	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	20%	0-2	\$6,200	2035		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Under Construction	80%							
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Activity Yard

Under Construction	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2040	**	5	\$800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 2,000 Ampere Main Disconnect Switches*

Fused Disc Sw	10%			2050	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$900	
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Raceway

Conduit	100%			2040	**	1		
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Panelboards

Fused Disc Sw	10%			2038	**	5	\$500	
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Molded Case Bkrs	90%			2038	**	5	\$5,000	
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Wiring

Thermoplastic	95%			2040	**	1		
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Thermoplastic	5%			2050	**	1		
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Motor Controllers

Locally Mounted	90%			2035	**	5	\$1,300	
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Locally Mounted	10%			2043	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$6,200	
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Lighting

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DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2035	**	10	\$156,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps Type Lighting Fixtures.</i>								
Fluorescent	15%			2035	**	10	\$29,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	5%	Now	\$18,200	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Obsolete High Pressure Sodium Fixtures Producing Yellow Color Light.</i>								
Egress Lighting								
Emergency, Battery Exit, Service	50%			2035	**	10	\$25,700	
	50%	0-2	\$30,600	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Obsolete Incandescent Light Fixtures.</i>								
Exterior Lighting								
HID	100%	Now	\$857,200	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Exterior Lighting Fixtures Are Not Operational.</i>								
Alarm								
Security System								
No Component	50%							
Under Construction	50%							
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2030	\$1,645,700	1-3	\$94,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2056	**	1		
Conversion Equipment Steam Boiler	100%			2047	**	1	\$210,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%			2056	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%	Now	\$597,900	2030	\$1,195,800	1	\$47,300	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Sub-basement Mechanical Room</i>								
Convactor/Radiator	60%			2028	\$682,900	1	\$41,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	Now	\$360,900	2040	**	1	\$17,700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Split Unit	30%			2035	**			
Window/Wall Unit	50%			2023	\$221,500	1		
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2030	\$51,900	4	\$3,100	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%	Now	\$143,100	2030	\$476,900	1	\$23,700	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Sub-basement</i>								
No Component	80%							
Heat Rejection								
Dry Cooler	20%	Now	\$231,200	2040	**	2	\$23,700	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Beyond Its Useful Life</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$187,700	
Exhaust Fans								
Interior	20%			2025	\$151,300	2	\$1,300	
Roof	80%	Now	\$84,700	2030	\$282,400	2	\$4,200	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 30 Percent Of Fans Not Working On The Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Water Heater	Gas Fired	100%			2029	\$129,700	2	\$3,100
Sanitary Piping	Cast Iron	100%	Now	\$77,800	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Mechanical Room</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2025	\$32,400	4	\$6,700
Sewage Ejector(s)	Electric	100%	0-2	\$12,200	2030	\$61,200	4	\$8,500
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Pumps In Basement</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe	Under Construction	100%						
Sprinkler	Under Construction	100%						
Chemical System	No Component	98%						
	Generic	2%			2023	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 391 - BK MAHALIA JACKSON
Address : 790 EAST NEW YORK AVENUE BTWN: TROY AVE., SCHENECTADY AVE
Borough : BROOKLYN **Agency's Number** : K391
Program / Asset # : BOE0616.000 / 1241 **Yr Built/Renovated** : 1976 / 2009
Area Sq Ft : 164,000 **Project Type** : EDUCATION
Date of Survey : 27-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,Ph
Block : 4806 **Lot** : 1 **BIN** : 3107129

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$101,600	\$49,100
Interior Architecture	\$145,700	\$45,100
Electrical	\$189,900	\$2,671,700
Mechanical	\$1,915,300	\$3,138,400
Total	\$2,352,500	\$5,904,300
Importance Code A	\$1,162,900	\$49,100
Importance Code B	\$1,189,500	\$5,855,300
Total	\$2,352,500	\$5,904,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,600	\$3,500		
Interior Architecture	\$151,900			\$11,300
Electrical	\$53,800	\$9,900	\$11,700	\$11,400
Mechanical	\$46,400	\$43,200	\$66,900	\$38,500
Site Enclosure	\$500			
Site Pavements	\$23,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$347,500	\$60,600	\$82,600	\$65,100
Importance Code A	\$67,600	\$19,700	\$16,200	\$16,200
Importance Code B	\$220,400	\$40,900	\$66,300	\$48,900
Importance Code C	\$59,500			
Total	\$347,500	\$60,600	\$82,600	\$65,100



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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$54,500	
Masonry: Brick Cavity	90%			LIFE	**	5	\$98,100	
Windows								
Aluminum	100%			2052	**	5	\$6,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$18,100	
Masonry: Brick	15%			LIFE	**	5-10	\$6,500	
Metal Rail	75%			2043	**	5-10	\$86,500	
Roof								
Built-Up (BUR)	100%	4+	\$21,600	2035	**			
<i>Blisters, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$52,600	
Ceramic Tile	5%	Now	\$6,200	2039	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen And Staff Toilets Throughout</i>								
Vinyl Tile	75%	Now	\$41,000	2035	**	3	\$33,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors And Stairs Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors And Stairs Throughout</i>								
Wood	10%	2-4	\$42,400	2058	**	5	\$11,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium At Drinking Fountain</i>								
Interior Walls								
Ceramic Tile	25%	0-2	\$19,400	2039	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs, Kitchen And Staff Toilets Throughout</i>								
Concrete Masonry Unit	5%	2-4	\$6,300	LIFE	**	5	\$1,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Folding Partition	5%			2046	**	5	\$6,600	
Gypsum Board	20%			LIFE	**	5-10	\$17,900	
Masonry: Brick	15%			LIFE	**	10	\$2,400	
Plaster	30%			LIFE	**	5-10	\$13,500	

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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	60%	Now	\$62,300	2043	**	5	\$45,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$37,600	
Exposed Struc: Steel	10%			LIFE	**	10	\$24,100	
Metal Panel	5%	Now	\$10,700	LIFE	**	5	\$7,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%	0-2		2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Dumpsters</i>								
Iron Picket	80%	Now	\$500	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$7,000	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Trees Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	40%	0-2	\$100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	50%	4+	\$100	2033	**			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway Asphalt	70%	0-2	\$5,200	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	30%	0-2	\$1,800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Dumpsters</i>								
Activity Yard								
Asphalt	100%	Now	\$9,100	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2040	**	5	\$700	
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electric Service Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2040	**	5	\$700	
Raceway								
Conduit	90%			2040	**	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$13,600	5	\$200	
Fused Disc Sw	5%			2029	\$13,600	5	\$200	
Molded Case Bkrs	20%			2046	**	5	\$900	
Molded Case Bkrs	70%	2-4	\$189,900	2055	**	5	\$1,500	
<i>Aged Component, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen Panels</i>								
Wiring								
Thermoplastic	90%			2040	**	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	30%			2028	\$36,900	5	\$300	
Motor Control Center	70%			2028	\$539,800	5	\$3,100	

Ground

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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches Automatic	100%	Now	\$11,700	2043	**	1	\$45,400	
<i>Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Transfer Switch</i>								
Lighting								
Interior Lighting Fluorescent	97%			2030	\$374,600	10	\$145,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	1%			2025	\$2,800	10	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Girls And Boys Gymnasiums</i>								
Incandescent	2%			2025	\$38,900	2	\$100	
Egress Lighting								
Emergency, Service	50%			2025	\$43,100	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Electric Service Room</i>								
<i>Explanation : Old Emergency Lighting Battery Charger And Lead Acid Battery Cells Have Been Abandoned In Place.</i>								
Exit, Service	50%			2025	\$23,600	1		
Exterior Lighting								
HID	100%	0-2	\$33,100	2025	\$661,300			
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exit No. 4</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$105,900	1	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$725,400	1-3	\$41,700	

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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$322,300	5	\$50,800	
Conversion Equipment								
Steam Boiler	100%	4+	\$1,061,400	2050	**	1	\$146,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$217,600	2040	**			
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Make-up Water Tank In Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%			2025	\$691,800	1	\$30,400	
Convactor/Radiator	70%			2028	\$614,600	1	\$37,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	2-4	\$278,400	2040	**	1	\$13,700	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Air Conditioning Room</i>								
Reciprocating Compr/Chiller	20%			2030	\$278,400	1	\$15,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Air Conditioning Room</i>								
Split Unit	5%			2030	\$175,000			
Window/Wall Unit	40%			2025	\$136,700	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2030	\$34,000	4	\$2,400	
CW & CHW Wtr Pipe/Pump	20%			2050	**	4	\$2,400	
Ductwork/Diffusers	30%			LIFE	**	2	\$80,000	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2030	\$625,400	1	\$40,600	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	20%	Now	\$56,200	2040	**	2	\$18,300
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : On Extended Life</i>					
	Air Cooled Condenser Unit	20%			2030	\$56,200	2	\$22,800
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$144,800
Exhaust Fans								
	Interior	40%			2035	**	2	\$2,000
	Roof	60%			2030	\$163,400	2	\$3,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$261,200	2060	**	4	\$16,200
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2025	\$25,000	4	\$5,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$82,700
Sprinkler								
	No Component	97%						
	Generic	3%			2040	**	1-2	\$1,400
Chemical System								
	No Component	95%						
	Generic	5%			2025	\$1,400	1-3	\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 391 - BK MAHALIA JACKSON
Asset # : 1241

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 391 (UDC)- BX
Address : 2225 WEBSTER AVENUE @ E. 182ND STREET
Borough : BRONX **Agency's Number** : X137
Program / Asset # : BOE0274.000 / 402 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 190,000 **Project Type** : EDUCATION
Date of Survey : 18-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 2,3,4,5,6
Block : 3143 **Lot** : 43 **BIN** : 2013307

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$510,700	\$2,986,400
Interior Architecture	\$820,400	\$158,900
Electrical		\$1,944,800
Mechanical	\$1,170,200	\$3,587,900
Total	\$2,501,400	\$8,678,000
Importance Code A	\$647,500	\$3,031,200
Importance Code B	\$1,647,200	\$5,487,900
Importance Code C	\$206,700	\$158,900
Total	\$2,501,400	\$8,678,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,100	\$65,100	\$8,300	
Interior Architecture	\$63,300		\$6,200	\$27,700
Electrical	\$7,500	\$14,600	\$5,300	\$6,400
Mechanical	\$88,300	\$117,900	\$68,100	\$89,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$176,100	\$209,300	\$99,800	\$135,400
Importance Code A	\$19,200	\$79,600	\$22,400	\$14,100
Importance Code B	\$156,900	\$129,800	\$71,200	\$121,300
Importance Code C			\$6,200	
Total	\$176,100	\$209,300	\$99,800	\$135,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$347,000	
Concrete Masonry Unit	60%	4+	\$457,700	LIFE	**	5	\$130,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Windows From Rusting Grilles</i>								
Masonry: Brick	5%			LIFE	**	5	\$17,300	
Metal Panel	5%			2037	**	5-10	\$119,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$56,400	
Window Wall	5%			2047	**	5	\$65,100	
Windows								
Aluminum	57%	Now	\$53,000	2043	**	5	\$11,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair A</i>								
Aluminum	40%			2043	**	5	\$16,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Window Grilles</i>								
Metal Louvers	3%			2036	**	10	\$7,800	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$202,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
Roof								
Built-Up (BUR)	95%			2027	\$1,928,800	10	\$133,100	
Modified Bitumen	5%	Now	\$5,100	2027	\$101,500			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	Now	\$32,800	LIFE	**	5	\$32,300	
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room - Rusting Controls</i>								
Ceramic Tile	5%	0-2	\$30,500	2036	**	5	\$7,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2040	**	5	\$44,300	
Vinyl Tile	75%	Now	\$201,000	2032	**	3	\$83,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cafeteria, Corridors, Rooms 501, 503</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th And 5th Floor Cafeterias</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria, Corridors</i>								
Wood	5%	Now	\$104,000	2055	**	5	\$13,800	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Gymnasium - Warped Floor Near Water Fountains</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%	0-2	\$73,200	2036	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Folding Partition	2%			2043	**	5	\$12,400	
Gypsum Board	40%			LIFE	**	5	\$59,600	
Plaster	10%			LIFE	**	5	\$7,500	
SGFT/Glazed Masonry	13%	Now	\$133,500	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stress Crack At Cantilevered Volume Facing Webster Ave. Evident In 3rd Floor Lobby And 4th Floor Cafeteria</i>								
Wood	10%			LIFE	**	5	\$99,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	40%			LIFE	**	5	\$18,500	
Fiber Board	50%	Now	\$308,800	2032	**			

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Corridors, Cafeteria

Loose Units, Extent : Severe, Area Affected : 50%

Location : Corridors, Cafeteria

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Corridors, Cafeteria

Plaster	10%			LIFE	**	5	\$18,500	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two Electrical Services Rated At 4,000 Amperes Each

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$260,900	5	\$800	
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Raceway

Conduit	90%			2037	**	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2035	**	5	\$400	
Molded Case Bkrs	45%			2035	**	5	\$2,300	
Molded Case Bkrs	45%			2026	\$122,100	5	\$2,300	

Wiring

Thermoplastic	90%			2037	**	1		
Thermoplastic	10%			2047	**	1		

Motor Controllers

Locally Mounted	40%			2032	**	5	\$500	
Motor Control Center	60%			2032	**	5	\$3,100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Connected With Main Water Pipe

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	10%			2027	\$44,700	10	\$17,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	88%			2027	\$393,700	10	\$153,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$6,500	10	\$100	
Egress Lighting								
Exit, Service	50%			2027	\$27,400	1		
Exit, Battery	50%			2027	\$93,300	10	\$6,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$184,100	1	\$21,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$630,300	1-3	\$36,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2057	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil Tanks Were Removed</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2023	\$136,800	1	\$47,000	
Steam Boiler	50%			2047	**	1	\$94,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (First Floor) Basement Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Natural Gas Burning Steam Boilers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2035	**	4	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water Pumping Systems Was Refurbished.</i>								
Central Plant Steam Piping/Pmp	50%	Now	\$160,800	2037	**	4	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Future</i>								
Terminal Devices								
Convactor/Radiator	50%			2032	**	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Class Rooms, Office And Hallways</i>								
<i>Explanation : Temperature Control System To Be Refurbished Near Future</i>								
Fan Coil Unit/Heat	5%	0-2	\$142,300	2037	**	1	\$2,800	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Hallways, Vestibule And Various Other Locations</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Hallways, Vestibule And Various Other Locations, Multiple Mechanical And Electrical Defects</i>								
Fan Coil Unit/Heat No Component	5% 40%			2022		1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Equipment Is Accounted For In The Cooling Section Of Thos Report</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2030		1	\$164,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chillers To Be Demolished In The Near Future</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$14,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, The Chilled And Condenser Water Pumps Were Refurbished</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC) - BX

Asset # : 402

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2027	\$340,900	1	\$23,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Second, Third And Fouth Floor Fan Rooms, Recent Repairs To The Equipment Temperature Control System</i>								
Air Handler/Cool/Ht	80%			2027	\$1,363,800	1	\$94,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement Fan Rooms, Recent Repairs Observed For The Air Handler Temperature Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement Fan Rooms</i>								
<i>Explanation : Cooling Only Air Handlers With Reheat Coils In The Duct Work</i>								
Heat Rejection								
Water Cooling Tower	100%			2032	**	2	\$191,200	
<i>Recent Installation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof, Newly Installed Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$105,900	
Exhaust Fans								
Interior	80%			2022	\$540,800	2	\$4,700	
Roof	15%			2022	\$47,300	2	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof	5%	0-2	\$15,800	2037	**	2	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, 6 Of 16 Exhaust Fans With Multiple Mechanical And Or Electrical Defects</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2027	\$115,900	2	\$2,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$15,100	2037	**	4	\$18,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Domestic Hot Water Heat Exchanger Has Been Removed</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$6,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 391 (UDC)- BX

Asset # : 402

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
No Component	80%							
Generic	20%			2037	**	1	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Unit Serves Boiler Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ground Through Sixth Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$95,800	
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sprinkler								
No Component	90%							
Generic	10%			2037	**	1-2	\$5,300	
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 394/210 - BK (I. S. 210 - BK)
Address : 188 ROCHESTER AVENUE @ PARK PL.
Borough : BROOKLYN **Agency's Number** : K210
Program / Asset # : BOE0505.000 / 1315 **Yr Built/Renovated** : 1925 / 1999
Area Sq Ft : 108,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1367 **Lot** : 22 **BIN** : 3036289

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$471,700	\$280,800
Interior Architecture	\$510,900	\$215,100
Electrical		\$1,017,600
Mechanical	\$642,800	\$1,096,700
Site Pavements	\$71,000	
Total	\$1,696,400	\$2,610,300
Importance Code A	\$471,700	\$280,800
Importance Code B	\$1,224,700	\$2,277,900
Importance Code C		\$51,600
Total	\$1,696,400	\$2,610,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,900			
Interior Architecture	\$25,100	\$5,000	\$3,400	\$15,100
Electrical	\$3,000	\$4,400	\$3,600	\$4,100
Mechanical	\$47,700	\$19,800	\$24,900	\$61,100
Site Enclosure	\$2,600			
Total	\$99,400	\$29,300	\$32,000	\$80,300
Importance Code A	\$31,600	\$10,700	\$10,700	\$10,900
Importance Code B	\$48,300	\$18,600	\$17,800	\$69,400
Importance Code C	\$19,500		\$3,400	
Total	\$99,400	\$29,300	\$32,000	\$80,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$70,800	LIFE	**	5	\$63,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cornice On East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$146,700	
Masonry: Granite	3%			LIFE	**	5	\$3,700	
Masonry: Marble	2%	Now	\$20,900	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Main Entrance</i>								
Windows								
Aluminum	90%	Now	\$200,700	2045	**	5	\$22,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ptrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	2-4	\$200,200	2054	**	5	\$24,900	
<i>Ptrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
Masonry: Brick	50%			LIFE	**	5	\$11,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	40%			LIFE	**	5	\$8,800	
Roof								
Built-Up (BUR)	100%			2037	**	10	\$70,400	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$5,600	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2032	**	5	\$10,100	
Marble Panels	5%	2-4	\$39,000	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%			2034	**	5	\$6,000	
Terrazzo	5%			LIFE	**	5	\$7,900	
Vinyl Tile	48%	2-4	\$175,600	2034	**	3	\$36,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, Classrooms</i>								
Wood	30%			2044	**	5	\$113,300	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$6,900	
Glass: Single Pane	2%			LIFE	**	5	\$3,400	
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%	Now	\$19,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Outside Auditorium</i>								
Plaster	75%			LIFE	**	5	\$51,600	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$4,700	
Plaster	85%	Now	\$239,600	LIFE	**	5	\$106,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair 2 And Classrooms On 3rd And 5th Floors At East Side, Auditorium At</i>								
<i>Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd And 5th Floors Along Perimeter Walls At East Side</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,600	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Prospect Place</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Pavers/Stone	5%			2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Marble Steps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

95% 4+ \$71,000 2038 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout Play Yard*

Rubber Matting

5% 2034 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2039 ** 5 \$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

75% 2039 ** 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three Vertical Sections*

Molded Case Bkrs

25% 2039 ** 5 \$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One Vertical Section*

Raceway

Conduit

100% 2039 ** 1

Panelboards

Fused Disc Sw

10% 2037 ** 5 \$200

Molded Case Bkrs

90% 2037 ** 5 \$2,600

Wiring

Thermoplastic

100% 2039 ** 1

Motor Controllers

Locally Mounted

100% 2034 ** 5 \$700

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$1,600

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	96%			2029	\$244,200	10	\$95,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2029	\$2,500	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Fluorescent	1%			2029	\$2,500	10	\$1,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$77,800	10	\$13,000	
Exit, Service	50%			2029	\$15,600	1		
Exterior Lighting								
HID	30%			2029	\$130,600	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$104,700	1	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$358,300	1-3	\$20,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Gymnasium, Auditorium, Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$33,500	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$107,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three Units</i>								

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DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$23,900	2039		**		
<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pneumatic Controls System, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Thermostats, Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2029	\$303,700	1	\$13,400	
Convactor/Radiator	50%			2027	\$289,100	1	\$17,400	
Fan Coil Unit/Heat	30%			2024	\$485,200	1	\$10,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037		**	1	
Conversion Equipment								
Window/Wall Unit	70%			2024	\$157,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$60,200
Exhaust Fans								
Interior	80%	0-2	\$6,100	2029	\$307,400	2	\$2,100	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Unit For Auditorium, Basement</i>								
Roof	20%	0-2	\$700	2029	\$35,900	2	\$500	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039		**	1	
Galvanized Steel	20%			2027	\$94,800	1		
Water Heater								
Gas Fired	100%			2028	\$65,900	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE		**	1	
Storm Drain Piping								
Cast Iron	100%			LIFE		**	1	
Sump Pump(s)								
Submersible	100%	0-2	\$700	2022	\$3,700	4	\$2,300	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2029	\$27,400	1	\$6,600	

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DEPARTMENT OF EDUCATION - 040

I. S. 394/210 - BK (I. S. 210 - BK)

Asset # : 1315

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$31,700	1-2	\$900	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Address : 120 EAST 184 STREET BTWN CRESTON AVE - MORRIS AVE
Borough : BRONX **Agency's Number** : X115
Program / Asset # : BOE0255.000 / 414 **Yr Built/Renovated** : 1919 / 2011
Area Sq Ft : 111,000 **Project Type** : EDUCATION
Date of Survey : 24-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,att
Block : 3172 **Lot** : 46 **BIN** : 2013899

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$343,300	\$538,900
Interior Architecture	\$1,462,800	\$234,300
Electrical	\$966,700	\$682,100
Mechanical	\$1,740,800	\$1,557,100
Total	\$4,513,500	\$3,012,400
Importance Code A	\$343,300	\$583,800
Importance Code B	\$4,036,700	\$2,302,800
Importance Code C	\$133,500	\$125,800
Total	\$4,513,500	\$3,012,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,900	\$26,400		\$12,800
Interior Architecture	\$26,000		\$10,000	\$19,000
Electrical	\$45,500	\$4,600	\$3,700	\$4,000
Mechanical	\$46,700	\$18,500	\$27,900	\$16,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$148,900	\$59,400	\$51,400	\$62,500
Importance Code A	\$32,100	\$37,400	\$11,000	\$23,800
Importance Code B	\$116,800	\$21,900	\$40,400	\$33,200
Importance Code C				\$5,500
Total	\$148,900	\$59,400	\$51,400	\$62,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$149,000	
Masonry: Brick	85%	Now	\$261,200	LIFE	**	5	\$162,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 408, 414, 421, 518 And 120</i>								
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Windows								
Aluminum	95%			2042	**	5	\$52,800	
Glass Block	5%	Now	\$14,800	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pool Wall</i>								
Parapets								
Cast Stone/Terra Cotta	25%	Now	\$43,500	LIFE	**	5	\$40,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$38,600	LIFE	**	5	\$12,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen Walls, North Facade</i>								
Metal Panel	15%			2046	**	5	\$12,100	
Roof								
Metal Panel	60%			2039	**	10	\$93,600	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Gutters Flanking Cafeteria Kitchen, North Side, 5th Floor</i>								
Modified Bitumen	15%			2034	**	10	\$12,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Atop Pitched Roof</i>								
Roll Roofing	25%			2025		5	\$35,400	
Interior								

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Asphalt Poured	3%	Now	\$700	2046	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Treads And Landing</i>								
<i>Explanation : Epoxy Coating</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$52,300	
Ceramic Tile	6%			2035	**	5	\$9,600	
<i>Recent Installation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boys And Girls Locker Rooms</i>								
Mosaic Tile	5%			2043	**	5	\$19,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool Area, Boys And Girls Locker Rooms</i>								
Sheet Vinyl/Rubber	5%	Now	\$25,300	2021	\$252,700	5	\$6,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$6,200	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry Foyer</i>								
Vinyl Tile	25%	Now	\$108,600	2031	**	3	\$15,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium And Throughout Corridors</i>								
<i>Recent Installation, Extent : Light, Area Affected : 8%</i>								
<i>Location : Library</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Recent Install Failing</i>								
Vinyl Tile 9" X 9"	35%	Now	\$656,600	2036	**	3	\$20,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	1%			2029	\$56,200	5	\$3,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium Stage</i>								

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	8%			2039	**	5	\$6,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool And Locker Rooms</i>								
Ceramic Tile	5%			2029	\$125,800	5	\$4,300	
Concrete Masonry Unit	2%			LIFE	**	5	\$700	
Glass: Single Pane	3%			LIFE	**	5	\$1,900	
Masonry: Brick	10%	Now	\$35,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Metal: Cage/Fence	5%			LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Stair Partitions</i>								
Plaster	67%	Now	\$98,000	LIFE	**	5	\$17,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms And Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms And Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 408, 414</i>								

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$128,400	2046	**	5	\$9,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
AcousTileSusp.Lay-In	5%	Now	\$42,800	2046	**	5	\$2,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$68,100	LIFE	**	5	\$3,100	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sidewalk Vault, North Side, Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sidewalk Vault, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sidewalk Vault, Basement</i>								
Gypsum Board	5%			LIFE	**	5	\$6,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool And Library</i>								
Plaster	52%	Now	\$72,200	LIFE	**	5	\$32,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Plaster	3%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Tray Ceiling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$44,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$208,700	5	\$2,900	
Raceway								
Conduit	95%			2026	\$211,600	1		
Conduit	5%			2056	**	1		

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2025	\$19,200	5	\$300
	Molded Case Bkrs	10%			2051	**	5	\$300
	Molded Case Bkrs	80%			2025	\$153,200	5	\$2,300
Wiring								
	Braided Cloth	75%	2-4	\$238,900	2051	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	Thermoplastic	20%			2026	\$63,700	1	
	Thermoplastic	5%			2056	**	1	
Motor Controllers								
	Locally Mounted	20%	Now	\$24,600	2046	**	5	\$100
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	Locally Mounted	65%			2024	\$79,900	5	\$500
	Locally Mounted	10%	2-4	\$12,300	2046	**	5	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : On Extended Life</i>							
	Locally Mounted	5%			2046	**	5	
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,600
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
	Fluorescent	5%			2036	**	10	\$5,100
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%			2036	**	10	\$10,200
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	82%			2034	**	10	\$83,500
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	HID	3%			2036	**	10	\$100
Egress Lighting								
	Emergency, Battery	50%			2021	\$79,900	10	\$13,400
	Exit, Service	50%			2021	\$16,000	1	
Exterior Lighting								
	HID	100%			2021	\$447,600	10	\$300
Alarm								

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	70%							
Generic	30%			2031	**	1	\$12,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2031	**	1-3	\$27,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$109,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

Distribution								
Central Plant Steam Piping/Pmp	20%			2052	**	4	\$1,100	
Central Plant Steam Piping/Pmp	80%			2026	\$1,502,900	4	\$6,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beyond Boiler Room</i>								

Terminal Devices								
Air Handler	20%			2021	\$312,200	1	\$13,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Defective Gymnasium And Auditorium Blower Temperature Control System</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Gymnasium And Auditorium</i>								
Air Handler	5%			2031	**	1	\$3,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic Fan Room</i>								
Convector/Radiator	75%			2024	\$445,700	1	\$26,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$4,700	2021	\$94,200	1	\$4,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Window/Wall Unit	20%			2024	\$46,300	1		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Classrooms</i>								
<i>Explanation : Equipment Not Operational Due To Incompatible Power Supply</i>								
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%	0-2	\$4,100	2056	**	4	\$500	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
No Component	90%							
Heat Rejection								
Water Cooling Tower	10%	0-2	\$12,600	2031	**	2	\$8,900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
No Component	90%							
Dehumidifier								
No Component	90%							
Generic	10%			2030				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Newly Installed Pool Dehumidifier</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,900	
Exhaust Fans								
Interior	10%	Now	\$39,500	2036	**	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic Fan Room</i>								
Interior	80%			2021	\$315,900	2	\$2,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Attic Fan Rooms</i>								
Roof	10%			2026	\$18,400	2	\$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2024	\$487,100	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
I. S. 399 (OLD X HS/115) - BX M.S. 319 - BX
Asset # : 414

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	20%			2025	\$19,600	4	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : One Electric Hot Water Heater</i>								
Gas Fired	80%			2025	\$54,200	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Instantaneous Gas Fired Hot Water Heater With Two Storage Tanks</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%	Now	\$4,600	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Drain</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Submersible	100%	Now	\$400	2021	\$3,800	4	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Near Gymnasium</i>								
<i>Explanation : Ground Water Sump Pump - According To The Building Manager, There Are Cross Steam Connections To The Sump</i>								
Pool Filter/Treatment Sand	100%			2043	**	4		
Backflow Preventer No Component Generic	80%			2034	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Back Flow Preventer Serves Boiler Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Sprinkler								
No Component Generic	95%			2036	**	1-2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES
Address : 100 ESSEX DRIVE @ WESTPORT ST
Borough : STATEN ISLAND **Agency's Number** : R043/R047
Program / Asset # : BOE1072.000 / 14418 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 213,179 **Project Type** : EDUCATION
Date of Survey : 14-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 2450 **Lot** : 320 **BIN** : 5149609

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$198,200	\$528,100
Interior Architecture	\$103,700	\$1,819,900
Electrical	\$187,700	
Mechanical		\$2,769,800
Total	\$489,600	\$5,117,800
Importance Code A	\$198,200	\$979,900
Importance Code B	\$291,400	\$3,899,400
Importance Code C		\$238,500
Total	\$489,600	\$5,117,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,200	\$1,500		\$2,600
Interior Architecture	\$68,900	\$49,900		\$27,900
Electrical	\$20,800	\$26,200	\$26,300	\$25,600
Mechanical	\$40,400	\$22,000	\$40,200	\$18,000
Site Enclosure	\$800			
Site Pavements	\$46,000			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$209,900	\$111,400	\$78,400	\$86,100
Importance Code A	\$30,600	\$13,000	\$9,500	\$14,600
Importance Code B	\$108,800	\$98,400	\$68,900	\$71,500
Importance Code C	\$70,500			
Total	\$209,900	\$111,400	\$78,400	\$86,100



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DEPARTMENT OF EDUCATION - 040
I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES
Asset # : 14418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$16,100	
Fiberglass Panel	10%	Now	\$4,000	2038	**	5	\$48,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Mini-gymnasium</i>								
Masonry: Brick	55%			LIFE	**	5	\$141,600	
Metal/Glass Curt Wall	5%	Now	\$43,600	LIFE	**	5	\$24,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Marsh Entrance B</i>								
Metal Panel	15%			2049	**	5-10	\$265,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$41,800	
Windows								
Aluminum	95%	Now	\$16,700	2045	**	5	\$9,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Class Rooms 431 And 127</i>								
Metal Louvers	5%			2038	**	10	\$6,100	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$103,500	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,200	
Masonry: Brick	45%			LIFE	**	5	\$10,000	
Roof								
IRMA/Protected Membrane	100%	Now	\$82,200	2034	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium And 1st Floor Corridor By Auditorium</i>								
Soffits								
Metal Panel	50%			2049	**	5-10	\$9,700	
Metal: Cage/Fence	25%			2042	**	5	\$3,100	
Stucco Cement	25%	Now	\$400	2042	**	5	\$900	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES
Asset # : 14418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2028	\$217,400	3	\$23,900	
			<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Library</i>					
Cast in Place Concrete	10%			LIFE	**	5	\$69,800	
Ceramic Tile	5%	4+	\$6,600	2038	**	5	\$8,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Cafeteria And Kitchen</i>					
Quarry Tile	5%			2042	**	5	\$23,900	
Sheet Vinyl/Rubber	5%			2034	**	5	\$23,900	
Terrazzo	20%			LIFE	**	5	\$49,900	
Vinyl Tile	40%	Now	\$23,200	2029	\$1,158,600	3	\$47,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Uneven Substrate, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Cafeteria</i>					
Wood	10%			2057	**	5	\$59,800	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Main Gymnasium</i>					
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$43,400	
Gypsum Board	60%	0-2	\$28,800	LIFE	**	5	\$195,100	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Cafeteria</i>					
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	65%			2042	**	5	\$207,400	
			<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%	Now	\$10,300	LIFE	**	5	\$59,800	
			<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Corridor At Auditorium</i>					
Metal Panel	5%			LIFE	**	5	\$19,900	
Wood	5%			LIFE	**	5	\$139,600	
Site Enclosure								
Fence/Gates								
Chain Link	67%	Now	\$800	2049	**			
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout Field</i>					
Iron Picket	33%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			

Site Pavements

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DEPARTMENT OF EDUCATION - 040
I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES
Asset # : 14418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,100	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	25%	Now	\$8,700	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Path At Field</i>								
Cast in Place Concrete	75%			2042		**		
Parking/Driveway								
Asphalt	100%	4+	\$32,200	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%			2038		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049		**	5	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 5000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2042		**	5	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 112.5 Kilovolt-ampere And 225 Kilovolt-ampere At 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049		**	5	\$900
Raceway								
Conduit	100%			2049		**	1	
Wiring								
Thermoplastic	100%			2049		**	1	
Motor Controllers								
Locally Mounted	100%			2042		**	5	\$1,400
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$3,100
Stand-by Power								
Transfer Switches								
Automatic	100%			2042		**	1	\$65,600

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DEPARTMENT OF EDUCATION - 040
I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES
Asset # : 14418

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$82,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 400 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$7,900	
Fuel Storage								
Main Tank	100%			2064	**	5	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	86%			2034	**	10	\$168,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$19,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$100	
LED	2%			2039	**			
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, LED	40%			2057	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$700	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$6,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Hallway Offices And Exit Doors</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$39,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES
Asset # : 14418

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2049	**	1		
Natural Gas	90%			2049	**	1		
Conversion Equipment								
Furnace	90%			2029	\$451,800	1	\$94,900	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 10 Units</i>						
Radiant Heater	10%			2034	**	2	\$9,900	
Terminal Devices								
Induction Unit	10%			2038	**	1	\$6,900	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2029	\$2,135,200	2	\$10,400	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$118,900	
Exhaust Fans								
Roof	100%	Now	\$17,700	2034	**	2	\$5,200	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2027	\$130,000	2	\$3,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$12,700	
Backflow Preventer								
Generic	100%			2034	**	1	\$13,100	
Fixtures								
Generic	100%							
Vertical Transport								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES
Asset # : 14418

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 4th Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2055	**	1-2	\$59,700
Chemical System	Generic	100%			2027	\$27,900	1-3	\$4,000

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 51 - SI
Address : 20 HOUSTON ST. @ WILLOWBROOK RD.
Borough : STATEN ISLAND **Agency's Number** : R051
Program / Asset # : BOE0971.000 / 1187 **Yr Built/Renovated** : 1960 / 2010
Area Sq Ft : 163,271 **Project Type** : EDUCATION
Date of Survey : 16-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1478 **Lot** : 500 **BIN** : 5107210

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$285,400	\$60,200
Interior Architecture	\$1,020,900	\$224,900
Electrical	\$1,388,000	\$662,100
Mechanical	\$214,000	\$495,100
Total	\$2,908,300	\$1,442,300
Importance Code A	\$321,300	\$60,200
Importance Code B	\$2,587,000	\$1,322,600
Importance Code C		\$59,500
Total	\$2,908,300	\$1,442,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,400		\$9,300	
Interior Architecture	\$32,200	\$46,900		\$21,900
Electrical	\$52,900	\$14,000	\$11,500	\$15,800
Mechanical	\$34,500	\$32,600	\$40,200	\$28,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$164,900	\$97,400	\$65,000	\$70,000
Importance Code A	\$58,600	\$17,200	\$26,500	\$17,200
Importance Code B	\$106,300	\$57,700	\$38,500	\$52,800
Importance Code C		\$22,600		
Total	\$164,900	\$97,400	\$65,000	\$70,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$96,900	LIFE	**	5	\$60,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2046	**	5-10	\$21,800	
Windows								
Aluminum	100%			2048	**	5	\$18,600	
Parapets								
Masonry: Brick	90%	Now	\$61,200	LIFE	**	5	\$19,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$12,300	LIFE	**	5	\$2,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$127,300	2034	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2061	**	10	\$23,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$56,700	
Quarry Tile	5%			2039	**	5	\$19,500	
Terrazzo	5%	Now	\$32,200	LIFE	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%			2034	**	3	\$73,000	
Wood	5%			2054	**	5	\$24,300	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$14,400	
Folding Partition	5%			2042	**	5	\$45,100	
Plaster	55%			LIFE	**	5	\$59,500	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	35%	Now	\$767,300	2046	**	5	\$55,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%	Now	\$218,000	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	3%			2026			\$53,100	
Plaster	10%	Now	\$35,600	LIFE	**	5	\$15,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2026	\$9,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Knife Sw	80%	2-4	\$35,900	2056	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$234,800	5	\$4,300	
Raceway								
Conduit	95%			2026	\$251,000	1		
Conduit	5%			2052	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$27,100	5	\$400	
Molded Case Bkrs	25%			2048	**	5	\$1,100	
Molded Case Bkrs	65%			2025	\$176,300	5	\$2,800	
Wiring								
Braided Cloth	85%	2-4	\$315,200	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	5%			2034	**	10	\$7,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	93%			2034	**	10	\$147,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2034	**	10	\$100	
Egress Lighting								
Emergency, Battery	40%			2021	\$99,800	10	\$16,700	
Emergency, Battery	10%			2034	**	10	\$4,200	
Exit, Service	45%			2021	\$22,500	1		
Exit, Service	5%			2034	**	1		
Exterior Lighting								
HID	100%			2021	\$658,300	10	\$500	

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$18,300

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$100,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2046

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault, Basement**Explanation : Oil No.2 With A Capacity Of 1,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$171,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2046

* *

4

\$12,800

Terminal Devices

Air Handler

50%

2031

* *

1

\$53,600

Convactor/Radiator

45%

2039

* *

1

\$25,200

Fan Coil Unit/Heat

5%

2031

* *

1

\$2,800

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Window/Wall Unit

30%

2024

\$108,300

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$96,600

Exhaust Fans

Interior

50%

2026

\$308,300

2

\$2,700

Roof

50%

2026

\$143,900

2

\$2,700

Plumbing

H/C Water Piping

Brass/Copper

25%

2036

* *

1

Galvanized Steel

75%

2031

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 51 - SI

Asset # : 1187

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2021	\$105,700	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 225 Gal</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2021	\$5,900	4	\$5,500	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : One Unit From Basement To 2nd Floor</i>								
<i>Explanation : 1 Elevator</i>								
Fire Suppression								
Sprinkler No Component	70%							
Generic	30%			2046	**	1-2	\$14,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 73 MINISCHOOL - Q
Address : 70-02 54TH AVENUE
Borough : QUEENS **Agency's Number** : Q873
Program / Asset # : BOE1164.000 / 14910 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 21,589 **Project Type** : EDUCATION
Date of Survey : 18-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2503 **Lot** : 31 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$313,800
Mechanical	\$708,500	\$226,800
Total	\$708,500	\$540,500
Importance Code A	\$133,900	
Importance Code B	\$574,600	\$505,400
Importance Code C		\$35,100
Total	\$708,500	\$540,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$21,200
Interior Architecture		\$1,600	\$3,800	\$19,200
Electrical	\$200	\$500	\$200	\$23,100
Mechanical	\$13,600	\$3,200	\$7,700	\$36,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$17,800	\$9,300	\$15,700	\$103,700
Importance Code A	\$700	\$1,400	\$700	\$55,700
Importance Code B	\$17,100	\$7,900	\$15,000	\$48,000
Total	\$17,800	\$9,300	\$15,700	\$103,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 73 MINISCHOOL - Q

Asset # : 14910

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Cast Stone/Terra Cotta	2%			LIFE	**	5	\$5,500	
Masonry: Brick Cavity	98%			LIFE	**	5	\$34,300	

Windows

Aluminum	100%			2045	**	5	\$7,300	
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Parapets

Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,000	
Masonry: Brick Cavity	95%			LIFE	**	5	\$4,800	

Roof

Modified Bitumen	100%			2034	**	10	\$21,200	
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Interior

Floors

Ceramic Tile	5%			2032	**	5	\$1,600	
Vinyl Tile	95%			2029		3	\$11,500	

Interior Walls

Gypsum Board	100%			LIFE	**	5	\$35,100	
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Ceilings

AcousTileConcealSpLn	95%			2034	**	5	\$38,400	
AcousTileSusp.Lay-In	5%			2042	**	5	\$1,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2039	**	5	\$600	
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Raceway

Conduit	100%			2039	**	1		
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Panelboards

Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$500	

Motor Controllers

Locally Mounted	100%			2034	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2034	**	10	\$19,800	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2034	**	10	\$2,600	
Exit, Service	50%			2034	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 73 MINISCHOOL - Q

Asset # : 14910

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	30%			2034	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Under Construction	100%							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	35%			2039	**	1		
Natural Gas	65%			2039	**	1		
Conversion Equipment								
Furnace	65%			2024	\$33,000	1	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	35%			2024	\$133,900	2	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Hallways And Staircases</i>								
<i>Explanation : 20 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	0-2	\$9,200	2029	\$183,200	1	\$9,000	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit On Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$1,100	
Terminal Devices								
Fan Coil - 4 Pipe	100%			2024	\$505,500	1	\$7,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 73 MINISCHOOL - Q

Asset # : 14910

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	\$43,500	2	\$15,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,000	
Exhaust Fans								
Interior	90%			2024	\$69,100	2	\$600	
Roof	10%			2029	\$3,600	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2027	\$19,000	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 74 - BX
Address : 730 BRYANT AVENUE BTWN: LAFAYETTE AV - SPOFFORD AV
Borough : BRONX **Agency's Number** : X074
Program / Asset # : BOE0215.000 / 475 **Yr Built/Renovated** : 1974 / 2006
Area Sq Ft : 139,000 **Project Type** : EDUCATION
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2763 **Lot** : 279 **BIN** : 2006566

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$110,200	\$110,500
Interior Architecture	\$343,200	\$1,509,800
Electrical	\$226,300	\$2,327,100
Mechanical	\$836,500	\$3,251,400
Total	\$1,516,200	\$7,198,700
Importance Code A	\$110,200	\$1,054,900
Importance Code B	\$1,406,000	\$5,778,000
Importance Code C		\$365,800
Total	\$1,516,200	\$7,198,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$9,100	
Interior Architecture	\$18,900	\$41,300	\$22,800	\$20,500
Electrical	\$6,400	\$41,300	\$4,000	\$4,700
Mechanical	\$56,800	\$81,800	\$42,900	\$36,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$90,000	\$172,400	\$86,700	\$69,800
Importance Code A	\$13,800	\$14,100	\$22,900	\$13,800
Importance Code B	\$76,200	\$158,300	\$41,100	\$56,100
Importance Code C			\$22,800	
Total	\$90,000	\$172,400	\$86,700	\$69,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$50,200	
Concrete Masonry Unit	30%			LIFE	**	5	\$18,800	
Masonry: Brick Cavity	60%			LIFE	**	5	\$60,300	
Windows								
Aluminum	100%			2043	**	5	\$18,200	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$4,900	
Masonry: Brick Cavity	60%			LIFE	**	5	\$7,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Built-Up (BUR)	27%	Now	\$58,200	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Lobby</i>								
Built-Up (BUR)	70%			2032	**	10	\$52,100	
Skylight, Metal/Glass	3%			2047	**	10	\$7,400	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$32,200	
Ceramic Tile	3%			2036	**	5	\$6,300	
Quarry Tile	2%			2040	**	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$8,200	
Vinyl Tile	60%			2027	\$1,143,900	3	\$63,000	
Vinyl Tile	18%	Now	\$343,200	2037	**	3	\$14,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
Wood	5%			2042	**	5	\$19,700	
Interior Walls								
Ceramic Tile	3%			2030	\$322,100	5	\$10,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$7,300	
Folding Partition	5%			2043	**	5	\$45,500	
Masonry: Brick	10%			LIFE	**			
Metal Panel	12%			LIFE	**			
Plaster	40%			LIFE	**	5	\$43,700	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%			2032	**	5	\$63,000	
AcousTileSusp.Lay-In	5%			2040	**	5	\$10,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Exposed Concrete	55%			LIFE	**	5	\$18,000	
Plaster	10%			LIFE	**	5	\$13,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches, No Nameplate Ratings Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$600	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$12,000	5	\$200	
Molded Case Bkrs	90%			2026	\$215,400	5	\$3,300	
Molded Case Bkrs	5%			2043	**	5	\$200	
Wiring								
Thermoplastic	95%			2027	\$352,300	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	15%			2025	\$18,400	5	\$100	
Motor Control Center	85%			2025	\$655,500	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$124,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2032	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
LED	1%			2035	**			

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DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2022	\$100,100	10	\$16,800	
Exit, Service	50%			2022	\$20,000	1		
Exterior Lighting								
HID	20%			2027	\$112,100	10	\$100	
No Component	80%							

Alarm

Security System								
No Component	70%							
Generic	30%			2032	**	1	\$15,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2027	\$461,100	1-3	\$26,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement And Toilets</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Strobe Lights, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Fuel Oil No 2	100%			2027	\$270,800	5	\$43,100	
Conversion Equipment								
Steam Boiler	100%			2025	\$899,600	1	\$137,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$117,600	2037	**	4	\$6,900	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Re-feed Tank And Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Terminal Devices

Air Handler	40%			2027	\$781,800	1	\$34,400	
Convactor/Radiator	60%			2032	**	1	\$26,900	

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2022	\$471,900	1	\$25,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	30%			2022	\$86,900	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2027	\$47,500	4	\$2,700	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$8,700	2027	\$436,500	1	\$30,900	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Air System Is Unbalanced</i>								
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2022	\$78,500	2	\$38,700	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,500	
Exhaust Fans								
Interior	40%			2027	\$197,800	2	\$1,700	
Roof	60%	Now	\$41,500	2027	\$138,500	2	\$2,000	
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$122,000	1		
Water Heater								
Gas Fired	100%			2025	\$84,800	2	\$2,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$21,200	2037	**	4	\$2,900	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Housing, Boiler Room</i>								
Sewage Ejector(s)								
Electric	100%			2022	\$40,000	4	\$8,300	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037		**	1-5	\$70,100
Sprinkler								
No Component	80%							
Generic	20%			2027	\$272,200		1-2	\$7,800

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 82 - BX
Address : 1700 MACOMBS ROAD @ W.176 ST.
Borough : BRONX **Agency's Number** : X082
Program / Asset # : BOE0223.000 / 452 **Yr Built/Renovated** : 1925 / 2013
Area Sq Ft : 107,000 **Project Type** : EDUCATION
Date of Survey : 31-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2866 **Lot** : 70 **BIN** : 2008460

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$472,100	\$1,218,500
Interior Architecture	\$504,400	\$888,700
Electrical	\$572,900	\$835,300
Mechanical	\$1,136,200	\$522,800
Total	\$2,685,700	\$3,465,300
Importance Code A	\$472,100	\$1,263,400
Importance Code B	\$2,076,100	\$2,153,700
Importance Code C	\$137,500	\$48,200
Total	\$2,685,700	\$3,465,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,900			\$12,700
Interior Architecture		\$3,400	\$10,600	\$8,800
Electrical	\$13,500	\$4,400	\$4,700	\$35,900
Mechanical	\$75,900	\$16,000	\$24,600	\$65,200
Site Pavements	\$6,100			
Elevators/Escalators	\$8,300	\$8,300	\$8,300	\$8,300
Total	\$119,600	\$32,100	\$48,100	\$130,900
Importance Code A	\$29,700	\$10,600	\$10,600	\$23,500
Importance Code B	\$83,800	\$18,100	\$37,500	\$107,400
Importance Code C	\$6,100	\$3,400		
Total	\$119,600	\$32,100	\$48,100	\$130,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	9%			LIFE	**	5	\$114,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Entire Perimeter Of Building At Grade Level</i>								
Masonry: Brick	83%			LIFE	**	5	\$135,300	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building Perimeter</i>								
Masonry: Granite	5%			LIFE	**	5	\$6,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Entire Perimeter Of Building At Grade Level</i>								
Metal Panel	3%			2049	**	5-10	\$33,600	
Windows								
Aluminum	95%	Now	\$423,700	2045	**	5	\$23,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$15,900	2032	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooftop Bulkhead</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$25,600	
Masonry: Brick	85%			LIFE	**	5	\$18,800	
Roof								
Built-Up (BUR)	95%	2-4	\$48,400	2029	\$968,600			
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2034	**	10	\$3,500	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,000	
Ceramic Tile	3%			2038	**	5	\$6,000	
Marble Panels	5%			LIFE	**	5	\$7,600	
Vinyl Tile	35%	Now	\$128,000	2034	**	3	\$26,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Various Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Various Classrooms</i>								
Vinyl Tile 9" X 9"	30%			2029	\$710,900	3	\$22,700	
Wood	22%			2044	**	5	\$83,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	3%			2032	**	5	\$6,900	
Marble Panels	2%			LIFE	**			
Plaster	70%	Now	\$137,500	LIFE	**	5	\$48,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair 8, 5th Floor Classrooms, Gymnasium And Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Wall At Auditorium Back Drop</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Exposed Concrete	25%			LIFE	**	5	\$7,900	
Exposed Struc: Steel	5%			LIFE	**			
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$197,300	LIFE	**	5	\$88,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stair 8, Gymnasium And Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair 8, Throughout 5th Floor Classrooms, Gymnasium And Offices</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	25%			2064	**			
Under Construction	25%							
Free Standing Walls								
Under Construction	100%							
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Asphalt	35%			2038	**			
Cast in Place Concrete	25%			2034	**			
Masonry: Granite	2%	Now	\$6,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs At Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs At Main Entrance</i>								
<i>Explanation : This Is Actually Marble</i>								
Under Construction	38%							
Parking/Driveway								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	100%			2032		**		
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$208,700	5	\$500	
<hr/>								
Raceway								
Conduit	100%			2029	\$222,800	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,500	
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$254,900	2054		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	20%			2029	\$63,700	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$700	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE		**	5	\$1,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	93%			2034		**	10	\$91,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
HID	2%			2024	\$3,700	10	\$100	
Incandescent	5%			2024	\$63,400	2	\$100	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$77,000	10	\$12,900	
Exit, Service	50%			2024	\$15,400	1		
<hr/>								
Exterior Lighting								
HID	20%			2024	\$86,300	10	\$100	
No Component	80%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$12,000

Fire/Smoke Detection

No Component

65%

Generic, Digital

35%

2037

* *

1-3

\$23,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Now

\$5,900

2049

* *

1

Fuel

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Basement Gas Service Is Off**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Using No.2 Oil*

Conversion Equipment

Steam Boiler

100%

Now

\$13,800

2034

* *

1

\$95,400

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Pneumatic Controls**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2039

* *

Terminal Devices

Air Handler

20%

Now

\$300,900

2039

* *

1

\$11,900

*Broken, Extent : Severe, Area Affected : 20%**Location : Basement And 5th Floor Mechanical Room*

Convactor/Radiator

60%

Now

\$34,400

2034

* *

1

\$18,700

*Broken, Extent : Severe, Area Affected : 100%**Location : Steam Traps Failing*

Fan Coil Unit/Heat

20%

Now

\$320,500

2039

* *

1

\$6,200

*Abandoned in Place, Extent : Moderate, Area Affected : 100%**Location : All Floors**Broken, Extent : Moderate, Area Affected : 100%**Location : All Floors*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

60%

2024

\$133,800

1

No Component

40%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$49,300	LIFE	**	2-5	\$59,700	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
Exhaust Fans								
Interior	50%	Now	\$190,300	2039	**	2	\$1,300	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Fan Room</i>								
Interior	20%			2024	\$76,100	2	\$700	
Roof	30%			2029	\$53,300	2	\$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2027	\$469,500	1		
Water Heater								
Gas Fired	100%			2024	\$65,300	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 175 Gallons</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$15,700	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Valves In Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$4,900	2024	\$16,300	4	\$2,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Floats Not Working In Basement</i>								
Sewage Ejector(s)								
Electric	100%			2024	\$30,800	4	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Laboratory Rooms</i>								
Backflow Preventer								
Generic	100%			2034	**	1	\$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : One Elevator Unit 2 Wheelchair Lifts One Broken</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2039	**	1-2	\$3,000	

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DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I. S. 84 - BX
Address : 1434 LONGFELLOW AVENUE BTWN: JENNINGS ST.
Borough : BRONX **Agency's Number** : X084
Program / Asset # : BOE0225.000 / 444 **Yr Built/Renovated** : 1972 / 2006
Area Sq Ft : 164,000 **Project Type** : EDUCATION
Date of Survey : 03-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3007 **Lot** : 8 **BIN** : 2010910

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$262,200
Interior Architecture		\$225,700
Electrical	\$169,100	\$1,610,300
Mechanical	\$567,900	\$5,577,100
Site Pavements	\$71,100	
Total	\$808,100	\$7,675,300
Importance Code A		\$1,346,000
Importance Code B	\$808,100	\$6,249,700
Importance Code C		\$79,600
Total	\$808,100	\$7,675,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,800		\$40,000
Interior Architecture	\$25,700	\$35,400	\$4,700	\$14,800
Electrical	\$20,800	\$19,300	\$23,800	\$17,700
Mechanical	\$41,800	\$39,500	\$51,500	\$61,300
Site Pavements	\$8,600			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$108,700	\$109,800	\$91,800	\$145,600
Importance Code A	\$16,200	\$20,000	\$16,200	\$56,600
Importance Code B	\$83,800	\$89,800	\$70,900	\$89,000
Importance Code C	\$8,600		\$4,700	
Total	\$108,700	\$109,800	\$91,800	\$145,600



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$34,000	
		<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	85%			LIFE	**	5	\$115,800	
		<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Metal Panel	10%			2039	**	5-10	\$93,600	
Windows								
Aluminum	97%			2045	**	5	\$19,500	
Metal Louvers	3%			2032	**	10	\$3,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Auditorium Wing</i>						
Masonry: Brick	85%			LIFE	**	5	\$3,500	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Auditorium Wing</i>						
Metal Rail	5%			2049	**	5-10	\$3,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium Wing</i>						
Roof								
Copper/Terne	5%			2044	**	10	\$13,100	
Modified Bitumen	75%			2039	**	10	\$78,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Panel/Paver: Cer/Brk	10%			2039	**	10	\$13,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Inner Courtyard</i>						
Single Ply Membrane	10%			2039	**	10	\$10,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior Portico At Main Entry Court</i>						
		<i>Explanation : Replacement In Progress</i>						
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$51,600	
Ceramic Tile	5%			2032	**	5	\$11,800	
Mosaic Tile	3%			2034	**	5	\$17,700	
Quarry Tile	5%			2042	**	5	\$17,700	
Vinyl Tile	70%			2034	**	3	\$62,000	
Wood	7%	Now	\$11,600	2057	**	5	\$15,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium And Auditorium Stage</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2038	**	5	\$9,400	
Concrete Masonry Unit	7%			LIFE	**	5	\$8,700	
Masonry: Brick	5%			LIFE	**			
Mosaic Tile	2%			LIFE	**			
Plaster	45%			LIFE	**	5	\$42,200	
SGFT/Glazed Masonry	30%			LIFE	**			
Wood	3%			LIFE	**	5	\$37,500	
Ceilings								
AcousTile,Adhered	30%	Now	\$14,100	2042	**	5	\$35,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Spaces</i>								
AcousTileSusp.Lay-In	5%			2034	**	5	\$11,800	
Exposed Concrete	10%			LIFE	**	5	\$3,700	
Fiber Board	3%			2034	**			
Gypsum Board	10%			LIFE	**	5	\$29,500	
Metal Panel	2%			LIFE	**	5	\$5,900	
Plaster	40%			LIFE	**	5	\$59,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$71,100	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Longfellow Avenue</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Longfellow Avenue And Jennings Street</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	30%			2034	**			
Masonry: Granite	10%	Now	\$6,400	LIFE	**			

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%

Location : At Multiple Entry Stairs

Not Accessible	60%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : Rear Of Building

Explanation : Under Construction

Parking/Driveway

Asphalt	95%			2032	**			
Cast in Place Concrete	5%	Now	\$2,200	2034	**			

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Driveway Entrance

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2029	\$22,400	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Four 800 Ampere Switches

Fused Disc Sw	50%			2049	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 4,000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	80%			2029	\$187,800	5	\$600	
Fused Disc Sw	20%			2049	**	5	\$100	

Raceway

Conduit	95%			2029	\$251,000	1		
Conduit	5%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$27,100	5	\$400	
Fused Disc Sw	5%			2045	**	5	\$200	
Molded Case Bkrs	65%			2028	\$176,300	5	\$2,800	
Molded Case Bkrs	20%			2045	**	5	\$900	

Wiring

Thermoplastic	80%			2029	\$296,700	1		
Thermoplastic	20%			2049	**	1		

Motor Controllers

Locally Mounted	100%	4+	\$36,900	2027	\$122,900	5	\$600	
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Corroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	4+	\$5,100	LIFE	**	5	\$2,400	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$50,500	
Generators								
Diesel	100%			2032	**	1	\$63,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 230 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$6,100	
Fuel Storage								
Day Tank								
	50%			2028	\$6,400	5	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 30 Gallon</i>								
Main Tank								
	50%			2044	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent								
	90%			2029	\$347,600	10	\$135,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED								
	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Service								
	50%			2029	\$43,100	1		
Exit, Service								
	50%			2029	\$23,600	1		
Exterior Lighting								
HID								
	20%			2024	\$132,300	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component								
	80%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

65%

Generic, Digital

35%

2039

* *

1-3

\$36,400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Throughout**Explanation : Under Repair Due To Smoke Detector Malfunction*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2039

* *

5

\$50,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 15,000 Gallons Each*

Conversion Equipment

Steam Boiler

100%

2027

\$1,061,400

1

\$162,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

2039

* *

Terminal Devices

Convactor/Radiator

100%

2034

* *

1

\$53,000

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

Compr/Chiller

85%

2029

\$1,183,200

1

\$64,700

*R-22 Refrigerant, Extent : Moderate, Area Affected : 80%**Location : Mechanical Room*

Split Unit

10%

Now

\$350,100

2039

* *

*Broken, Extent : Severe, Area Affected : 100%**Location : Roof**Other Observation, Extent : Severe, Area Affected : 100%**Location : Roof**Explanation : On Extended Life*

Split Unit

5%

2029

\$175,000

Distribution

CW & CHW Wtr

Pipe/Pump

No Component

80%

2039

* *

4

\$6,500

20%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I. S. 84 - BX

Asset # : 444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%	Now	\$7,400	2029	\$367,900	1	\$18,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Fan Coil - 2 Pipe	80%			2029	\$2,496,100	1	\$42,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400	
Exhaust Fans								
Interior	20%			2029	\$116,700	2	\$1,000	
Roof	80%			2024	\$217,800	2	\$4,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Oil Fired	100%			2027	\$136,100	1	\$4,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2029	\$12,500	4	\$2,600	
Submersible	50%			2022	\$2,800	4	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit - Basement To 4th Floor, One Unit - Basement To 1st Floor, One Freight - Basement To 3rd Floor</i>								
<i>Explanation : Three Units</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2039	**	1-2	\$4,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I.S. 131 M / PACE HS / EMMA LAZURUS HS
Address : 100 HESTER STREET @ FORSYTHE ST.
Borough : MANHATTAN **Agency's Number** : M131
Program / Asset # : BOE0078.000 / 1724 **Yr Built/Renovated** : 1983 / 2015
Area Sq Ft : 216,685 **Project Type** : EDUCATION
Date of Survey : 17-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 301 **Lot** : 3 **BIN** : 1082489

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$104,500	\$202,900
Interior Architecture	\$702,100	\$2,383,900
Electrical	\$1,630,300	\$3,270,200
Mechanical	\$2,447,200	\$2,817,900
Total	\$4,884,100	\$8,675,000
Importance Code A	\$104,500	\$292,600
Importance Code B	\$4,779,600	\$8,382,400
Total	\$4,884,100	\$8,675,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$11,400	\$1,800	\$10,800
Interior Architecture	\$25,400	\$23,100	\$9,300	\$27,600
Electrical	\$5,800	\$70,600	\$3,500	\$3,300
Mechanical	\$85,800	\$126,100	\$67,100	\$53,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$124,900	\$239,100	\$89,500	\$102,700
Importance Code A	\$21,500	\$33,300	\$23,200	\$32,200
Importance Code B	\$103,400	\$205,700	\$57,000	\$70,400
Importance Code C			\$9,300	
Total	\$124,900	\$239,100	\$89,500	\$102,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZURUS HS
Asset # : 1724

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	72%			LIFE	**	5	\$91,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Brick Cavity	25%			LIFE	**	5	\$50,700	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Entry Vestibule</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Metal Panel	3%			2037	**	5-10	\$41,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Mechanical Enclosures</i>								
Windows								
Aluminum	100%			2049	**	5	\$21,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$9,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets</i>								
Masonry: Brick	40%			LIFE	**	5	\$7,300	
Metal Panel	5%			2053	**	5	\$3,500	
Metal: Cage/Fence	2%			2040	**	5-10	\$2,800	
Pre-Cast Concrete	8%			LIFE	**	5	\$9,200	
Roof								
Built-Up (BUR)	60%			2032	**	10	\$104,500	
Metal Panel	5%			2040	**	10	\$16,000	
Modified Bitumen	35%			2035	**	10	\$61,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium Roof</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZURUS HS
Asset # : 1724

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$35,500		
Ceramic Tile	3%			2036	**	5	\$9,700		
Panel/Paver: Cer/Brk	17%			2043	**	5	\$124,100		
Sheet Vinyl/Rubber	2%	2-4	\$20,600	2027	\$205,500	5	\$4,900		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Weight Room</i>									
Vinyl Tile	68%	Now	\$200,200	2027	\$2,002,000	3	\$82,700		
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Basement Corridors</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement Corridors From Below Slab</i>									
Wood	5%			2042	**	5	\$30,400		
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900		
Folding Partition	3%			2043	**	5	\$18,500		
Masonry: Brick	15%			LIFE	**				
Plaster	40%			LIFE	**	5	\$29,600		
SGFT/Glazed Masonry	30%			LIFE	**				
Wood	2%			LIFE	**	5	\$19,800		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Auditorium</i>									
<i>Explanation : Wood Paneling</i>									
Ceilings									
AcousTile,Adhered	25%			2032	**	5	\$78,900		
AcousTile,Adhered	5%	Now	\$156,600	2047	**	5	\$7,900		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement Corridor</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement Corridor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement Corridor</i>									
AcousTileSusp.Lay-In	5%			2032	**	5	\$15,800		
Exposed Concrete	45%	Now	\$243,900	LIFE	**	5	\$22,200		
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Stair Landing - Basement - South West Entry Vestibule Above</i>									
Plaster	20%			LIFE	**	5	\$39,400		
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>									
<i>Location : Auditorium</i>									
Electrical									
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZURUS HS
Asset # : 1724

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$89,700	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere, One 2000 Ampere Main Disconnect Switch And One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$417,400	5	\$700	
Fused Disc Sw	20%			2047	* *	5	\$200	
Raceway								
Conduit	95%			2027	\$586,300	1		
Conduit	5%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$51,100	5	\$500	
Molded Case Bkrs	80%			2026	\$408,500	5	\$4,600	
Molded Case Bkrs	10%			2043	* *	5	\$600	
Wiring								
Thermoplastic	95%			2027	\$790,800	1		
Thermoplastic	5%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$245,800	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2027	\$489,900	10	\$190,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2022	\$7,400	10	\$100	
Incandescent	2%			2022	\$51,400	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$156,000	10	\$26,200	
Exit, Service	50%			2022	\$31,200	1		
Exterior Lighting								
HID	100%			2022	\$873,700	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2022	\$70,000	1	\$8,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$479,200	1-3	\$26,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZURUS HS
Asset # : 1724

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$67,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2- 15,000 Gallon Tanks</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$214,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 #2 Oil Burning Steam Boilers</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	10%	0-2	\$366,700	2057	**	4	\$1,100	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Central Plant Steam Piping/Pmp	90%			2037	**	4	\$14,400	
<hr/>								
Terminal Devices								
Air Handler	10%	0-2	\$304,700	2037	**	1	\$12,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse Fan Rooms, Defective Temperature Control Systems, Defective Gymnasium Blower Fan, Gymnasium Blower Steam Piping Requires Insulation</i>								
<hr/>								
Air Handler	20%			2027		1	\$26,800	
Convactor/Radiator	55%			2032	**	1	\$38,500	
Convactor/Radiator	15%	0-2	\$174,000	2047	**	1	\$9,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Classrooms, Defective Climate Control System</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2027		1	\$30,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<hr/>								
Window/Wall Unit	50%			2022		1	\$225,800	
Window/Wall Unit	10%	0-2	\$45,200	2027		1	\$45,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
<hr/>								
No Component	10%							
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$4,800	
No Component	70%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	30%			2022		1	\$40,200	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZURUS HS
Asset # : 1724

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	30%			2022	\$318,200	2	\$45,300
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$120,800
Exhaust Fans								
	Interior	30%			2027	\$231,300	2	\$2,000
	Roof	60%			2027	\$215,900	2	\$4,000
	Roof	10%	0-2	\$36,000	2037	**	2	\$500
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	5%	0-2	\$80,800	2057	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main And Basement</i>								
	Brass/Copper	95%			2037	**	1	
Water Heater								
	Gas Fired	100%			2022	\$132,200	2	\$3,200
Sanitary Piping								
	Cast Iron	5%	Now	\$79,300	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
	Cast Iron	95%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	5%	Now	\$22,600	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Roof Drains</i>								
	Cast Iron	95%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2022	\$33,000	4	\$6,900
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room Pit</i>								
Sewage Ejector(s)								
	Electric	20%	Now	\$12,500	2037	**	4	\$1,700
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Pumps</i>								
	Electric	80%			2027	\$49,900	4	\$6,900
Fixtures								
	Generic	100%						
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
I.S. 131 M / PACE HS / EMMA LAZURUS HS
Asset # : 1724

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Freight Unit From Basement To 1st Floor, 1 Passenger Unit From Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2037		**	1-5 \$109,200
	Sprinkler							
	No Component	50%						
	Generic	50%			2027	\$1,060,900	1-2	\$30,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I.S. 198 - Q P. S. 333 - Q
Address : 3-65 BEACH 56 STREET @BEACH CHANNEL DRIVE
Borough : QUEENS **Agency's Number** : Q198
Program / Asset # : BOE0839.000 / 1499 **Yr Built/Renovated** : 1955 / 2008
Area Sq Ft : 116,000 **Project Type** : EDUCATION
Date of Survey : 08-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 15894 **Lot** : 11 **BIN** : 4301929

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$305,600	\$116,300
Interior Architecture	\$1,243,500	\$417,600
Electrical	\$495,300	\$1,018,200
Mechanical		\$923,700
Total	\$2,044,500	\$2,475,800
Importance Code A	\$305,600	\$116,300
Importance Code B	\$1,612,200	\$2,161,300
Importance Code C	\$126,700	\$198,100
Total	\$2,044,500	\$2,475,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,700	\$12,000	\$7,900	\$4,000
Interior Architecture	\$54,100			\$15,300
Electrical	\$14,800	\$17,300	\$3,800	\$5,000
Mechanical	\$65,400	\$59,600	\$54,200	\$22,300
Total	\$159,000	\$88,800	\$65,800	\$46,700
Importance Code A	\$24,700	\$12,000	\$8,100	\$4,000
Importance Code B	\$114,500	\$76,800	\$57,700	\$42,700
Importance Code C	\$19,800			
Total	\$159,000	\$88,800	\$65,800	\$46,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$108,700	
Masonry: Brick	6%	Now	\$24,700	LIFE	**	5	\$7,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead</i>								
Metal Panel	5%			2047	**	5-10	\$43,900	
Metal Sect. OHD	2%			2044	**	5	\$8,000	
Granite Panels	2%			LIFE	**	5	\$1,900	
Windows								
Aluminum	90%			2043	**	5	\$15,700	
Aluminum	10%	0-2	\$78,300	2052	**	5	\$900	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$36,100	LIFE	**	5	\$11,700	
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Built-Up (BUR)	100%	Now	\$191,300	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair D4, Rooms 418, 421</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$9,700	LIFE	**	5	\$19,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$19,200	
Ceramic Tile	5%			2030	\$181,200	5	\$8,800	
Terrazzo	5%			LIFE	**	5	\$6,800	
Vinyl Tile	50%	0-2	\$159,000	2032	**	3	\$32,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	20%	0-2	\$411,900	2037	**	3	\$13,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%	0-2	\$185,000	2042	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$19,800	2030	\$198,100	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	
Folding Partition	5%			2035	**	5	\$16,800	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	55%	0-2	\$126,700	LIFE	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	27%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%			2040	**	5	\$8,800	
AcousTileSusp.Lay-In	20%			2040	**	5	\$35,000	
Exposed Concrete	60%	0-2	\$361,000	LIFE	**	5	\$16,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Plaster	10%	Now	\$24,500	LIFE	**	5	\$10,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair D4, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair D4, Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes.</i>								
Transformers								
Dry Type	100%			2044	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere 277/480v</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2053	**	5	\$200	
Fused Knife Sw	50%	2-4	\$104,400	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%			2053	**	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2027	\$200,500	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$100	
Fused Knife Sw	5%	2-4	\$9,600	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	85%			2026	\$162,800	5	\$2,600	
Molded Case Bkrs	5%			2049	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$286,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$400	
Motor Control Center	50%			2044	**	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$104,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2027	\$2,700	10	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : CFL (Compact Fluorescent Lamps)</i>								
LED	1%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$14,000	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$93,500	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$112,400	1	\$13,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$384,800

1-3

\$22,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2027

\$226,000

5

\$35,900

Conversion Equipment

Under Construction

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : All Boilers Were Damaged By Sandy And Removed. Temporary Boiler Supply Heat From Outside.*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

* *

4

\$8,600

Terminal Devices

Air Handler

20%

2027

\$326,200

1

\$14,400

Convactor/Radiator

80%

2032

* *

1

\$30,000

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

90%

2040

* *

1

\$113,000

*Other Observation, Extent : Light, Area Affected : 90%**Location : 1st Floor AC Room**Explanation : 2 Units*

No Component

10%

Distribution

CW & CHW Wtr Pipe/Pump

90%

2053

* *

4

\$7,700

No Component

10%

Terminal Devices

Air Handler/Cool/Ht

90%

2035

* *

1

\$64,600

No Component

10%

Heat Rejection

Water Cooling Tower

90% Now

\$7,100

2031

* *

2

\$84,100

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : 1 (Westside) Of 2 Not Working On The Roof*

No Component

10%

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DEPARTMENT OF EDUCATION - 040

I.S. 198 - Q P. S. 333 - Q

Asset # : 1499

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
	Ductwork/Diffusers	50%		LIFE	**	2-5	\$32,300	
	Ductwork/Diffusers	50%		LIFE	**	2-5	\$32,300	
Exhaust Fans								
	Interior	90%		2027	\$371,400	2	\$3,200	
	Roof	10%		2022	\$19,300	2	\$400	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2037	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2037	**	4	\$17,200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%	Now	\$24,200	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Floor Drains In The Cross Bay Area.</i>								
Sump Pump(s)								
	Non-Submersible	100%		2027	\$17,700	4	\$2,500	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2037	**	1-2	\$1,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : I.S. 301 - BX
Address : 890 CAULDWELL AVENUE @ E.161 ST.
Borough : BRONX **Agency's Number** : X120
Program / Asset # : BOE0260.000 / 419 **Yr Built/Renovated** : 1955 / 2003
Area Sq Ft : 115,000 **Project Type** : EDUCATION
Date of Survey : 11-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2631 **Lot** : 48 **BIN** : 2004496

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$607,900	\$256,500
Interior Architecture	\$1,277,500	\$1,273,900
Electrical	\$468,900	\$623,100
Mechanical	\$1,277,300	\$657,900
Total	\$3,631,600	\$2,811,400
Importance Code A	\$1,352,200	\$256,500
Importance Code B	\$2,018,800	\$2,299,700
Importance Code C	\$260,600	\$255,300
Total	\$3,631,600	\$2,811,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,500		\$11,000	
Interior Architecture	\$76,900			\$19,300
Electrical	\$1,500	\$2,600	\$3,000	\$2,600
Mechanical	\$55,700	\$33,700	\$26,800	\$15,900
Total	\$140,600	\$36,300	\$40,800	\$37,700
Importance Code A	\$6,500	\$11,600	\$22,400	\$11,400
Importance Code B	\$106,500	\$24,700	\$18,400	\$26,400
Importance Code C	\$27,700			
Total	\$140,600	\$36,300	\$40,800	\$37,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$153,200	
Masonry: Limestone	5%	0-2	\$94,100	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$188,200	2043	**	5	\$21,000	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$13,800	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$16,000	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Metal Rail	25%			2040	**	5-10	\$103,200	
Roof								
Built-Up (BUR)	93%	Now	\$168,200	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Bulkheads</i>								
Copper/Terne	3%	Now	\$5,400	2042	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roll Roofing	2%	Now	\$1,100	2023	\$11,000	5	\$2,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$157,500	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2 - Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$19,800	
Ceramic Tile	3%	Now	\$11,300	2030	\$112,600	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$7,100	
Vinyl Tile	30%	0-2	\$494,200	2037	**	3	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	55%			2027	\$906,000	3	\$49,900	
Wood	2%	Now	\$12,800	2055	**	5	\$3,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	\$41,300	2030	\$206,300	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	Now	\$27,700	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%	Now	\$79,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$139,900	LIFE	**	5	\$49,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$117,500	2032	**	5	\$28,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium, Corridors Throughout</i>								
Exposed Concrete	65%	0-2	\$405,200	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$12,700	LIFE	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$500	
Raceway								
Conduit	85%			2027	\$189,300	1		
Conduit	5%			2037	**	1		
Conduit	10%			2047	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$9,600	5	\$100	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	40%			2026	\$76,600	5	\$1,200	
Molded Case Bkrs	50%			2043	**	5	\$1,500	
Wiring								
Thermoplastic	70%			2047	**	1		
Thermoplastic	30%			2027	\$95,600	1		
Motor Controllers								
Locally Mounted	70%			2025	\$86,000	5	\$500	
Locally Mounted	30%	0-2	\$36,900	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$103,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2032	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$82,800	10	\$13,900	
Exit, Service	50%			2027	\$16,600	1		
Exterior Lighting								
HID	20%			2027	\$92,700	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$74,300	1	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motions Sensors</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$254,300	2037	**	1-3	\$12,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Manual Pull Station And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$35,600	
Conversion Equipment								
Steam Boiler	100%	Now	\$744,200	2047	**	1	\$102,500	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : #2 And #3 Boilers, Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$389,300	2037	**	4	\$5,700	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Steam Piping System, Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Traps And Condensate Lines Underneath Of The Stage And Basement Boys Restroom</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Condensate Pump, Basement</i>								
Terminal Devices								
Air Handler	20%			2027	\$323,400	1	\$14,200	
Convactor/Radiator	80%	Now	\$9,900	2032	**	1	\$26,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2022	\$143,800	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,100	
Exhaust Fans								
Interior	40%			2027	\$163,700	2	\$1,400	
Roof	60%			2027	\$114,600	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%	Now	\$25,200	2032	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

I.S. 301 - BX

Asset # : 419

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	Now	\$18,300	2037	**	4	\$11,400	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2027	\$56,300	1-2	\$1,600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : INFORMATION AND TECH. H.S. -Q
Address : 21-16 44TH RD.
Borough : QUEENS **Agency's Number** : LEASED
Program / Asset # : BOE1055.000 / 14342 **Yr Built/Renovated** : 1919 / 2003
Area Sq Ft : 257,987 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 438 **Lot** : 26 **BIN** : 4005184

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$253,500	\$937,400
Interior Architecture		\$402,200
Electrical		\$239,400
Mechanical		\$6,272,000
Total	\$253,500	\$7,851,000
Importance Code A	\$253,500	\$937,400
Importance Code B		\$6,672,900
Importance Code C		\$240,600
Total	\$253,500	\$7,851,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,900	\$10,900	
Interior Architecture	\$12,800		\$39,500	
Electrical	\$25,200	\$59,400	\$27,700	\$29,400
Mechanical	\$50,000	\$102,600	\$82,100	\$105,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$99,800	\$180,600	\$172,000	\$146,200
Importance Code A	\$24,800	\$31,700	\$36,200	\$24,800
Importance Code B	\$68,100	\$149,000	\$135,800	\$121,400
Importance Code C	\$6,800			
Total	\$99,800	\$180,600	\$172,000	\$146,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	85%			LIFE	**	5	\$791,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is A Leased Building, It Was Completely Renovated In 2003.</i>								
Stucco Cement	15%			2040	**	5	\$69,800	
Windows								
Aluminum	95%			2043	**	5	\$21,800	
Metal Louvers	5%			2036	**	10	\$7,200	
Parapets								
Cast in Place Concrete	80%			LIFE	**	5	\$146,300	
Metal Panel	20%			2047	**	5	\$13,700	
Roof								
Modified Bitumen	73%			2032	**	10	\$188,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Penetrations For Dunnage</i>								
Single Ply Membrane	25%			2032	**	10	\$64,700	
Skylight, Plastic	2%			2040	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$86,300	
Ceramic Tile	3%			2036	**	5	\$11,800	
Quarry Tile	2%			2040	**	5	\$11,800	
Vinyl Tile	80%			2032	**	3	\$118,400	
Wood	5%			2055	**	5	\$37,000	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$13,700	
Concrete Masonry Unit	7%			LIFE	**	5	\$12,800	
Gypsum Board	88%			LIFE	**	5	\$240,600	
Metal: Cage/Fence	2%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	28%			2040	**	5	\$75,300	
Exposed Concrete	60%			LIFE	**	5	\$25,200	
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Acutally Corrugated Metal Decking</i>								
Metal Panel	2%			LIFE	**	5	\$6,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$1,100	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	15%			2049	**	5	\$900	
Molded Case Bkrs	85%			2049	**	5	\$5,800	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$79,400	
Generators								
Diesel	100%			2040	**	1	\$99,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Diesel Generator Rated At 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$57,500	
Fuel Storage								
Main Tank	100%			2062	**	5	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 300 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2035	**	10	\$239,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2035	**	10	\$100	
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$800	

Alarm

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DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$28,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors And Cafeteria**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2035

* *

1-3

\$47,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

10%

2047

* *

1

Interruptible Gas/Dual

90%

2047

* *

1

Fuel

Conversion Equipment

Furnace

10%

2032

* *

1

\$13,000

*Other Observation, Extent : Light, Area Affected : 10%**Location : Roof**Explanation : 2 Rtu Package Units*

Steam Boiler

90%

2040

* *

1

\$235,000

*Other Observation, Extent : Light, Area Affected : 90%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

90%

2047

* *

4

\$11,700

Piping/Pmp

No Component

10%

Terminal Devices

Air Handler

65%

2032

* *

1

\$106,000

Convactor/Radiator

25%

2040

* *

1

\$21,300

No Component

10%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	90%			2028	\$5,045,500	2	\$14,500
<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>								
<i>Location : Various Locations</i>								
	Ext Pkg Unit - Heating/Cooling	10%			2032	**	2	\$1,600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Package Units On Roof</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	90%			2047	**	4	\$11,700
	No Component	10%						
Heat Rejection								
	Water Cooling Tower	100%			2028	\$1,000,400	2	\$265,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$147,000
Exhaust Fans								
	Interior	70%			2032	**	2	\$5,700
	Roof	30%			2032	**	2	\$2,400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Gas Fired	100%			2025	\$160,800	2	\$3,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$5,500
Backflow Preventer								
	Generic	100%			2032	**	1	\$16,100
Fixtures								
	Generic	100%						
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
INFORMATION AND TECH. H.S. -Q
Asset # : 14342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	90%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : 1st To 4th Floor</i>						
		<i>Explanation : 2 Passenger Units</i>						
	Hydraulic	10%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Freight Unit</i>						
Fire Suppression	Sprinkler							
	Generic	100%			2047	**	1-2	\$73,800
	Chemical System							
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 8 - Q
Address : 108-35 167 STREET BTWN: 108 RD., 108 DR.
Borough : QUEENS **Agency's Number** : Q008
Program / Asset # : BOE0672.000 / 314 **Yr Built/Renovated** : 1963 / 2014
Area Sq Ft : 156,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 10178 **Lot** : 1 **BIN** : 4216655

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$617,500	\$126,700
Interior Architecture	\$941,000	\$1,801,200
Electrical	\$991,700	\$1,611,800
Mechanical	\$1,332,300	\$3,967,700
Total	\$3,882,500	\$7,507,300
Importance Code A	\$1,627,000	\$171,500
Importance Code B	\$2,132,000	\$7,298,400
Importance Code C	\$123,500	\$37,500
Total	\$3,882,500	\$7,507,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,300	\$4,500		\$3,100
Interior Architecture	\$19,000			\$28,000
Electrical	\$15,200	\$26,400	\$17,900	\$35,500
Mechanical	\$25,000	\$23,700	\$36,400	\$76,700
Site Enclosure	\$7,900			
Site Pavements	\$7,600			
Total	\$84,900	\$54,500	\$54,300	\$143,300
Importance Code A	\$10,300	\$19,900	\$15,400	\$18,900
Importance Code B	\$63,000	\$34,600	\$38,900	\$124,400
Importance Code C	\$11,700			
Total	\$84,900	\$54,500	\$54,300	\$143,300



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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$34,000	
Masonry: Brick	2%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Glazed Brick</i>								
Masonry: Brick Cavity	93%			LIFE	**	5	\$126,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$513,000	2045	**	5	\$9,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Glazed Brick</i>								
Metal Louvers	5%			2038	**	10	\$6,300	
Parapets								
Masonry: Brick Cavity	50%			LIFE	**	5	\$2,000	
Metal Panel	30%			2039	**	5	\$4,700	
Metal Panel	10%			2049	**	5	\$1,600	
Metal Rail	10%			2042	**	5-10	\$7,300	
Roof								
Modified Bitumen	100%			2034	**	10	\$104,500	
Soffits								
Cast in Place Concrete	100%	Now	\$10,300	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side Lower Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Lower Entrance</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$36,100	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement Mechanical Rooms</i>					
Ceramic Tile	3%	Now	\$7,300	2038	**	5	\$3,500	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Kitchen And Toilets</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Kitchen And Toilets</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen And Toilets</i>					
Terrazzo	5%	4+	\$11,700	LIFE	**	5	\$9,200	
			<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 1st Floor Main Corridor</i>					
Vinyl Tile	20%	Now	\$42,900	2034	**	3	\$17,700	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Glazed Brick</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>					
			<i>Location : Glazed Brick</i>					
Vinyl Tile 9" X 9"	60%	Now	\$666,300	2029	\$1,665,600	3	\$53,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Wood	3%	0-2	\$49,900	2044	**	5	\$6,600	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Gymnasium</i>					
Wood	2%			2069	**	5	\$8,900	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Ceramic Tile	5%	Now	\$46,000	2038	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Paint Peeling</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$37,500	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%	0-2	\$77,500	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Ceilings								
AcousTile,Adhered	25%	Now	\$58,600	2042	**	5	\$29,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium And Classrooms Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5	\$18,400	
Fiber Board	5%			2034	**			
Metal Panel	2%			LIFE	**	5	\$5,900	
Plaster	15%			LIFE	**	5	\$22,100	
Wood	3%			LIFE	**	5	\$62,000	
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	\$2,400	2049	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Side</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side</i>								
<i>Explanation : Gate Damaged, Does Not Swing</i>								
Iron Picket	60%	Now	\$5,500	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate Damaged</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Gate Damaged</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$3,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Curb At Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Curb At Main Entrance</i>								
<i>Explanation : Damage Due To Vehicle Impact</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$3,800	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2029	\$40,400	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								

Fused Disc Sw	10%			2029	\$4,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2034	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 93 Kilovolt-Ampere, 208/120 Volts</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$234,800	5	\$700	
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Raceway

Conduit	90%			2029	\$237,800	1		
Conduit	10%			2039	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$23,900	5	\$400	
Molded Case Bkrs	80%			2028	\$191,500	5	\$3,300	
Molded Case Bkrs	10%			2037	**	5	\$400	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$222,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$111,300	1		
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$48,000	
Generators								
Diesel	100%			2032	**	1	\$60,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kilowatt Exclusively For Water Pump Emergency Service</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$5,800	
Fuel Storage								
Day Tank	30%			2037	**	5	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Main Tank	70%			2057	**	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	92%			2034	**	10	\$131,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2034	**	10	\$8,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Auditorium</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$18,800	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$629,000	10	\$500	
Alarm								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2029

\$151,200

1

\$17,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Staircase Landings, Offices And Exit Doors**Explanation : CCTV Surveillance System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$517,500

1-3

\$28,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2029

\$306,600

5

\$48,300

Conversion Equipment

Steam Boiler

100%

2-4

\$1,009,600

2049

* *

1

\$139,000

*Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Throughout**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units - One Heat Exchanger For Glycol In Basement*

Distribution

Hot Wtr Piping/Pump

15%

2028

\$36,500

4

\$1,200

Central Plant Steam

85%

2029

\$2,244,200

4

\$9,800

Piping/Pmp

Terminal Devices

Air Handler

30%

2034

* *

1

\$28,900

Convactor/Radiator

70%

2027

\$584,600

1

\$35,300

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$227,600

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$87,000

Exhaust Fans

Interior

30%

2029

\$166,500

2

\$1,400

Roof

70%

2029

\$181,300

2

\$3,300

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2022	\$95,100	2	\$2,300	
HW Heat Exchanger Steam Fired	100%			2029	\$248,400	4	\$23,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$23,800	4	\$4,900	
Sewage Ejector(s) Electric	100%			2029	\$44,900	4	\$9,300	
Backflow Preventer Generic	100%			2029	\$39,600	1	\$9,600	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2029	\$76,400	1-2	\$2,200	
Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 10 - Q
Address : 45-11 31ST AVENUE
Borough : QUEENS **Agency's Number** : Q010
Program / Asset # : BOE0674.000 / 316 **Yr Built/Renovated** : 1939 / 2015
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 22-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 714 **Lot** : 1 **BIN** : 4012664

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$201,000
Interior Architecture	\$225,700	\$983,400
Electrical	\$572,800	\$802,700
Mechanical	\$967,700	\$1,535,900
Site Pavements	\$59,400	
Total	\$1,825,600	\$3,522,900
Importance Code A		\$240,500
Importance Code B	\$1,645,200	\$3,282,400
Importance Code C	\$180,400	
Total	\$1,825,600	\$3,522,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$6,700	\$22,500
Interior Architecture		\$14,500	\$10,100	
Electrical	\$14,300	\$10,200	\$41,200	\$9,600
Mechanical	\$81,900	\$15,500	\$22,000	\$15,300
Site Pavements	\$20,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$124,700	\$48,200	\$87,800	\$55,300
Importance Code A	\$9,200	\$9,200	\$16,100	\$31,700
Importance Code B	\$113,100	\$38,900	\$71,800	\$23,600
Importance Code C	\$2,400			
Total	\$124,700	\$48,200	\$87,800	\$55,300



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DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$139,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Exterior Wall Work Done In 2013-2015</i>								
Masonry: Limestone	10%			LIFE	**	5	\$11,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Wall Work Done In 2013-2015</i>								
Windows								
Aluminum	100%			2044	**	5	\$44,900	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$17,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet On Roof. Work Done In 2013-2015</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping Stone Work In 2013-2015</i>								
Metal: Cage/Fence	10%			2048	**	5-10	\$16,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$62,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
Ceramic Tile	3%			2037	**	5	\$4,800	
Terrazzo	2%			LIFE	**	5	\$2,500	
Vinyl Tile	60%			2028	\$877,600	3	\$36,300	
Wood	30%			2056	**	5	\$90,600	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$10,500	
Masonry: Brick	10%			LIFE	**			
Plaster	50%			LIFE	**	5	\$26,200	
SGFT/Glazed Masonry	25%	0-2	\$180,400	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria Around Entrance To Stair #7</i>								
Ceilings								
AcousTileConcealSpLn	10%			2033	**	5	\$20,100	
Exposed Concrete	30%			LIFE	**	5	\$7,600	
Plaster	60%			LIFE	**	5	\$60,400	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2048	**			
Iron Picket	90%			2063	**			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2063		**		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$18,100	2041		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Sidewalks*

On-Site Walkways

Asphalt

Asphalt	20%	4+	\$300	2037		**		
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Various*

Cast in Place Concrete

Cast in Place Concrete	70%	4+	\$2,200	2041		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Various*

Masonry: Granite

Masonry: Granite	10%			LIFE		**		
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Activity Yard

Asphalt

Asphalt	100%	4+	\$59,400	2037		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Rear Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

Fused Disc Sw	90%			2028	\$35,600	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Fused Disc Sw

Fused Disc Sw	10%			2028	\$4,000	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

Fused Disc Sw	80%			2028	\$146,100	5	\$300	
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Fused Disc Sw

Fused Disc Sw	20%			2048	**	5	\$100	
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Raceway

Conduit

Conduit	95%			2028	\$175,100	1		
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Conduit

Conduit	5%			2048	**	1		
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Panelboards

Fused Disc Sw

Fused Disc Sw	10%			2027	\$19,200	5	\$200	
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Molded Case Bkrs

Molded Case Bkrs	85%			2027	\$162,800	5	\$2,100	
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Molded Case Bkrs

Molded Case Bkrs	5%			2044	**	5	\$100	
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DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	25%	2-4	\$68,200	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2028	\$191,000	1		
Thermoplastic	5%			2048	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Motor Controllers								
Locally Mounted	90%			2045	**	5	\$600	
Locally Mounted	10%			2026	\$8,100	5	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$23,500	1	\$28,600	
Generators								
Diesel	100%			2024	\$129,600	1	\$36,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 125 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,400	
Fuel Storage								
Main Tank	100%			2031	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2038	**	10	\$80,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2023	\$22,100	2		
LED	4%			2038	**			
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, Service	35%			2023	\$9,400	1		
Exit, Service	5%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$375,000	10	\$300	
Alarm								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component	70%							
Generic	30%			2036	**	1	\$10,400	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$17,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%			2048	**	1		
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Conversion Equipment

Steam Boiler	100%			2041	**	1	\$92,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Central Plant Steam Piping/Pmp	25%			2054	**	4	\$1,700	
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Central Plant Steam Piping/Pmp	75%	Now	\$23,600	2028	\$1,180,500	4	\$3,400	
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Leak Evident, Extent : Severe, Area Affected : 75%
Location : Vacuum Pump
On Extended Life, Extent : Moderate, Area Affected : 80%
Location : Throughout, Steam And Condensate Return Piping Beyond Their Useful Life Cycle Limit

Terminal Devices

Air Handler	20%	Now	\$52,300	2023	\$261,500	1	\$10,400	
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*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : 2 Out Of 11 Not Working In The Basement**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Fan Room, The Blowers Are Beyond Their Useful Life Cycle Limit*

Convactor/Radiator	60%			2026	\$298,700	1	\$18,000	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout, The Radiators Are Beyond Their Useful Life Cycle Limit*

Fan Coil Unit/Heat	20%			2023	\$278,600	1	\$6,000	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Unit Ventilators Are Beyond Their Useful Life Cycle Limit*

Air Conditioning

Energy Source

Electricity	100%			2036	**	1		
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Conversion Equipment

Window/Wall Unit	40%			2023	\$77,500	1		
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No Component	60%							
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DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900	
Exhaust Fans								
Interior	90%			2023	\$297,800	2	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle Limit</i>								
Roof	10%			2028	\$15,400	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2054	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Galvanized Steel	70%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$56,700	2	\$1,400	
Sanitary Piping								
Cast Iron	100%	Now	\$13,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Janitor Slop Sink Drain Line</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,900	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$5,600	
Backflow Preventer								
Generic	100%			2033	**	1	\$5,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit Is Inoperable</i>								
Hydraulic	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2038	**	1-2	\$5,200	
Fire Pump								
No Component	80%							
Generic	20%			2031	**	1	\$3,500	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Dry	100%		2021	\$27,900	1-3	\$3,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 13 - M
Address : 1573 MADISON AVENUE @ E. 106 STREET
Borough : MANHATTAN **Agency's Number** : M013
Program / Asset # : BOE0009.000 / 437 **Yr Built/Renovated** : 1958 / 2007
Area Sq Ft : 150,000 **Project Type** : EDUCATION
Date of Survey : 23-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1612 **Lot** : 50 **BIN** : 1051515

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$160,800	\$451,600
Interior Architecture	\$831,400	\$144,500
Electrical	\$269,300	\$762,100
Mechanical	\$875,500	\$3,103,900
Total	\$2,137,000	\$4,462,100
Importance Code A	\$204,000	\$1,131,100
Importance Code B	\$1,932,900	\$3,279,500
Importance Code C		\$51,500
Total	\$2,137,000	\$4,462,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,900	\$5,500	\$9,800	
Interior Architecture	\$11,300		\$16,800	\$26,600
Electrical	\$28,300	\$30,400	\$4,400	\$3,400
Mechanical	\$70,200	\$44,000	\$46,900	\$20,100
Total	\$138,800	\$79,800	\$77,800	\$50,000
Importance Code A	\$69,900	\$19,200	\$23,100	\$13,400
Importance Code B	\$61,100	\$60,600	\$54,700	\$36,700
Importance Code C	\$7,800			
Total	\$138,800	\$79,800	\$77,800	\$50,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	4+	\$98,100	LIFE	**	5	\$122,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Park Avenue Facade</i>								
Metal Panel	2%			2037	**	5-10	\$18,700	
Granite Panels	3%			LIFE	**	5	\$3,100	
Stucco Cement	5%	0-2	\$10,500	2040	**	5	\$8,500	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Underside Of Overhang At Playground</i>								
Windows								
Aluminum	77%			2043	**	5	\$15,500	
Aluminum	20%			2043	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Story Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	3%			2036	**	10	\$3,800	
Parapets								
Cast in Place Concrete	35%	2-4	\$1,900	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$2,400	
Metal Panel	5%			2047	**	5	\$800	
Roof								
Built-Up (BUR)	60%			2032	**	10	\$62,700	
Copper/Terne	3%			2055	**	10	\$7,800	
IRMA/Protected Membrane	37%	0-2	\$16,500	2027	\$329,000			
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Gymnasium And Auditorium</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$51,600	
Ceramic Tile	3%			2036	**	5	\$7,100	
Quarry Tile	5%			2040	**	5	\$17,700	
Sheet Vinyl/Rubber	5%			2035	**	5	\$17,700	
Terrazzo	5%			LIFE	**	5	\$9,200	
Vinyl Tile	57%			2035	**	3	\$50,500	
Vinyl Tile	15%	4+	\$321,400	2037	**	3	\$13,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%			2036	**	5	\$15,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$12,500	
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$51,500	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTile,Adhered	20%	Now	\$468,600	2047	**	5	\$23,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Room 401, Cafeteria, Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
AcousTile,Adhered	35%			2032	**	5	\$82,600	
AcousTileConcealSpLn	15%			2044	**	5	\$44,300	
Exposed Concrete	5%			LIFE	**	5	\$1,800	
Gypsum Board	5%			LIFE	**	5	\$14,800	
Metal Panel	10%			LIFE	**	5	\$29,500	
Plaster	10%			LIFE	**	5	\$14,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$600	
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Raceway

Conduit	70%			2027	\$184,900	1		
Conduit	30%			2047	**	1		

Panelboards

Molded Case Bkrs	80%			2043	**	5	\$3,200	
Molded Case Bkrs	20%			2026	\$47,900	5	\$800	

Wiring

Braided Cloth	40%	2-4	\$148,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2047	**	1		

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2025	\$73,700	5	\$600	
Locally Mounted	20%	2-4	\$24,600	2047	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	20%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	90%			2037	**	10	\$123,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$18,100	
Exit, LED	20%			2042	**	1		
Exit, Service	30%			2022	\$13,000	1		
Exterior Lighting								
HID	20%			2022	\$121,000	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2027	\$331,700	1-3	\$19,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	98%			2037	**	5	\$45,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 20,000 Gallon Tank</i>								
Fuel Oil No 4	2%	Now	\$5,900	2057	**	5	\$500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sub-basement, 1 Of 2 Defective Oil Pumps</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2023	\$43,200	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room,</i>								
<i>Explanation : The Basement Level Is Served By The Steam To Water Water Converter</i>								
Steam Boiler	10%	Now	\$29,100	2040	**	1	\$13,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Combustion Air Dampers</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room, Leaky Boiler Tubes On Boiler #1</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Boiler Burner Operation, Fireman Complains Of Intermittent Flame Flailure Flame Blow-back Upon Flame Ignition Since The Conversion From #6 Oil To #4 Oil.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 #4 Oil Burning Steam Boilers</i>								
Steam Boiler	70%			2025	\$679,500	1	\$104,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2026	\$46,800	4	\$2,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement Level</i>								
Central Plant Steam Piping/Pmp	10%	0-2	\$253,900	2057	**	4	\$700	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steam Leaks In Multiple Locations In The Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	70%			2027	\$1,777,100	4	\$5,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%	Now	\$105,500	2037	**	1	\$4,200	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Fan Room, Badly Deteriorated Blower Flexible Connection</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Fan Room</i>								
<i>Explanation : Severe Blockage Of Supply Air To Auditorium</i>								
Air Handler	15%			2022	\$316,400	1	\$13,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Convactor/Radiator	80%			2032	**	1	\$38,800	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2025	\$281,300	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,600	
Exhaust Fans								
Interior	20%			2022	\$106,700	2	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Roof	20%	Now	\$1,000	2022	\$49,800	2	\$700	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galvanized Steel	80%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$238,900	4	\$14,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	5%	0-2	\$15,600	LIFE	**	1		
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Above Second Floor Fan Room, Damaged Roof Drain</i>								
Cast Iron	95%			LIFE	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$3,200	
		<i>Recent Installation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement Near Acid Tank</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 45%</i>						
		<i>Location : Boiler Room Pit</i>						
Sewage Ejector(s) Electric	100%			2027	\$43,200	4	\$6,000	
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Newly Installed Toilet Room Fixtures.</i>						
Fire Suppression								
Sprinkler								
No Component Generic	80%			2037	**	1-2	\$8,400	
	20%							
		<i>No Backflow Preventer, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Basement Classrooms Are All Sprinklered</i>						
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 25 - M
Address : 145 STANTON STREET BTWN: NORFOLK AND SUFFOLK STS.
Borough : MANHATTAN **Agency's Number** : M025
Program / Asset # : BOE0015.000 / 441 **Yr Built/Renovated** : 1977 / 2006
Area Sq Ft : 159,000 **Project Type** : EDUCATION
Date of Survey : 08-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 354 **Lot** : 80 **BIN** : 1004323

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$179,800	\$881,400
Interior Architecture	\$306,900	\$93,200
Electrical	\$192,300	\$1,185,600
Mechanical	\$379,200	\$1,893,100
Site Pavements	\$110,500	
Total	\$1,168,700	\$4,053,300
Importance Code A	\$179,800	\$926,200
Importance Code B	\$920,600	\$3,127,100
Importance Code C	\$68,300	
Total	\$1,168,700	\$4,053,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,300			
Interior Architecture		\$34,200		
Electrical	\$4,500	\$6,100	\$6,100	\$5,300
Mechanical	\$81,800	\$31,800	\$46,300	\$49,600
Site Enclosure	\$18,700			
Site Pavements	\$6,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,000	\$76,000	\$56,300	\$58,900
Importance Code A	\$37,000	\$15,700	\$15,700	\$16,100
Importance Code B	\$81,300	\$60,300	\$40,600	\$42,800
Importance Code C	\$18,700			
Total	\$137,000	\$76,000	\$56,300	\$58,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	40%			LIFE	**	5	\$415,800		
Masonry: Brick Cavity	60%			LIFE	**	5	\$124,700		
Windows									
Aluminum	97%			2045	**	5	\$57,800		
Metal Louvers	3%			2038	**	10	\$11,200		
Parapets									
Cast in Place Concrete	100%			LIFE	**	5	\$194,600		
Roof									
Built-Up (BUR)	95%			2034	**	10	\$91,700		
Roll Roofing	5%	2-4	\$21,300	2031	**	5	\$4,000		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Stairs</i>									
<i>Ponding, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Bulkheads</i>									
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Stairs</i>									
Soffits									
Cast in Place Concrete	100%	4+	\$88,100	LIFE	**	5	\$146,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various</i>									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$51,800		
Ceramic Tile	5%	4+	\$73,500	2038	**	5	\$5,900		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Toilet Rooms</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Toilet Rooms</i>									
Panel/Paver: Cer/Brk	2%			2045	**	5	\$10,700		
Vinyl Tile	78%			2034	**	3	\$69,200		
Wood	5%			2057	**	5	\$22,200		
Interior Walls									
Ceramic Tile	5%	4+	\$68,300	2038	**	5	\$5,800		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Toilet Rooms</i>									
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300		
Folding Partition	5%			2045	**	5	\$29,000		
Masonry: Brick	10%			LIFE	**				
Plaster	45%			LIFE	**	5	\$31,300		
SGFT/Glazed Masonry	25%			LIFE	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	28%	Now	\$114,500	2034	**	5	\$41,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 402</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 402</i>								
Exposed Concrete	60%			LIFE	**	5	\$22,200	
Metal Panel	2%	0-2	\$50,600	LIFE	**	5	\$5,900	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Kitchen</i>								
Plaster	10%			LIFE	**	5	\$14,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	\$18,500	2049	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
Iron Picket	10%	4+	\$200	2064	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Pavers/Stone	10%			2038	**			
Activity Yard								
Asphalt	100%	4+	\$110,500	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$234,800	5	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 4- Vertical Sections</i>						
Raceway								
Conduit	90%			2029	\$237,800	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$400	
Molded Case Bkrs	80%			2028	\$191,500	5	\$3,300	
Molded Case Bkrs	10%			2045	**	5	\$400	
Wiring								
Thermoplastic	90%			2029	\$333,800	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$142,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$19,200	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$192,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$17,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Front Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$29,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Stair Case And Basement</i>						
		<i>Explanation : Strobe Lights, Horns, Manual Pull Station And Smoke Detectors</i>						

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Gas Component Of Dual Fuel System Is Not Connected / 2 15,000 Tanks For #2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$157,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$53,800	2039	**	4	\$7,800	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Return Tank</i>						
Terminal Devices								
Air Handler	40%			2029	\$894,300	1	\$39,300	
Convactor/Radiator	60%			2034	**	1	\$30,800	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2029	\$269,900	1	\$14,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Fan Room</i>						
Window/Wall Unit	60%			2024	\$198,800	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2039	**	4	\$1,600	
No Component	80%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2029	\$284,500	1		
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2029	\$138,300	2	\$22,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$88,700	
Exhaust Fans								
Interior	40%			2029	\$226,300	2	\$1,900	
Roof	60%			2034	**	2	\$2,900	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%	Now	\$23,700	2039	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Near Gas Meter Room</i>								
HW Heat Exchanger	Steam Fired	100%	0-2	\$126,600	2039	**	4	\$15,700
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping	Cast Iron	100%	Now	\$23,300	LIFE	**	1	
<i>Leak Evident, Extent : Light, Area Affected : 3%</i>								
<i>Location : Boiler Room</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2029	\$24,200	4	\$5,000
Backflow Preventer	Generic	100%			2029	\$40,400	1	\$9,700
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe	Generic	100%			2049	**	1-5	\$80,200
Sprinkler	No Component	97%						
	Generic	3%			2039	**	1-2	\$1,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 25 - Q
Address : 34-65 192 STREET
Borough : QUEENS **Agency's Number** : Q025
Program / Asset # : BOE0688.000 / 1198 **Yr Built/Renovated** : 1970 / 2012
Area Sq Ft : 161,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 5261 **Lot** : 1 **BIN** : 4119139

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$615,900	\$262,800
Interior Architecture	\$2,555,900	\$60,800
Electrical	\$357,600	\$1,470,700
Mechanical	\$403,100	\$8,321,900
Total	\$3,932,500	\$10,116,200
Importance Code A	\$615,900	\$1,413,700
Importance Code B	\$3,316,600	\$8,641,700
Importance Code C		\$60,800
Total	\$3,932,500	\$10,116,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,400			
Interior Architecture	\$6,400	\$9,200	\$38,400	\$12,200
Electrical	\$14,000	\$12,800	\$11,600	\$13,800
Mechanical	\$35,200	\$51,200	\$100,100	\$47,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,900	\$77,100	\$154,000	\$77,800
Importance Code A	\$47,400	\$16,900	\$17,300	\$16,900
Importance Code B	\$42,600	\$54,900	\$136,700	\$60,800
Importance Code C		\$5,300		
Total	\$89,900	\$77,100	\$154,000	\$77,800



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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$39,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,500	
Masonry: Brick	70%			LIFE	**	5	\$55,100	
Pre-Cast Concrete	15%			LIFE	**	5	\$38,400	
Windows								
Aluminum	80%	0-2	\$443,200	2050	**	5	\$8,300	
<i>Glazing Clouded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various</i>								
Glass Block	3%			LIFE	**	5	\$400	
Metal Louvers	2%			2037	**	10	\$2,600	
Steel	15%	Now	\$172,700	2053	**	5	\$19,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$13,900	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Metal Rail	10%			2041	**	5-10	\$29,500	
Roof								
IRMA/Protected Membrane	35%			2036	**	10	\$47,900	
Metal Panel	5%			2041	**	10	\$12,500	
Modified Bitumen	60%			2036	**	10	\$82,100	
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Ceramic Tile	3%			2037	**	5	\$7,700	
Panel/Paver: Cer/Brk	2%			2044	**	5	\$11,500	
Sheet Vinyl/Rubber	10%			2038	**	5	\$38,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Polyurethane Gymnasium Flooring On Concrete Substrate</i>								
Vinyl Tile	20%			2036	**	3	\$25,600	
Vinyl Tile 9" X 9"	60%			2023	\$1,805,000	3	\$57,600	
Under Construction	5%							
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$10,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$7,100	
Plaster	57%			LIFE	**	5	\$60,800	
SGFT/Glazed Masonry	30%			LIFE	**			
Under Construction	5%							

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$621,200	2048	**	5	\$31,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%	0-2	\$129,700	2041	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Gymnasium</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	45%			LIFE	**	5	\$17,600	
Metal Panel	10%			LIFE	**	5	\$31,300	
Plaster	10%			LIFE	**	5	\$15,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	95%			2041	**			
Pavers/Stone	5%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrances</i>								
<i>Explanation : Granite</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$234,800	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 6- Vertical Sections</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	98%			2028	\$258,900	1		
Conduit	2%			2038	**	1		
Panelboards								
Fused Disc Sw	28%			2027	\$76,000	5	\$1,000	
Fused Disc Sw	2%			2036	**	5	\$100	
Molded Case Bkrs	70%			2027	\$189,900	5	\$3,000	
Wiring								
Thermoplastic	98%			2028	\$363,500	1		
Thermoplastic	2%			2038	**	1		
Motor Controllers								
Locally Mounted	40%	2-4	\$49,200	2048	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	20%			2026	\$24,600	5	\$200	
Motor Control Center	40%	2-4	\$308,400	2048	**	5	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$153,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2036	**	10	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
LED	1%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$123,100	10	\$20,600	
Exit, Service	50%			2028	\$24,600	1		
Exterior Lighting								
HID	10%			2033	**	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2033 * * 1-3 \$102,200

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Classrooms, Hallways, Basement

Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100% 2038 * * 5 \$52,900

Other Observation, Extent : Light, Area Affected : 100%

Location : Celler

Explanation : 2 Unit, 15,000 Gallon Each

Conversion Equipment

Steam Boiler

100% 2026 \$1,106,000 1 \$169,300

Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 3 Units

Distribution

Central Plant Steam
Piping/Pmp

100% Now \$144,600 2028 \$2,892,500 4 \$8,400

Leak Evident, Extent : Moderate, Area Affected : 25%

Location : Traps And Vacuum Condensate Pumps

Terminal Devices

Air Handler

50% 2028 \$1,201,600 1 \$52,800

Convactor/Radiator

30% 2033 * * 1 \$16,600

Fan Coil Unit/Heat

20% 2028 \$511,900 1 \$11,000

Air Conditioning

Energy Source

Electricity

100% 2044 * * 1

Conversion Equipment

Reciprocating
Compr/Chiller

40% Now \$116,000 2028 \$580,200 1 \$28,500

Corroded, Extent : Severe, Area Affected : 40%

Location : All 3 Units

Leak Evident, Extent : Severe, Area Affected : 30%

Location : Unit #1

R-22 Refrigerant, Extent : Light, Area Affected : 40%

Location : Basement A C Room

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Unit #2 Not In Use

Window/Wall Unit

40% 2023 \$142,500 1

No Component

20%

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DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	40%			2028	\$66,700	4	\$3,400
	No Component	60%						
Terminal Devices								
	Air Handler/Cool/Ht	30%			2028	\$460,000	1	\$31,700
	Fan Coil - 4 Pipe	10%	Now	\$6,400	2028	\$320,100	1	\$5,000
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Connections To Piping Throughout</i>					
	No Component	60%						
Heat Rejection								
	Dry Cooler	40%			2028	\$297,400	2	\$47,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Units</i>					
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,300
Exhaust Fans								
	Interior	30%			2028	\$182,400	2	\$1,600
	Roof	70%			2028	\$198,600	2	\$3,700
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2038	**	1	
	Galvanized Steel	30%			2026	\$225,000	1	
Water Heater								
	Gas Fired	100%			2027	\$104,200	2	\$2,500
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$25,300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2023	\$26,100	4	\$3,600
Sewage Ejector(s)								
	Electric	100%			2028	\$49,200	4	\$6,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2028	\$83,700	1-2	\$2,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 43 - M
Address : 509 WEST 129 STREET BTWN: AMSTERDAM AVE, OLD BROAD
Borough : MANHATTAN **Agency's Number** : M043
Program / Asset # : BOE0024.000 / 1664 **Yr Built/Renovated** : 1936 / 2010
Area Sq Ft : 126,000 **Project Type** : EDUCATION
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1984 **Lot** : 33 **BIN** : 1059723

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$175,700	\$161,800
Interior Architecture	\$1,380,900	\$160,400
Electrical	\$319,200	\$402,100
Mechanical	\$1,193,900	\$1,005,400
Site Pavements	\$48,800	
Total	\$3,118,400	\$1,729,600
Importance Code A	\$175,700	\$161,800
Importance Code B	\$2,834,500	\$1,567,800
Importance Code C	\$108,300	
Total	\$3,118,400	\$1,729,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,100	\$24,600		
Interior Architecture	\$16,800	\$10,000	\$4,900	\$19,400
Electrical	\$5,200	\$4,600	\$3,500	\$26,200
Mechanical	\$120,700	\$23,000	\$32,300	\$49,900
Site Enclosure	\$34,700			
Site Pavements	\$25,600			
Total	\$214,100	\$62,300	\$40,800	\$95,500
Importance Code A	\$23,600	\$37,100	\$12,500	\$12,500
Importance Code B	\$133,800	\$22,200	\$26,300	\$83,000
Importance Code C	\$56,800	\$3,000	\$2,000	
Total	\$214,100	\$62,300	\$40,800	\$95,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%			LIFE	**	5	\$161,800	
Masonry: Granite	4%			LIFE	**	5	\$5,200	
Masonry: Limestone	2%			LIFE	**	5	\$2,600	
Windows								
Aluminum	100%	0-2	\$108,100	2045	**	5	\$24,200	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 435 And 209</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$18,000	
Masonry: Limestone	10%			LIFE	**	5	\$2,800	
Metal Rail	10%			2042	**	5-10	\$40,500	
Roof								
Built-Up (BUR)	96%			2034	**	10	\$67,600	
Copper/Terne	2%			2057	**	10	\$3,500	
Skylight, Metal/Glass	2%	Now	\$11,100	2039	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,200	
Ceramic Tile	3%			2038	**	5	\$5,800	
Ceramic Tile	2%	Now	\$80,200	2044	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Restrooms</i>								
Mosaic Tile	2%			2034	**	5	\$9,700	
Terrazzo	2%			LIFE	**	5	\$3,000	
Traffic Topping	2%			2029	\$51,300	5	\$4,800	
Vinyl Tile	29%			2034	**	3	\$21,100	
Vinyl Tile	50%	Now	\$879,700	2039	**	3	\$36,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors, Classrooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%	0-2	\$68,200	2057	**	5	\$9,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : B12, B5</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2032	**	5	\$5,900	
Ceramic Tile	2%			2038	**	5	\$4,000	
Concrete Masonry Unit	3%			LIFE	**	5	\$2,400	
Glass: Single Pane	2%	Now	\$63,400	LIFE	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%	2-4	\$16,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	53%	2-4	\$44,900	LIFE	**	5	\$31,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair L</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$3,000	
Plaster	90%	0-2	\$244,400	LIFE	**	5	\$109,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	15%			2049	**			
Iron Picket	85%	4+	\$31,000	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Locations</i>								
Free Standing Walls								
Cast in Place Concrete	100%	2-4	\$3,700	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$20,300	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Amsterdam Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Amsterdam Avenue</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$5,300	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Various*

Activity Yard

Asphalt	100%	4+	\$48,800	2038	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Play Yard**Ponding, Extent : Moderate, Area Affected : 5%**Location : Play Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2055	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 5- Vertical Sections*

Raceway

Conduit	80%			2029		1		
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Conduit	20%			2055	**	1		
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Panelboards

Fused Disc Sw	10%			2051	**	5	\$300	
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Molded Case Bkrs	90%			2051	**	5	\$3,000	
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Wiring

Braided Cloth	70%	2-4	\$223,000	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2055	**	1		
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Motor Controllers

Locally Mounted	90%			2027		5	\$800	
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Locally Mounted	10%			2034	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,900	
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Lighting

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DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

98%

2037

* *

10

\$113,300

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Incandescent

1%

2024

\$14,900

2

LED

1%

2037

* *

Egress Lighting

Emergency, Battery

25%

2034

* *

10

\$7,600

Emergency, Battery

25% Now

\$45,400

2039

* *

*Not Functioning, Extent : Light, Area Affected : 100%**Location : Hallways*

Exit, Service

50%

2034

* *

1

Exterior Lighting

HID

10%

2024

\$50,800

10

LED

20%

2037

* *

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$14,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$23,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Basement And Cafeteria**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One 10,000 Gallon Tank For No.2 Fuel*

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$124,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

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DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$27,900	2029	\$557,100			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	25%	0-2	\$22,100	2024	\$442,900	1	\$17,500	
<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Convactor/Radiator	50%	0-2	\$16,900	2034	**	1	\$18,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	25%	0-2	\$23,600	2024	\$471,800	1	\$9,200	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	\$7,900	2024	\$157,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
Exhaust Fans								
Interior	100%	0-2	\$44,800	2029	\$448,300	2	\$3,100	
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$76,800	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 600 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$5,300	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : The Side Of 129th Street</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2034	**	4	\$4,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 - Duplex Set / 1 Single Pump</i>					
	Backflow Preventer							
	Generic	100%			2029	\$32,000	1	\$7,700
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Various Locations</i>					
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%			2039	**	1-2	\$7,100
	Fire Pump							
	Generic	100%			2038	**	1	\$23,500
	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 45 - M
Address : 2351 1ST AVENUE BTWN: EAST 120 ST., EAST 124 ST.
Borough : MANHATTAN **Agency's Number** : M045
Program / Asset # : BOE0026.000 / 1666 **Yr Built/Renovated** : 1958 / 2002
Area Sq Ft : 175,000 **Project Type** : EDUCATION
Date of Survey : 12-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1797 **Lot** : 100 **BIN** : 1054786

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$725,700	\$206,700
Interior Architecture	\$139,800	\$1,064,200
Electrical	\$100,800	\$1,745,300
Mechanical	\$733,900	\$1,004,000
Site Pavements	\$61,500	
Total	\$1,761,800	\$4,020,100
Importance Code A	\$725,700	\$251,500
Importance Code B	\$875,300	\$3,726,800
Importance Code C	\$160,800	\$41,800
Total	\$1,761,800	\$4,020,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$27,900		\$19,100
Interior Architecture	\$67,800	\$36,100	\$7,700	\$30,200
Electrical	\$16,300	\$22,800	\$16,300	\$61,200
Mechanical	\$53,200	\$46,400	\$43,300	\$25,300
Site Enclosure	\$7,100			
Site Pavements	\$29,500			
Total	\$173,800	\$133,200	\$67,300	\$135,700
Importance Code A	\$17,300	\$45,300	\$17,300	\$36,800
Importance Code B	\$127,000	\$68,600	\$42,300	\$98,900
Importance Code C	\$29,500	\$19,400	\$7,700	
Total	\$173,800	\$133,200	\$67,300	\$135,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	20%	0-2	\$44,000	LIFE	**	5	\$118,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	0-2	\$569,200	LIFE	**	5	\$88,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%			2049	**	10	\$19,700	
Granite Panels	5%			LIFE	**	5	\$4,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$25,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,600	
Glazed Ceramic Panel	20%			2049	**	5-10	\$35,900	
Masonry: Brick	60%			LIFE	**	5	\$10,200	
Metal Rail	15%			2042	**	5-10	\$46,000	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$112,500	
Copper/Terne	5%			2044	**	10	\$14,800	
Interior								
Floors								
Carpet	15%			2030		3	\$53,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Classrooms</i>								
Cast in Place Concrete	10%	Now	\$9,900	LIFE	**	5	\$39,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$18,500	2038	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$7,000	
Vinyl Tile	50%	Now	\$40,600	2029		3	\$33,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room B-9</i>								
Vinyl Tile 9" X 9"	5%	2-4	\$10,500	2029		3	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$33,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$15,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$18,600	
Folding Partition	5%			2037	**	5	\$38,700	
Masonry: Brick	2%			LIFE	**			
Marble Panels	3%	Now	\$39,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Plaster	45%	Now	\$59,700	LIFE	**	5	\$41,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%			2034	**	5	\$8,900	
AcousTileConcealSpLn	10%	Now	\$15,400	2042	**	5	\$11,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Embossed Metal	15%			LIFE	**	5	\$12,100	
Exposed Concrete	10%			LIFE	**	5	\$2,800	
Plaster	60%			LIFE	**	5	\$67,000	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2039	**			
Iron Picket	60%			2064	**			
Retaining Walls								
Masonry: Brick	100%	Now	\$7,100	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Asphalt	65%			2032	**			
Cast in Place Concrete	15%			2049	**			
Cast in Place Concrete	20%	2-4	\$29,500	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$61,500	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 1200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$4,600	
Raceway								
Conduit	10%			2049	**	1		
Conduit	90%			2029	\$277,700	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$400	
Molded Case Bkrs	90%			2045	**	5	\$4,100	
Wiring								
Braided Cloth	70%			2028	\$291,400	1		
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	3%			2037	**	10	\$4,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool, Storage Area And Auditorium. Recent Installation</i>								
Fluorescent	95%			2037	**	10	\$152,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building. Recent Installation</i>								
HID	1%			2034	**	10	\$100	
LED	1%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting								
Emergency, Service	10%			2034	**	1		
Emergency, Battery	40%			2024	\$100,800	10	\$16,900	
Exit, Service	50%			2024	\$25,200	1		
Exterior Lighting								
HID	98%			2029	\$691,500	10	\$500	
LED	2%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$5,100	

Alarm

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DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	50%			2034	**	1	\$32,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Generic	50%			2029	\$282,600	1	\$32,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$107,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns/strobes And Smoke Detection</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$173,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$8,600	
Terminal Devices								
Air Handler	20%	Now	\$24,600	2029	\$492,200	1	\$19,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coils, Basement Fan Room And Gymnasium Penthouse</i>								
Convactor/Radiator	80%			2034	**	1	\$45,200	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	5%			2034	**			
Window/Wall Unit	85%			2024	\$310,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	50%			2029	\$311,300	2	\$2,700
	Roof	50%			2024	\$145,300	2	\$2,700
Plumbing								
	H/C Water Piping							
	Brass/Copper	60%			2039	**	1	
	Galvanized Steel	40%			2034	**	1	
	Water Heater							
	Gas Fired	100%			2027	\$106,700	2	\$2,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : No Capacity</i>				
	HW Heat Exchanger							
	Steam Fired	100%	0-2	\$278,700	2059	**	4	\$17,300
				<i>Leak Evident, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Sub-basement</i>				
				<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Sub-basement</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$26,700	4	\$5,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 3 Duplex Sets</i>				
	Pool Filter/Treatment							
	Sand	100%			2046	**	4	\$65,000
	Sewage Ejector(s)							
	Electric	100%			2029	\$50,400	4	\$10,400
	Fixtures							
	Generic	100%						
				<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2039	**	1-2	\$2,400
	Chemical System							
	No Component	98%						
	Generic	2%			2024	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 47 - M (SCHL FOR DEAF)
Address : 223 EAST 23 STREET @ SECOND AVENUE
Borough : MANHATTAN **Agency's Number** : M047
Program / Asset # : BOE0028.000 / 1669 **Yr Built/Renovated** : 1925 / 1999
Area Sq Ft : 118,000 **Project Type** : EDUCATION
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 904 **Lot** : 24 **BIN** : 1019775

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$578,200	\$176,700
Interior Architecture	\$1,574,300	\$190,400
Electrical	\$550,700	\$553,300
Mechanical	\$176,700	\$2,203,700
Total	\$2,880,000	\$3,124,200
Importance Code A	\$578,200	\$194,700
Importance Code B	\$1,257,000	\$2,820,800
Importance Code C	\$1,044,700	\$108,700
Total	\$2,880,000	\$3,124,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$14,000
Interior Architecture	\$53,000			\$33,800
Electrical	\$23,700	\$3,800	\$4,200	\$28,600
Mechanical	\$111,200	\$18,000	\$35,000	\$59,400
Site Pavements	\$29,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$229,200	\$33,700	\$51,100	\$147,700
Importance Code A		\$3,500		\$14,200
Importance Code B	\$229,200	\$30,200	\$51,100	\$133,500
Importance Code C				
Total	\$229,200	\$33,700	\$51,100	\$147,700



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DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$87,300		
Masonry: Brick	30%			LIFE	**	5	\$33,500		
Masonry: Brick	50%	Now	\$540,100	LIFE	**	5	\$55,900		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : North Side Of 1925 Wing</i>									
Stucco Cement	10%			2034	**	5	\$27,900		
Windows									
Aluminum	30%			2045	**	5	\$16,100		
Under Construction	70%								
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,100		
Masonry: Brick	10%			LIFE	**	5	\$1,300		
Under Construction	80%								
Roof									
Built-Up (BUR)	70%			2034	**	10	\$38,100		
Cast in Place Concrete	30%			LIFE	**				
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$20,700	LIFE	**	5	\$40,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$57,900	2032	**	5	\$4,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Terrazzo	5%	2-4	\$46,300	LIFE	**	5	\$7,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	30%	2-4	\$101,700	2034	**	3	\$21,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	40%	Now	\$175,600	2034	**	3	\$28,000		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Wood	10%			2044	**	5	\$35,000		

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DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$257,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$168,600	2038	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%			2045	**	5	\$19,100	
Masonry: Brick	5%	2-4	\$39,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	2-4	\$162,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$179,700	LIFE	**	5	\$62,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Stair No. 4 New Wing</i>								
SGFT/Glazed Masonry	15%	2-4	\$236,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	3%			LIFE	**	5	\$45,800	
Ceilings								
AcousTileConcealSpLn	10%	Now	\$32,200	2034	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	Now	\$56,400	2034	**	5	\$32,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$4,400	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	35%	Now	\$91,600	LIFE	**	5	\$40,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	80%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			

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DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	20%			2064	**			
Masonry: Brick	80%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Cast in Place Concrete	20%			2042	**			
Rubber Matting	80%	0-2	\$29,500	2034	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Play Yard</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Play Yard</i>								
<i>Explanation : Damaged Due To Use As A Construction Storage Surface</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2029	\$17,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Wing Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Fused Disc Sw	60%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Wing Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	\$104,400	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Wing Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Fused Disc Sw	50%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Wing Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$155,900	1		
Conduit	30%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2037	**	5	\$100
	Fused Disc Sw	5%			2028	\$9,600	5	\$100
	Fused Knife Sw	5%	2-4	\$9,600	2054	**	5	\$100
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - West Wings</i>								
	Molded Case Bkrs	30%			2037	**	5	\$900
	Molded Case Bkrs	55%			2028	\$105,300	5	\$1,700
Wiring								
	Braided Cloth	50%	2-4	\$159,300	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout West Wings</i>								
	Thermoplastic	30%			2039	**	1	
	Thermoplastic	20%			2029	\$63,700	1	
Motor Controllers								
	Locally Mounted	90%			2034	**	5	\$700
	Variable Frequency Drive	10%			2034	**		
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	97%			2037	**	10	\$105,000
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	1%			2037	**	10	\$1,100
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
	LED	2%			2037	**		
Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$14,200
	Exit, Service	50%			2037	**	1	
Exterior Lighting								
	Fluorescent	5%			2029	\$20,200	10	\$500
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Of The Building</i>								
	HID	5%			2024	\$23,800	10	
	No Component	90%						

Alarm

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DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$13,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Staircases**Explanation : CCTV Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$391,400

1-3

\$22,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Basement, Cafeteria**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Station, Strobe Lights*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Steam Room**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP Steam

100%

2032

* *

5

\$7,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Steam / Hot Water Converters Supply Hot Water To Heating Devices***Distribution**

Hot Wtr Piping/Pump

25%

2-4

\$900

2028

\$46,000

4

\$1,500

*Not in Service, Extent : Moderate, Area Affected : 2%**Location : 1 Circulation Pump, Basement*

Steam Piping/Pump

75%

0-2

\$19,600

2029

\$391,300

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Pneumatic Control System, Throughout**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout Old Wing Of The Building, The Steam And Condensate Return**Piping Are Beyond Their Useful Life Cycle*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2034	**	1	\$43,800	
Convactor/Radiator	20%			2027	\$126,300	1	\$7,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Wing Of The Building, Radiators Are Beyond Their Useful Life Cycle</i>								
Convactor/Radiator	10%			2034	**	1	\$3,800	
Fan Coil Unit/Heat	10%	Now	\$176,700	2039	**	1	\$3,400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5 Units, Gymnasium.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	Now	\$4,400	2027	\$220,600	2	\$300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Fan Room, Multiple Mechanical And / Or Electrical Deficiencies</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit, 2nd Floor Fan Room</i>								
Reciprocating Compr/Chiller	60%	0-2	\$12,000	2029	\$600,900	1	\$29,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : No.1 Unit Refrigerant Leaks At Pipe Connection</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Air Conditioning Room</i>								
Exterior Pkg Unit - Cooling	20%			2029	\$191,100	2	\$1,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Roof</i>								
Window/Wall Unit	5%			2024	\$12,300	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%	0-2	\$1,600	2029	\$77,700	4	\$3,500	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Circulation Pump, Basement</i>								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2034	**	1	\$43,800	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2029	\$128,500	2	\$49,300	
No Component	40%							
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,800	
Exhaust Fans								
Interior	100%	0-2	\$21,000	2034	**	2	\$2,900	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 50 Percent Of The Rest Rooms Fans. Various Locations</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$103,600	1		
Water Heater								
Gas Fired	100%	0-2	\$3,600	2027	\$72,000	2	\$1,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Unit Not Working Properly</i>								
HW Heat Exchanger								
Steam Fired	100%			2029	\$187,900	4	\$17,500	
Sanitary Piping								
Cast Iron	75%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Wing Of The Building, Sanitary Piping Is Beyond Its Useful Life Cycle</i>								
Cast Iron	25%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Wing Of The Building, Storm Piping Is Beyond Its Useful Life Cycle</i>								
Cast Iron	25%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$18,000	2039	**	4	\$2,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Sump Pump Is Beyond Its Useful Life Cycle</i>								
Sewage Ejector(s)								
Electric	100%			2029	\$34,000	4	\$7,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Cellar To 5th Floor, 1 Unit From Cellar To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2039	**	1-5	\$15,400	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 47 - M (SCHL FOR DEAF)
Asset # : 1669

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2029	\$57,800	1-2	\$1,700
	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$4,000

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 50 - BK
Address : 183 SOUTH 3RD STREET @ROEBLING ST.
Borough : BROOKLYN **Agency's Number** : K050
Program / Asset # : BOE0379.000 / 1403 **Yr Built/Renovated** : 1915 / 2000
Area Sq Ft : 115,000 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 2419 **Lot** : 1 **BIN** : 3063128

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$116,100	\$65,200
Interior Architecture	\$207,800	
Electrical	\$801,400	\$938,700
Mechanical	\$1,091,400	\$466,400
Total	\$2,216,700	\$1,470,300
Importance Code A	\$860,300	\$110,100
Importance Code B	\$1,356,400	\$1,360,200
Total	\$2,216,700	\$1,470,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,000	\$9,000	\$27,500	
Interior Architecture	\$30,400		\$15,900	\$2,700
Electrical	\$14,400	\$4,700	\$39,800	\$3,900
Mechanical	\$65,800	\$21,500	\$28,200	\$17,000
Total	\$115,600	\$35,200	\$111,300	\$23,600
Importance Code A	\$5,000	\$20,400	\$39,100	\$11,400
Importance Code B	\$110,600	\$14,800	\$72,300	\$12,200
Importance Code C				
Total	\$115,600	\$35,200	\$111,300	\$23,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2072	**	10	\$9,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Masonry: Brick	60%			LIFE	**	5	\$46,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Brick	25%			LIFE	**	5	\$19,200	
Masonry: Limestone	10%			LIFE	**	5	\$5,800	
Windows								
Aluminum	40%			2050	**	5	\$3,400	
Wood	60%	2-4	\$45,300	2036	**	5	\$25,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$3,900	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	10%			2041	**	5-10	\$8,300	
Roof								
Built-Up (BUR)	70%			2033	**	10	\$23,300	
Copper/Terne	5%			2043	**	10	\$4,200	
IRMA/Protected Membrane	25%	Now	\$70,800	2038	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1951 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Room 404</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1951 Wing</i>								
Interior								
Floors								
Carpet	20%			2029	\$192,700	3	\$21,200	
Cast in Place Concrete	10%			LIFE	**	5	\$15,500	
Terrazzo	5%			LIFE	**	5	\$2,800	
Vinyl Tile	30%			2033	**	3	\$10,600	
Vinyl Tile 9" X 9"	25%			2023	\$207,800	3	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1951 Wing</i>								
<i>Explanation : Acm</i>								
Wood	10%			2043	**	5	\$13,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$3,800	
Masonry: Brick	10%			LIFE	**			
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$25,500	
Plaster	15%			LIFE	**	5	\$8,500	
SGFT/Glazed Masonry	15%			LIFE	**			

Ceilings

AcousTile,Adhered	10%	2-4	\$21,100	2033	**	5	\$3,500	
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lunchroom</i>								
AcousTileConcealSpLn	15%			2041	**	5	\$13,300	
Exposed Concrete	20%			LIFE	**	5	\$2,200	
Plaster	55%			LIFE	**	5	\$24,400	

Site Enclosure

Fence/Gates

Chain Link	80%			2048	**			
Iron Picket	20%			2048	**			

Retaining Walls

Cast in Place Concrete	50%			2063	**			
Concrete Masonry Unit	25%			2048	**			
Masonry: Brick	25%			2048	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Asphalt	30%			2037	**			
Cast in Place Concrete	25%			2041	**			
Rubber Matting	45%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Knife Sw	100%			2028	\$44,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches For Service A And B</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$208,700	5	\$3,000	
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Raceway

Conduit	100%			2028	\$222,800	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$300	
Molded Case Bkrs	90%			2027	\$172,400	5	\$2,700	
Wiring								
Braided Cloth	80%	2-4	\$254,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$63,700	1		
Motor Controllers								
Locally Mounted	100%			2026	\$122,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$94,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2036	**	10	\$8,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Bathroom And Locker Room</i>								
HID	2%			2023	\$3,900	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2023	\$82,800	10	\$13,900	
Exit, Service	50%			2023	\$16,600	1		
Exterior Lighting								
HID	100%			2023	\$463,700	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$12,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$21,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	\$4,500	2038	**	5	\$17,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Transfer Pump</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 10,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$744,200	2048	**	1	\$102,500	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$97,300	2038	**	4	\$5,700	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steam Piping</i>								
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Traps And Vacuum Condensate Pumps</i>								
Terminal Devices								
Air Handler	10%	Now	\$8,100	2028	\$161,700	1	\$6,400	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Damaged Coils, Kitchen Fan</i>								
Convector/Radiator	90%	Now	\$27,700	2033	**	1	\$30,100	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steamtraps Faulty</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2023	\$179,700	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,100	
Exhaust Fans								
Interior	20%			2028	\$81,800	2	\$700	
Roof	80%	Now	\$15,300	2028	\$152,700	2	\$2,300	
<i>Broken, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fan Motors - Roof</i>								
Plumbing								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%	Now	\$10,100	2033	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Hot Water Mixing Valve</i>								
Water Heater	Gas Fired	100%	0-2	\$70,100	2028	\$70,100	2	\$1,300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger	Steam Fired	100%			2038	**	4	\$17,100
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2028	\$17,500	4	\$2,400
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2038	**	1-2	\$1,600
Chemical System								
	No Component	90%						
	Generic	10%			2023	\$2,800	1-3	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 56 - M
Address : 220 HENRY STREET BTWN: CLINTON & MONTGOMERY STS.
Borough : MANHATTAN **Agency's Number** : M056
Program / Asset # : BOE0033.000 / 1674 **Yr Built/Renovated** : 1968 / 2008
Area Sq Ft : 153,000 **Project Type** : EDUCATION
Date of Survey : 09-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 269 **Lot** : 41 **BIN** : 1003223

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,872,400	\$340,300
Interior Architecture	\$1,819,000	\$608,100
Electrical	\$1,538,800	\$1,219,300
Mechanical	\$298,300	\$828,900
Total	\$5,528,600	\$2,996,600
Importance Code A	\$1,872,400	\$385,200
Importance Code B	\$3,656,200	\$2,565,100
Importance Code C		\$46,300
Total	\$5,528,600	\$2,996,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$9,500		
Interior Architecture		\$32,200	\$5,200	\$42,500
Electrical	\$5,100	\$4,800	\$6,300	\$42,700
Mechanical	\$75,000	\$10,700	\$25,200	\$7,000
Site Pavements	\$32,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$117,000	\$61,200	\$40,600	\$96,100
Importance Code A		\$13,600		\$300
Importance Code B	\$117,000	\$47,600	\$40,600	\$95,800
Importance Code C				
Total	\$117,000	\$61,200	\$40,600	\$96,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	4+	\$139,000	LIFE	**	5	\$173,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Clinton & Madison</i>								
Masonry: Brick Cavity	5%			LIFE	**	5	\$9,600	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Windows								
Aluminum	100%	4+	\$112,000	2051	**	5	\$25,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Parapets								
Metal: Cage/Fence	100%	Now	\$49,000	2034	**	5	\$37,200	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Pitch Pockets In Poor Condition</i>								
Roof								
Built-Up (BUR)	25%	Now	\$376,300	2039	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Shop Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shop Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Shop Roof</i>								
IRMA/Protected Membrane	70%	Now	\$619,100	2039	**			
<i>Fishmouths, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Gymnasium</i>								
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Gymnasium</i>								
<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Gymnasium And Main Roofs</i>								
Metal Panel	5%			2042	**	10	\$9,500	
Soffits								
Cast in Place Concrete	100%	2-4	\$577,000	LIFE	**	5	\$119,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Exterior Soffits Various Locations</i>								
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,100	
Ceramic Tile	5%			2038	**	5	\$10,300	
Terrazzo	5%			LIFE	**	5	\$8,000	
Vinyl Tile 9" X 9"	70%	Now	\$1,696,300	2039	**	3	\$54,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$38,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$5,100	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$46,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	Now	\$122,700	2049	**	5	\$10,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	25%			2027	\$444,900	5	\$64,400	
AcousTileSusp.Lay-In	5%			2034	**	5	\$10,300	
Exposed Concrete	50%			LIFE	**	5	\$16,100	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$71,800			
Site Enclosure								
Fence/Gates								
Chain Link	40%			2039	**			
Iron Picket	60%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$20,600	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Henry Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Asphalt	100%	4+	\$12,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$234,800	5	\$700	
Raceway								
Conduit	100%			2029	\$264,200	1		
Panelboards								
Fused Disc Sw	5%			2028	\$12,000	5	\$200	
Molded Case Bkrs	95%			2028	\$227,400	5	\$3,800	
Wiring								
Braided Cloth	85%	2-4	\$315,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2029	\$55,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$121,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$99,100	10	\$16,600	
Exit, Service	50%			2024	\$19,800	1		
Exterior Lighting								
HID	100%			2024	\$616,900	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$148,300	1	\$17,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Offices</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$507,600	1-3	\$29,100	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%	Now	\$4,800	2039	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : Insulation Needed</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$8,200	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$46,600	2039	**	4	\$6,800	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%	Now	\$7,700	2029	\$387,200	1	\$15,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Equipment Room, Defective Auditorium Stage Blower Motor</i>								
Convactor/Radiator	80%	Now	\$29,500	2034	**	1	\$32,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Classrooms, Defective Thermostats And / Or Temperature Control Valves</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	75%	0-2	\$21,500	2024	\$215,200	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,800	
Exhaust Fans								
Interior	20%	Now	\$4,900	2029	\$98,000	2	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room, Defective Cafeteria Exhaust Fan Motor</i>								
Roof	80%	Now	\$36,600	2029	\$182,900	2	\$2,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	100%			2029	\$121,300	4	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger Steam Fired	100%			2055	**	4	\$13,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$21,000	4	\$4,400	
Sewage Ejector(s) Electric	100%			2029	\$39,700	4	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex</i>								
Backflow Preventer Generic	100%			2034	**	1	\$8,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Sidewalk Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	90% 10%			2049	**	1-2	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Serves 1st Floor Only</i>								
Chemical System Generic	100%			2027	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 57 - BK
Address : 125 STUYVESANT AVENUE BTWN: GREENE AVE., VAN BUREN ST.
Borough : BROOKLYN **Agency's Number** : K057
Program / Asset # : BOE0385.000 / 1407 **Yr Built/Renovated** : 1954 / 2011
Area Sq Ft : 133,000 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1616 **Lot** : 1 **BIN** : 3043822

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,224,200	\$172,600
Interior Architecture	\$723,500	\$1,225,200
Electrical	\$897,300	\$360,300
Mechanical	\$363,700	\$1,698,900
Total	\$3,208,700	\$3,457,000
Importance Code A	\$1,224,200	\$1,033,300
Importance Code B	\$1,720,000	\$2,373,600
Importance Code C	\$264,500	\$50,100
Total	\$3,208,700	\$3,457,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$13,000
Interior Architecture	\$82,700	\$11,400		\$33,200
Electrical	\$18,000	\$4,000	\$4,000	\$34,300
Mechanical	\$73,800	\$18,600	\$30,100	\$18,600
Site Pavements	\$27,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$206,000	\$38,000	\$38,000	\$103,000
Importance Code A	\$13,200	\$13,200	\$13,200	\$26,200
Importance Code B	\$122,000	\$13,400	\$24,900	\$76,900
Importance Code C	\$70,800	\$11,400		
Total	\$206,000	\$38,000	\$38,000	\$103,000



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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	95%	0-2	\$111,200	LIFE	**	5	\$172,600
		<i>Water Penetration, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Masonry: Limestone	5%			LIFE	**	5	\$6,800
Windows								
	Aluminum	99%	Now	\$768,700	2045	**	5	\$28,600
		<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Auditorium And Gymnasium</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Stairs 4 And 5</i>						
	Aluminum	1%			2054	**	5	\$600
Parapets								
	Masonry: Brick	90%			LIFE	**	5	\$20,800
	Masonry: Limestone	5%			LIFE	**	5	\$1,500
	Metal Rail	5%			2034	**	5-10	\$20,900
Roof								
	Modified Bitumen	100%	Now	\$344,300	2039	**		
		<i>Blisters, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Soffits								
	Stucco Cement	100%			2034	**	5	
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$44,500	LIFE	**	5	\$43,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$20,700	2038	**	5	\$5,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%	0-2	\$49,700	LIFE	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%			2039	**	5	\$12,500	
Vinyl Tile	14%			2039	**	3	\$14,000	
Vinyl Tile	51%	Now	\$92,800	2029	\$927,600	3	\$38,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$47,100	2029	\$117,800	3	\$3,800	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$18,800	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$26,800	2038	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	5%	0-2	\$36,000	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
Folding Partition	3%			2037	**	5	\$22,800	
Glazed Ceramic Panel	4%			LIFE	**			
Masonry: Brick	5%	Now	\$31,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	55%	Now	\$71,500	LIFE	**	5	\$50,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Room B27, Stair To Boiler Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$157,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	30%	Now	\$101,100	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	45%	Now	\$123,800	LIFE	**	5	\$55,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	**	5	\$30,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$15,200	2042		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete	100%			2042		**		
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Parking/Driveway

Asphalt	100%	4+	\$12,400	2038		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055		**	5	\$600
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	10%			2049		**	5	\$100
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Fused Disc Sw	90%			2055		**	5	\$500
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Raceway

Conduit	80%			2055		**	1	
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Conduit	20%			2029	\$52,800		1	
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Panelboards

Fused Disc Sw	5%			2028	\$12,000		5	\$200
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Fused Disc Sw	5%			2051		**	5	\$200
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Fused Knife Sw	5%	0-2	\$12,000	2054		**	5	\$100
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Fan Rooms*

Molded Case Bkrs	75%			2051		**	5	\$2,600
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Molded Case Bkrs	10%			2028	\$23,900		5	\$400
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Wiring

Braided Cloth	65%	2-4	\$241,100	2054		**	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	25%			2029	\$92,700		1	
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Thermoplastic	10%			2055		**	1	
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Motor Controllers

Locally Mounted	60%			2027	\$73,700		5	\$500
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Locally Mounted	40%			2046		**	5	\$400
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$2,000
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$117,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	45%			2024	\$86,200	10	\$14,400	
Emergency, Battery	5%			2039	**	10	\$1,600	
Exit, Service	10%			2039	**	1		
Exit, Service	40%			2024	\$15,300	1		
Exterior Lighting								
LED	100%			2039	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$128,900	1	\$14,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$441,200	1-3	\$25,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank</i>								
Conversion Equipment Steam Boiler	100%			2027	\$860,700	1	\$131,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$225,100	2039	**	4	\$6,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	Now	\$18,700	2029	\$374,000	1	\$14,800	
<i>Damaged, Extent : Light, Area Affected : 80%</i>								
<i>Location : Flexible Connections, Vibration Isolators Rotted Out In The Fan Room</i>								
Convactor/Radiator	80%	Now	\$11,400	2034	**	1	\$30,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 317 On The Third Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2024	\$138,600	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,200	
Exhaust Fans								
Interior	90%	Now	\$21,300	2029	\$425,900	2	\$2,900	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Flexible Connections</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : Vibration Isolators Rotted</i>								
Roof	10%	Now	\$4,400	2029	\$22,100	2	\$300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bathroom Exhaust Not Working In Rooms 206, 307, 107</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$20,300	4	\$4,200	
Sewage Ejector(s)								
Electric	100%			2029	\$38,300	4	\$7,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit - Out Of Service/ Welded Shut Motor Room In Disrepair</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	85%						
	Generic	15%			2039	**	1-2	\$5,600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 67 - Q
Address : 51-60 MARATHON PKWY
Borough : QUEENS **Agency's Number** : Q067
Program / Asset # : BOE0721.000 / 558 **Yr Built/Renovated** : 1956 / 2008
Area Sq Ft : 149,000 **Project Type** : EDUCATION
Date of Survey : 07-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8221 **Lot** : 12 **BIN** : 4170797

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$262,100	\$97,500
Interior Architecture	\$929,600	\$92,600
Electrical	\$1,032,500	\$609,400
Mechanical	\$591,400	\$2,439,000
Total	\$2,815,600	\$3,238,500
Importance Code A	\$262,100	\$1,061,800
Importance Code B	\$2,553,500	\$2,128,600
Importance Code C		\$48,100
Total	\$2,815,600	\$3,238,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$16,800		\$14,500
Interior Architecture	\$5,900	\$7,400	\$16,300	
Electrical	\$3,000	\$31,400	\$4,500	\$5,000
Mechanical	\$140,600	\$44,400	\$41,100	\$22,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$153,500	\$103,900	\$65,900	\$46,300
Importance Code A	\$14,800	\$31,900	\$14,800	\$29,300
Importance Code B	\$138,700	\$72,000	\$51,100	\$17,100
Importance Code C				
Total	\$153,500	\$103,900	\$65,900	\$46,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Ceramic Tile	2%			2047	**	10	\$2,500	
Masonry: Brick	20%	Now	\$86,100	LIFE	**	5	\$26,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Brick Cavity	73%			LIFE	**	5	\$97,500	
Masonry: Limestone	5%			LIFE	**	5	\$5,000	
Windows								
Aluminum	100%			2049	**	5	\$29,000	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$14,800	
Metal Panel	5%			2047	**	5	\$3,600	
Metal Rail	15%			2040	**	5-10	\$50,100	
Roof								
Built-Up (BUR)	43%	Now	\$74,700	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Copper/Terne	5%			2042	**	10	\$15,000	
Single Ply Membrane	50%	Now	\$101,300	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	2%			2037	**	10	\$8,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas Room</i>								
Ceramic Tile	5%			2036	**	5	\$11,900	
Terrazzo	5%			LIFE	**	5	\$9,300	
Vinyl Tile	55%			2032	**	3	\$49,000	
Vinyl Tile 9" X 9"	25%			2022	\$698,000	3	\$22,300	
Wood	5%			2055	**	5	\$22,300	
Interior Walls								
Concrete Masonry Unit	65%			LIFE	**	5	\$48,100	
Folding Partition	3%			2035	**	5	\$13,900	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$5,600	
SGFT/Glazed Masonry	17%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$102,500	2047	**	5	\$7,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
AcousTileConcealSpLn	5%			2040	**	5	\$14,800	
AcousTileConcealSpLn	30%			2032	**	5	\$89,000	
Exposed Concrete	40%			LIFE	**	5	\$14,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 317</i>								
Metal Panel	10%	Now	\$84,600	LIFE	**	5	\$29,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub-basement</i>								
Plaster	10%			LIFE	**	5	\$14,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - Main Service Disconnect Switches Rated At 2,000 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2047	**	5	\$100	
Fused Knife Sw	80%	2-4	\$187,800	2057	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	85%			2037	**	1		
Conduit	15%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$200	
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Fused Knife Sw	15%			2052	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Molded Case Bkrs	60%			2026	\$143,600	5	\$2,400	
Molded Case Bkrs	10%			2043	**	5	\$400	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$110,600	5	\$900	
Motor Control Center	10%			2025	\$77,100	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$132,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	25%			2032	**	10	\$9,000	
Emergency, Battery	25%			2022	\$53,600	10	\$9,000	
Exit, Service	30%			2032	**	1		
Exit, Service	20%			2022	\$8,600	1		
Exterior Lighting								
HID	20%			2027	\$120,200	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$16,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$494,300	2037	**	1-3	\$25,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm Systems: Manual Pull Stations And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2027	\$290,300	5	\$46,200	
Conversion Equipment								
Steam Boiler	100%			2025	\$964,300	1	\$147,600	
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : #2 Boiler Burner</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$252,200	2037	**	4	\$7,300	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : It Causes Vacuum Pump Leaking Heavily, Boiler Room</i>								
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Causes Leaking, Boiler Room</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$8,400	2027	\$419,000	1	\$16,600	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flexible Connections, Various Areas</i>								
Convactor/Radiator	80%	Now	\$31,900	2032	**	1	\$34,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Valves, Various Areas</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	\$24,800	2022	\$248,400	1		
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$27,500	LIFE	**	2-5	\$83,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room Louvers</i>								
Exhaust Fans								
Interior	40%			2027	\$212,000	2	\$1,800	
Roof	60%	0-2	\$29,700	2027	\$148,400	2	\$2,200	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%	0-2	\$2,600	2025	\$130,800	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
	Gas Fired	100%			2022	\$90,900	2	\$2,200
HW Heat Exchanger								
	Steam Fired	100%			2027	\$237,300	4	\$14,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$3,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2037	**	1-2	\$2,100
Chemical System								
	Generic	100%			2026	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 70 - M
Address : 333 WEST 17 STREET @ 8TH - 9TH AVES.
Borough : MANHATTAN **Agency's Number** : M070
Program / Asset # : BOE0043.000 / 1677 **Yr Built/Renovated** : 1966 / 2011
Area Sq Ft : 150,000 **Project Type** : EDUCATION
Date of Survey : 16-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 741 **Lot** : 10 **BIN** : 1079152

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$159,800
Interior Architecture	\$2,261,500	\$137,700
Electrical	\$413,300	\$869,700
Mechanical	\$451,400	\$3,702,900
Total	\$3,126,200	\$4,870,000
Importance Code A	\$48,500	\$1,153,000
Importance Code B	\$3,077,700	\$3,717,000
Total	\$3,126,200	\$4,870,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,900	\$12,000		\$2,200
Interior Architecture	\$2,100	\$47,000	\$2,800	
Electrical	\$3,100	\$40,400	\$1,900	\$1,400
Mechanical	\$31,100	\$56,700	\$47,100	\$34,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$48,200	\$164,000	\$59,700	\$46,200
Importance Code A	\$3,900	\$27,200	\$14,900	\$17,000
Importance Code B	\$42,100	\$136,800	\$44,900	\$29,200
Importance Code C	\$2,100			
Total	\$48,200	\$164,000	\$59,700	\$46,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$60,000	
Masonry: Brick	3%			LIFE	**	5	\$2,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$24,400	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,900	
Window Wall	5%			2047	**	5	\$14,100	
Windows								
Aluminum	98%			2049	**	5	\$4,300	
Aluminum	2%	Now	\$3,900	2052	**	5		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$7,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,500	
Roof								
Built-Up (BUR)	40%			2035	**	10	\$39,800	
Copper/Terne	2%			2042	**	10	\$5,000	
IRMA/Protected Membrane	58%			2035	**	10	\$57,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$24,300	
Ceramic Tile	3%			2030		5	\$6,700	
Terrazzo	5%			LIFE	**	5	\$8,700	
Vinyl Tile	10%			2032	**	3	\$8,300	
Vinyl Tile 9" X 9"	72%			2022		3	\$59,900	
Wood	5%			2042	**	5	\$20,800	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$4,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,400	
Masonry: Brick	10%			LIFE	**			
Plaster	47%			LIFE	**	5	\$19,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2032	**	5	\$33,300	
AcousTileConcealSpLn	20%	4+	\$383,200	2047	**	5	\$27,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	40%			LIFE	**	5	\$13,900	
Metal Panel	10%			LIFE	**	5	\$27,700	
Plaster	15%			LIFE	**	5	\$20,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$22,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere main disconnect switch</i>								
Fused Disc Sw	20%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2040	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kilovolt-ampere, 208pri - 480/277sec Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$600	
Raceway								
Conduit	80%			2027	\$211,400	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	7%			2026	\$16,800	5	\$200	
Fused Disc Sw	3%			2043	**	5	\$100	
Molded Case Bkrs	80%			2026	\$191,500	5	\$3,200	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Braided Cloth	50%	2-4	\$185,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2027	\$111,300	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$800	
Locally Mounted	20%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,100	
Generic	50%			LIFE	**	5	\$1,100	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

92%

2032

* *

10

\$126,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

3%

2032

* *

10

\$4,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Compact Fluorescent Lamps*

LED

5%

2037

* *

Egress Lighting

Emergency, Battery

45%

2022

\$97,200

10

\$16,300

Emergency, Battery

5%

2037

* *

10

\$1,800

Exit, Service

50%

2022

\$21,600

1

Exterior Lighting

HID

100%

2032

* *

10

\$500

Alarm

Security System

No Component

90%

Generic

10%

2037

* *

1

\$5,600

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2035

* *

1-3

\$9,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2027

\$294,800

5

\$46,500

Conversion Equipment

Steam Boiler

100% Now

\$48,500

2025

\$970,800

1

\$133,700

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Unit #3 Retubing Needed**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam

100% Now

\$50,800

2037

* *

4

\$7,400

Piping/Pmp

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : #2 Steam Head Valve, Basement Boiler Room*

Terminal Devices

Air Handler

40%

2027

\$843,700

1

\$37,100

Convactor/Radiator

60%

2032

* *

1

\$29,100

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2027	\$381,900	1	\$20,900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	50%			2022	\$156,300	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$3,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	\$403,800	1	\$27,800	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2022	\$195,800	2	\$31,300	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,600	
Exhaust Fans								
Interior	30%			2027	\$160,100	2	\$1,400	
Roof	70%	Now	\$17,400	2027	\$174,300	2	\$2,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : All Restrooms Exhaust Fans</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2025	\$197,500	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$238,900	4	\$14,800	
		<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 1 Unit, 1st Floor Fan Room</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$3,200	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units. The Freight Elevator Is Not In Operation</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2037	**	1-2	\$4,200
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 72 - Q
Address : 133-25 GUY R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : Q072
Program / Asset # : BOE0726.000 / 970 **Yr Built/Renovated** : 1967 / 2011
Area Sq Ft : 148,000 **Project Type** : EDUCATION
Date of Survey : 16-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 12495 **Lot** : 270 **BIN** : 4270059

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$606,100
Interior Architecture	\$2,355,300	\$177,700
Electrical	\$506,400	\$927,300
Mechanical	\$442,000	\$2,122,900
Total	\$3,303,700	\$3,834,000
Importance Code A		\$1,608,800
Importance Code B	\$3,303,700	\$2,177,400
Importance Code C		\$47,900
Total	\$3,303,700	\$3,834,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$19,500	\$17,900	\$11,900
Interior Architecture	\$5,800	\$70,200	\$1,400	
Electrical	\$9,200	\$17,100	\$9,600	\$7,700
Mechanical	\$26,500	\$67,700	\$36,400	\$20,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,400	\$178,500	\$69,300	\$44,200
Importance Code A	\$19,200	\$34,500	\$32,600	\$26,600
Importance Code B	\$26,200	\$144,000	\$36,800	\$17,600
Importance Code C				
Total	\$45,400	\$178,500	\$69,300	\$44,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$205,100	
Masonry: Brick	60%			LIFE	**	5	\$98,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	5	\$8,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$53,300	
Windows								
Aluminum	5%			2049	**	5	\$1,900	
Aluminum	92%			2043	**	5	\$35,900	
Metal Louvers	3%			2036	**	10	\$7,300	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$92,800	
Metal Rail	10%			2044	**	5-10	\$18,100	
Roof								
Copper/Terne	5%			2062	**	10	\$19,500	
Modified Bitumen	95%			2035	**	10	\$148,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$51,200	LIFE	**	5	\$50,400	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	5%			2036	**	5	\$11,500	
Vinyl Tile	5%			2035	**	3	\$4,300	
Vinyl Tile 9" X 9"	70%			2022	\$1,898,200	3	\$60,500	
Wood	10%			2042	**	5	\$43,200	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$12,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,400	
Folding Partition	5%			2035	**	5	\$39,900	
Masonry: Brick	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$47,900	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	20%			2032	**	5	\$56,900	
Exposed Concrete	45%			LIFE	**	5	\$16,000	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2027	\$79,400			
Gypsum Board	5%			LIFE	**	5	\$14,200	
Metal Panel	10%	Now	\$405,800	LIFE	**	5	\$28,500	

*Deformed/Dented, Extent : Moderate, Area Affected : 35%**Location : Fourth Floor Corridor**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%**Location : Fourth Floor Corridor**Vandalism, Extent : Moderate, Area Affected : 25%**Location : Fourth Floor Corridor*

Plaster	10%			LIFE	**	5	\$14,200	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Disconnect Switches Rated At 2,000 And 2,500 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$234,800	5	\$600	
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Raceway

Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	25%			2026	\$59,800	5	\$900	
Fused Disc Sw	5%			2043	**	5	\$200	
Molded Case Bkrs	5%			2043	**	5	\$200	
Molded Case Bkrs	65%			2026	\$155,600	5	\$2,500	

Wiring

Braided Cloth	90%	2-4	\$333,800	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2047	**	1		
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Motor Controllers

Locally Mounted	50%			2025	\$61,400	5	\$500	
Locally Mounted	50%			2044	**	5	\$500	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,200	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

97%

2035

* *

10

\$131,700

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

1%

2035

* *

10

\$1,400

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Boiler Room*

LED

2%

2035

* *

Egress Lighting

Emergency, Battery

25%

2022

\$53,300

10

\$8,900

Emergency, Battery

25%

2035

* *

10

\$8,900

Exit, Service

50%

2035

* *

1

Exterior Lighting

HID

20%

2022

\$119,400

10

\$100

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$16,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2035

* *

1-3

\$63,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement, Toilets And Some Classrooms**Explanation : Alarm Bells, Manual Pull Station, Smoke Detector, Strobe Lights And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$45,900

Conversion Equipment

Steam Boiler

100%

Now

\$19,200

2025

\$957,800

1

\$131,900

*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : #1 Boiler**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$250,500	2037	**	4	\$7,300
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
Terminal Devices								
	Air Handler	25%			2027	\$520,300	1	\$22,900
	Convactor/Radiator	75%			2032	**	1	\$35,900
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	40%			2021	\$123,400	1	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$68,200	LIFE	**	2-5	\$82,500
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louver For Auditorium</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Fan Room</i>								
Exhaust Fans								
	Interior	20%			2027	\$105,300	2	\$900
	Roof	80%			2027	\$196,600	2	\$3,600
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$129,900	1	
Water Heater								
	Gas Fired	100%			2025	\$90,300	2	\$2,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2022	\$22,600	4	\$4,700
Sewage Ejector(s)								
	Electric	100%			2027	\$42,600	4	\$5,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2027	\$43,500	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 99 - M
Address : 410 EAST 100 STREET @FIRST AVE.
Borough : MANHATTAN **Agency's Number** : M099
Program / Asset # : BOE0057.000 / 1713 **Yr Built/Renovated** : 1925 / 2013
Area Sq Ft : 115,000 **Project Type** : EDUCATION
Date of Survey : 25-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 1693 **Lot** : 1 **BIN** : 1052998

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$113,800
Interior Architecture	\$45,000	\$1,234,900
Electrical	\$1,137,300	\$824,900
Mechanical	\$468,900	\$1,571,200
Site Pavements	\$197,500	
Total	\$1,848,800	\$3,744,700
Importance Code A		\$154,200
Importance Code B	\$1,848,800	\$3,551,300
Importance Code C		\$39,200
Total	\$1,848,800	\$3,744,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$29,100
Interior Architecture	\$53,300	\$19,200	\$9,000	\$2,400
Electrical	\$13,800	\$4,600	\$41,500	\$3,400
Mechanical	\$33,800	\$18,400	\$57,200	\$21,900
Site Pavements	\$28,300			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$134,100	\$47,100	\$112,600	\$61,700
Importance Code A	\$16,600	\$12,700	\$12,900	\$41,800
Importance Code B	\$72,700	\$34,400	\$99,700	\$19,900
Importance Code C	\$44,800			
Total	\$134,100	\$47,100	\$112,600	\$61,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$24,600	
Masonry: Brick	80%			LIFE	**	5	\$50,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Walls</i>								
Masonry: Granite	13%			LIFE	**	5	\$6,100	
Marble Panels	2%			LIFE	**	5	\$900	
Windows								
Aluminum	100%			2044	**	5	\$58,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$12,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Masonry: Brick	90%			LIFE	**	5	\$14,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof								
Modified Bitumen	85%			2038	**	10	\$63,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plaza Roof: Stone Panels	15%			2054	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Recent Repairs 2013-14</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$62,800	
Ceramic Tile	5%			2037	**	5	\$9,600	
Terrazzo	5%			LIFE	**	5	\$7,500	
Vinyl Tile	60%			2028		3	\$43,100	
Vinyl Tile 9" X 9"	10%	Now	\$45,000	2036	**	3	\$7,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
Wood	5%			2043	**	5	\$18,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$10,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,700	
Masonry: Brick	10%			LIFE	**			
Mosaic Tile	2%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby</i>								
Marble Panels	3%	Now	\$11,100	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Vestibule</i>								
Plaster	60%			LIFE	**	5	\$39,200	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2041	**	5	\$23,900	
AcousTileSusp.Lay-In	5%			2041	**	5	\$9,600	
Fiber Board	5%	Now	\$20,000	2033	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lunch Room</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$12,000	
Plaster	75%			LIFE	**	5	\$89,600	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2054	**			
Chain Link	20%			2054	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Cage For Roof Garden</i>								
Exposed Struc: Steel	20%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Cage For Roof Garden</i>								
Iron Picket	20%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$197,500	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Avenue; E.99th Street; E.100th Street</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : E.99th Street</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	70%			2037	**			
Cast in Place Concrete	25%			2041	**			
Pavers/Stone	5%			2037	**			

Parking/Driveway

Asphalt	100%	4+	\$28,300	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : FDR Drive</i>								

Activity Yard

Asphalt	75%			2037	**			
Pavers/Stone	20%			2037	**			
Rubber Matting	5%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$40,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches</i>								

Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$208,700	5	\$3,000	
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Raceway

Conduit	95%			2028	\$211,600	1		
Conduit	5%			2048	**	1		

Panelboards

Fused Disc Sw	10%			2027	\$19,200	5	\$300	
Molded Case Bkrs	10%			2044	**	5	\$300	
Molded Case Bkrs	80%			2027	\$153,200	5	\$2,400	

Wiring

Braided Cloth	90%	2-4	\$286,700	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	10%			2048	**	1		
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Motor Controllers

Locally Mounted	80%			2026	\$98,300	5	\$600	
Locally Mounted	20%			2041	**	5	\$200	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$112,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2023	\$6,000	10	\$2,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Basement</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$92,100	10	\$15,400	
Exit, LED	2%			2056	**	1		
Exit, Service	48%			2023	\$17,700	1		
Exterior Lighting								
HID	20%			2033	**	10	\$100	
HID	80%			2023	\$371,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$12,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$381,500	1-3	\$21,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : (1) - 8,000 Gallon Tank W/ #2 Fuel</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$16,600	2033	**	1	\$114,000	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : #2 Boiler Tube</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$108,300	2048	**	4	\$6,300	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices Air Handler	20%	Now	\$36,000	2028	\$359,900	1	\$14,200	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Serves Auditorium</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	50%			2033	**	1	\$20,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Thermostats, Throughout</i>								
Fan Coil Unit/Heat	30%	0-2	\$172,500	2028	\$574,900	1	\$11,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And Or Electrical Deficiencies To Unit Ventilators</i>								
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Window/Wall Unit	85%			2026	\$226,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations, Multiple Mechanical And Or Electrical Deficiencies</i>								
No Component	15%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$71,400	
Exhaust Fans Interior	90%	Now	\$81,900	2028	\$409,700	2	\$2,800	
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Roof	10%			2028	\$21,200	2	\$400	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	20%			2048	**	1	
<i>No Water Meter, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Galvanized Steel	80%	0-2	\$9,000	2033	**	1	
<i>Corroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Valves In Basement</i>								
Water Heater	Electric	10%			2026	\$11,300	4	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 120 Gallon Unit Serving Laboratories</i>								
	Gas Fired	90%			2023	\$70,200	2	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (1) 400 Gallon Unit</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%	Now	\$5,300	LIFE	**	1	
<i>Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Sump Pump(s)	Non-Submersible	100%			2028	\$17,500	4	\$2,400
Sewage Ejector(s)	Electric	100%			2028	\$33,100	4	\$4,600
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To First Floor</i>								
<i>Explanation : 1 Freight Unit</i>								
Fire Suppression								
Sprinkler	No Component	90%						
	Generic	10%			2048	**	1-2	\$3,600
Chemical System	Dry	100%			2023	\$27,900	1-3	\$3,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 101 - BX
Address : 2750 LAFAYETTE AVENUE @ CROSS BRONX EXPY.
Borough : BRONX **Agency's Number** : X101
Program / Asset # : BOE0241.000 / 432 **Yr Built/Renovated** : 1957 / 2003
Area Sq Ft : 152,000 **Project Type** : EDUCATION
Date of Survey : 18-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5547 **Lot** : 1 **BIN** : 2080231

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,853,000	\$633,700
Interior Architecture	\$1,724,000	\$86,000
Electrical	\$1,532,500	\$867,800
Mechanical	\$573,100	\$5,880,600
Total	\$5,682,600	\$7,468,000
Importance Code A	\$1,951,300	\$1,653,200
Importance Code B	\$3,731,200	\$5,814,800
Total	\$5,682,600	\$7,468,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,800	\$14,000	\$14,200	
Interior Architecture	\$8,700	\$82,300		
Electrical	\$2,400	\$49,200	\$1,500	\$900
Mechanical	\$24,700	\$48,200	\$41,800	\$24,600
Total	\$43,600	\$193,700	\$57,600	\$25,500
Importance Code A	\$7,800	\$29,400	\$29,300	\$15,100
Importance Code B	\$33,000	\$164,400	\$28,300	\$10,500
Importance Code C	\$2,800			
Total	\$43,600	\$193,700	\$57,600	\$25,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$31,300	
Masonry: Brick	93%			LIFE	**	5	\$124,200	
Metal Panel	2%			2047	**	5-10	\$18,400	
Windows								
Aluminum	98%			2043	**	5	\$28,400	
Aluminum	2%	Now	\$7,800	2049	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Metal Rail	100%			2032	**	5-10	\$334,000	
Roof								
Copper/Terne	3%			2042	**	10	\$9,000	
Modified Bitumen	95%	Now	\$1,650,200	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2027		10	\$8,000	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$36,400	
Ceramic Tile	5%			2036	**	5	\$11,900	
Terrazzo	3%			LIFE	**	5	\$5,600	
Vinyl Tile	80%			2022		3	\$71,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2042	**	5	\$22,300	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$5,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,400	
Folding Partition	5%			2035	**	5	\$23,100	
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	55%			LIFE	**	5	\$30,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2032	**	5	\$35,600	
AcousTileConcealSpLn	20%			2032	**	5	\$59,300	
Exposed Concrete	48%			LIFE	**	5	\$17,800	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	3%			2027			\$49,700	
Metal Panel	2%			LIFE	**	5	\$5,900	
Plaster	10%			LIFE	**	5	\$14,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2027	\$35,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere And Two 800 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency And Fire-Pump</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$234,800	5	\$4,000	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	70%			2026	\$167,600	5	\$2,800	
Molded Case Bkrs	20%			2043	**	5	\$800	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2027	\$55,600	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2022	\$343,600	10	\$133,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2022	\$5,200	10	\$100	
Incandescent	2%			2022	\$36,100	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$109,400	10	\$18,300	
Exit, Service	50%			2022	\$21,900	1		
Exterior Lighting								
HID	100%			2022	\$612,900	10	\$500	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$9,400	

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$298,700	5	\$47,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tank,10,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$98,400	2025	\$983,700	1	\$135,500	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : #2 Unit. Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$128,600	2027	\$2,572,500	4	\$7,500	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vacuum Pump, Basement</i>								
Terminal Devices								
Air Handler	25%			2027	\$534,300	1	\$23,500	
Convactor/Radiator	75%			2032	**	1	\$36,800	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$253,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$84,800	
Exhaust Fans								
Interior	70%			2027	\$378,500	2	\$3,300	
Roof	30%			2027	\$75,700	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	30%	Now	\$6,800	2027	\$339,900	1		
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
Galvanized Steel	70%			2025	\$466,900	1		
Water Heater								
Gas Fired	100%			2022	\$92,700	2	\$2,200	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$22,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 101 - BX

Asset # : 432

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2027	\$23,200	4	\$3,200	
Sewage Ejector(s) Electric	100%			2027	\$43,800	4	\$6,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component Generic	90%							
	10%			2027	\$148,800	1-2	\$4,300	
Fire Pump								
Generic	100%			2042	**	1	\$28,400	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 104 - M
Address : 330 EAST 21 STREET @ SECOND AVENUE
Borough : MANHATTAN **Agency's Number** : M104
Program / Asset # : BOE0059.000 / 1715 **Yr Built/Renovated** : 1956 / 2013
Area Sq Ft : 122,000 **Project Type** : EDUCATION
Date of Survey : 13-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 926 **Lot** : 1 **BIN** : 1081671

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$404,400	\$130,300
Interior Architecture	\$1,226,700	\$86,400
Electrical	\$247,100	\$495,100
Mechanical	\$279,200	\$863,900
Site Enclosure	\$554,200	
Site Pavements	\$42,700	
Total	\$2,754,200	\$1,575,700
Importance Code A	\$404,400	\$130,300
Importance Code B	\$1,795,700	\$1,402,300
Importance Code C	\$554,200	\$43,000
Total	\$2,754,200	\$1,575,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,200			
Interior Architecture	\$45,800	\$47,100	\$11,500	\$17,300
Electrical	\$4,600	\$4,200	\$4,100	\$81,800
Mechanical	\$45,200	\$14,500	\$16,300	\$8,800
Site Pavements	\$10,000			
Total	\$160,700	\$65,800	\$31,900	\$107,900
Importance Code A	\$55,200	\$3,600		
Importance Code B	\$95,600	\$62,200	\$25,400	\$107,900
Importance Code C	\$10,000		\$6,500	
Total	\$160,700	\$65,800	\$31,900	\$107,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	7%	Now	\$33,800	LIFE	**	5	\$10,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Southeast Corner Of Upper Wing And Northeast Corner Of Lower Wing</i>								
Masonry: Brick	80%			LIFE	**	5	\$119,900	
Masonry: Limestone	5%	2-4	\$87,400	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	8%	0-2	\$135,800	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	99%	0-2	\$62,800	2051	**	5	\$14,000	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	1%	Now	\$8,500	2054	**	5	\$1,400	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,200	
Masonry: Brick	90%			LIFE	**	5	\$11,800	
Roof								
Built-Up (BUR)	90%			2034	**	10	\$118,400	
Copper/Terne	5%			2057	**	10	\$16,400	
Skylight, Plastic	5%			2042	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 5 Units</i>								
Soffits								
Cast in Place Concrete	90%	4+	\$12,900	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 20th Street</i>								
Granite Panels	10%			LIFE	**	5	\$100	
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
Ceramic Tile	5%			2038	**	5	\$9,900	
Terrazzo	5%	Now	\$24,600	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	30%	Now	\$107,900	2034	**	3	\$22,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	40%	2-4	\$186,500	2024	\$932,300	3	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$37,200	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$13,000	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$43,000	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	23%			2042	**	5	\$57,000	
Exposed Concrete	60%			LIFE	**	5	\$18,600	
Metal Panel	2%	4+	\$21,200	LIFE	**	5	\$5,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Cafeteria</i>								
Plaster	15%			LIFE	**	5	\$18,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$554,200	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$42,700	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 21st Street</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 20th Street</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Masonry: Granite	10%	4+	\$10,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Asphalt

100%

2032

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2055

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2055

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Vertical Sections*

Raceway

Conduit

80%

2029

\$178,200

1

Conduit

20%

2055

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$23,900

5

\$300

Fused Disc Sw

5%

2051

* *

5

\$100

Molded Case Bkrs

50%

2051

* *

5

\$1,600

Molded Case Bkrs

35%

2028

\$83,800

5

\$1,100

Wiring

Braided Cloth

50%

2-4

\$159,300

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2055

* *

1

Thermoplastic

20%

2029

\$63,700

1

Motor Controllers

Locally Mounted

30%

2027

\$36,900

5

\$200

Locally Mounted

70%

2046

* *

5

\$600

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,800

Lighting

Interior Lighting

Fluorescent

97%

2037

* *

10

\$108,500

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

3%

2037

* *

Egress Lighting

Emergency, Battery

50%

2024

\$87,800

10

\$14,700

Exit, Service

50%

2024

\$17,600

1

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting Fluorescent	5%			2024	\$20,900	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front</i>								
HID	5%			2024	\$24,600	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 HID Lights Only</i>								
No Component	90%							
Alarm								
Security System No Component	70%							
Generic	30%			2037	**	1	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$7,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
Distribution Steam Piping/Pump	100%			2039	**			
Terminal Devices Air Handler	20%			2029	\$343,100	1	\$15,100	
Convactor/Radiator	80%			2034	**	1	\$31,500	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Window/Wall Unit	70%			2024	\$178,000	1		
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht No Component	10%			2029	\$109,500	1	\$7,500	
	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	**	2	\$8,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans								
Interior	50%			2029	\$217,000	2	\$1,900	
Roof	50%			2024	\$101,300	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$19,400	2029	\$194,300	4	\$12,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Valve. Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Coil, Mechanical Deficiency.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$18,600	2039	**	4	\$2,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$7,300	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2039	**	1-2	\$1,700	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 117 - M
Address : 240 EAST 109 STREET @SECOND AVENUE
Borough : MANHATTAN **Agency's Number** : M117
Program / Asset # : BOE0068.000 / 2772 **Yr Built/Renovated** : 1958 / 2011
Area Sq Ft : 160,000 **Project Type** : EDUCATION
Date of Survey : 19-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 1656 **Lot** : 100 **BIN** : 1052433

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$98,500	\$112,400
Interior Architecture	\$3,804,900	\$217,000
Electrical	\$740,500	\$656,200
Mechanical	\$1,994,400	\$1,043,400
Total	\$6,638,300	\$2,029,000
Importance Code A	\$1,242,500	\$112,400
Importance Code B	\$4,848,600	\$1,853,000
Importance Code C	\$547,300	\$63,600
Total	\$6,638,300	\$2,029,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$9,400	
Interior Architecture	\$83,900		\$11,900	\$22,900
Electrical	\$28,900	\$16,700	\$59,100	\$17,900
Mechanical	\$6,600	\$33,100	\$62,900	\$26,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$135,300	\$65,600	\$159,100	\$83,100
Importance Code A		\$16,800	\$26,200	\$16,800
Importance Code B	\$135,300	\$48,700	\$132,900	\$66,200
Importance Code C				
Total	\$135,300	\$65,600	\$159,100	\$83,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick Cavity	50%			LIFE	**	5	\$39,100		
Metal/Glass Curt Wall	50%			LIFE	**	5	\$73,300		
Windows									
Aluminum	100%			2050	**	5	\$20,500		
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$12,500		
Masonry: Brick	60%			LIFE	**	5	\$9,700		
Metal Panel	30%			2048	**	5	\$18,800		
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>									
<i>Location : Throughout</i>									
Roof									
Modified Bitumen	100%	Now	\$98,500	2036	**				
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof At Chimney Above Incinerator, Skylight Over Flyloft</i>									
Interior									
Floors									
Cast in Place Concrete	8%	0-2	\$22,600	LIFE	**	5	\$44,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout Basement</i>									
Ceramic Tile	5%	0-2	\$26,300	2037	**	5	\$6,400		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Bathrooms</i>									
Quarry Tile	5%	0-2	\$390,000	2048	**	5	\$9,500		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Terrazzo	5%			LIFE	**	5	\$9,900		
Vinyl Tile	32%			2033	**	3	\$40,700		
Vinyl Tile 9" X 9"	40%	0-2	\$119,600	2023	\$1,195,800	3	\$38,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : 2nd And 4th Floor Corridors</i>									
Wood	5%			2043	**	5	\$23,800		
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$14,100		
Glazed Ceramic Panel	5%			LIFE	**				
Plaster	60%	Now	\$181,800	LIFE	**	5	\$63,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Class Rooms And Hallways</i>									
SGFT/Glazed Masonry	25%	Now	\$365,500	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Gymnasium</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2041	**	5	\$24,900	
AcousTileSusp.Lay-In	10%			2041	**	5	\$24,900	
Exposed Concrete	35%			LIFE	**	5	\$13,600	
Metal Panel	35%	Now	\$1,552,200	LIFE	**	5	\$108,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium, Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Gymnasium</i>								
Plaster	10%			LIFE	**	5	\$15,500	
Site Enclosure								
Fence/Gates								
Aluminum Picket	70%			2048	**			
Chain Link	30%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	\$44,900	2058	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 1600 Amperes Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	Now	\$234,800	2058	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
Raceway								
Conduit	95%			2028	\$251,000	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$400	
Molded Case Bkrs	75%			2027	\$179,500	5	\$3,200	
Molded Case Bkrs	15%			2036	**	5	\$600	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	Now	\$296,700	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$2,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	66%			2038	**	10	\$102,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2033	**	10	\$46,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Lobby, Stairway And Toilet</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	48%			2023	\$117,400	10	\$19,700	
Emergency, Battery	2%			2038	**	10	\$800	
Exit, Service	50%			2023	\$24,500	1		
Exterior Lighting								
HID	100%			2038	**	10	\$500	
Alarm								
Security System								
Generic	100%			2033	**	1	\$59,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside & Outside The Building</i>								
<i>Explanation : Twenty Two Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$101,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2048	**	5	\$52,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Tanks 10,000 Gallon Each</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$1,099,200	2048	**	1	\$151,400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$574,900	2038	**	4	\$8,400	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Explanation : Vacuum Pump Is Not Working.</i>								
Terminal Devices								
Air Handler	20%			2028		1	\$21,000	
Convactor/Radiator	80%			2041	**	1	\$43,900	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023		1	\$283,100	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$94,700	
Exhaust Fans								
Interior	75%			2028		2	\$3,900	
Roof	25%			2028		2	\$1,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$37,300	2033	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$25,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2028	\$25,900	4	\$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038		**	1-2	\$2,400

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 123 - BX
Address : 1025 MORRISON AVENUE BTWN: BRUCKNER BLVD., WATSON AVE
Borough : BRONX **Agency's Number** : X123
Program / Asset # : BOE0263.000 / 1094 **Yr Built/Renovated** : 1953 / 2008
Area Sq Ft : 131,000 **Project Type** : EDUCATION
Date of Survey : 21-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3718 **Lot** : 1 **BIN** : 2087014

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$698,600	\$1,381,400
Interior Architecture	\$846,700	\$360,600
Electrical	\$1,437,700	\$1,202,200
Mechanical	\$2,556,400	\$2,902,500
Site Pavements	\$41,200	
Total	\$5,580,500	\$5,846,600
Importance Code A	\$952,900	\$2,229,200
Importance Code B	\$4,430,400	\$3,617,500
Importance Code C	\$197,300	
Total	\$5,580,500	\$5,846,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,500		\$4,000	
Interior Architecture	\$61,600	\$5,200		\$13,400
Electrical	\$64,600	\$5,900	\$6,400	\$8,900
Mechanical	\$55,800	\$19,000	\$29,600	\$19,300
Site Enclosure	\$8,900			
Site Pavements	\$6,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$217,000	\$37,900	\$47,800	\$49,500
Importance Code A	\$29,400	\$13,000	\$17,000	\$13,000
Importance Code B	\$137,100	\$24,900	\$30,900	\$36,500
Importance Code C	\$50,400			
Total	\$217,000	\$37,900	\$47,800	\$49,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$303,400	LIFE	**	5	\$188,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above 3rd And 4th Floor Windows And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
Masonry: Limestone	5%			LIFE	**	5	\$14,900	
Windows								
Aluminum	100%	Now	\$182,700	2038	**	5	\$20,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Parapets								
Masonry: Brick Cavity	88%			LIFE	**	5-10	\$109,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$4,100	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stone Throughout</i>								
Metal Rail	2%			2043	**	5-10	\$6,600	
Roof								
Built-Up (BUR)	95%	Now	\$119,300	2030	\$1,193,000			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Patched Location Above Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North East Side And Above Library</i>								
Copper/Terne	5%			2045	**	10	\$10,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	10%	Now	\$45,800	LIFE	**	5	\$45,100	
<i>Water Penetration, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Basement Boiler Pit / Connecting Tunnels</i>								
Ceramic Tile	5%	Now	\$64,100	2033	**	5	\$5,200	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Floor Drains In Bathrooms</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Improper Pitching To Floor Drains In Bathrooms</i>								
Sheet Vinyl/Rubber	3%	Now	\$117,700	2030	\$196,100	5	\$4,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Terrazzo	5%			LIFE	**	5	\$16,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	50%	4+	\$18,700	2035	**	3	\$38,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium And Corridor</i>								
Vinyl Tile 9" X 9"	2%	4+	\$48,500	2040	**	3	\$1,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Room And Throughout</i>								
Wood	25%	Now	\$181,700	2045	**	5	\$48,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room B3 And Room 315</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$15,400	2039	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Basement Toilets, Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Basement Toilets, Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Basement Toilets, Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$13,900	
Glazed Ceramic Panel	3%			LIFE	**	10	\$4,700	
Gypsum Board	4%			LIFE	**	5-10	\$11,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Clinic And 1st Floor</i>								
Plaster	50%			LIFE	**	5-10	\$74,100	
SGFT/Glazed Masonry	30%	Now	\$108,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium, Corridors And Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Stairwells E</i>								
<i>Loose Units, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Various Corridors, Stairs And Gymnasium Wall</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$41,000	2035	**	5	\$10,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
AcousTileSusp.Lay-In	5%			2047	**	5	\$10,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Clinic And 1st Floor</i>								
Exposed Concrete	30%			LIFE	**	5-10	\$77,400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 4th Floor</i>								
Plaster	55%			LIFE	**	5-10	\$195,100	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Fence/Gates									
Chain Link	85%	4+	\$4,800	2050		**			
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>									
<i>Location : At Parking Lot</i>									
Iron Picket	10%	Now	\$1,100	2050		**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Courtyard</i>									
<i>Explanation : Loose Fence</i>									
Masonry: Brick	5%	Now	\$3,000	2040		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Courtyard</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Courtyard</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Courtyard</i>									
Retaining Walls	100%			2065		**			
Cast in Place Concrete									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At Tree Pits Throughout</i>									
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>									
<i>Location : At Tree Pits Throughout</i>									
On-Site Walkways									
Cast in Place Concrete	50%			2035		**			
Masonry: Granite	50%	Now	\$41,200	LIFE		**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Entry Steps At Exits 2, 3, 4</i>									
Parking/Driveway									
Cast in Place Concrete	100%	4+	\$6,800	2043		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Activity Yard									
Asphalt	100%			2039		**			

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	40%	0-2	\$17,900	2060	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	60%			2040	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Knife Sw	100%	0-2	\$234,800	2060	**	5	\$300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	90%			2030		1	\$237,800
	Conduit	10%			2040	**	1	**
Panelboards								
	Fused Disc Sw	10%			2029		5	\$23,900
	Fused Toggle Switch	5%	0-2	\$12,000	2055	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	80%			2029		5	\$191,500
	Molded Case Bkrs	5%			2038	**	5	\$200
Wiring								
	Braided Cloth	90%	2-4	\$333,800	2055	**	1	**
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2040	**	1	**
Motor Controllers								
	Locally Mounted	100%			2028		5	\$122,900
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900
Lighting								
Interior Lighting								
	Fluorescent	65%			2035	**	10	\$78,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	5%			2035	**	10	\$6,000
	LED	30%			2038	**		**
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium And Health Center</i>								
<i>Explanation : LED Fixtures Installed In 2014</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	20%			2025	\$37,700	10	\$6,300	
Emergency, Battery	5%			2035	**	10	\$1,600	
Exit, Service	65%	2-4	\$24,500	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Obsolete Lighting Fixtures</i>								
Exit, Service	10%			2030	\$3,800	1		
Exterior Lighting								
HID	100%			2025	\$528,200	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2040	**	1	\$14,700	
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%	2-4	\$869,100	2040	**	1-3	\$44,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Obsolete Components Having Frequent Problems.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$257,400	5	\$40,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault In Yard</i>								
<i>Explanation : Conversion Completed In 2013</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$254,300	2028	\$847,800	1	\$116,800	1
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Steam Boilers</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$29,000	2030	\$579,200			
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1 Of 2 Condensate Return Pumps</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Fan Room</i>								
Terminal Devices								
Air Handler	2%	Now	\$1,800	2025	\$36,800	1	\$1,500	
<i>Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement A - Damaged Cafeteria Blower Flexible Connection</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Fan Rooms</i>								
Air Handler	18%	4+	\$165,800	2030	\$331,600	1	\$13,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Convactor/Radiator	80%	4+	\$561,100	2050	**	1	\$30,500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
Window/Wall Unit	70%			2025	\$191,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$115,700	
Exhaust Fans								
Interior	100%	4+	\$233,000	2030	\$466,100	2	\$3,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Second Floor And Fourth Floor Fan Rooms</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	99%	4+	\$483,400	2040	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	1%	Now	\$5,700	2050	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Offices</i>								
HW Heat Exchanger								
Steam Fired	100%	4+	\$208,600	2060	**	4	\$13,000	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%	4+	\$479,400	LIFE	**	1	
				<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : 4th Floor And 2nd Floor Boys Bathroom</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Storm Drain Piping							
	Cast Iron	100%	4+	\$136,500	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Boiler Room Floor Drain</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Sump Pump(s)							
	Non-Submersible	100%	4+	\$10,000	2030	\$20,000	4	\$2,800
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
	Fixtures							
	Generic	100%						
				<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : Abandoned - 2 Units Not In Use</i>				
Fire Suppression								
	Sprinkler							
	No Component	85%						
	Generic	15%			2030	\$192,400	1-2	\$5,500
	Chemical System							
	Generic	100%			2025	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 123 - BX MINISCHOOL
Address : 1025 MORRISON AVENUE BTWN: BRUCKNER BLVD., WATSON AVE
Borough : BRONX **Agency's Number** : X823
Program / Asset # : BOE0263.010 / 146 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 12,120 **Project Type** : EDUCATION
Date of Survey : 21-May-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3718 **Lot** : 1 **BIN** : 2087014

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$46,400	\$137,200
Electrical	\$182,900	\$135,000
Total	\$229,300	\$272,200
Importance Code B	\$182,900	\$272,200
Importance Code C	\$46,400	
Total	\$229,300	\$272,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,700		\$900	
Interior Architecture	\$34,300		\$400	\$1,900
Electrical	\$11,600	\$700	\$700	\$1,100
Mechanical	\$28,800	\$600	\$5,700	\$600
Total	\$101,400	\$1,300	\$7,800	\$3,600
Importance Code A	\$27,300	\$600	\$1,500	\$600
Importance Code B	\$68,400	\$700	\$6,200	\$3,000
Importance Code C	\$5,800			
Total	\$101,400	\$1,300	\$7,800	\$3,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 123 - BX MINISCHOOL
Asset # : 146

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$7,000	2040	**	5	\$34,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%			2038	**	5	\$1,900	
Roof								
Metal Panel	100%	Now	\$19,700	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side Downspouts</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gutters Throughout</i>								
Soffits								
Metal Panel	100%			2040	**	5-10		
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$800	
<i>Uneven Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Toilets Does Not Pitch To Floor Drain</i>								
Vinyl Tile	95%			2030	\$137,200	3	\$7,600	
<i>Patching Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$46,400	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classroom Doors Off Main Corridor</i>								
Metal Panel	75%	4+	\$5,800	LIFE	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$26,700	2047	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX MINISCHOOL

Asset # : 146

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	50%			2033		**		
Rubber Matting	50%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$5,200	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical And Mechanical Room

Explanation : One Fusible Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$86,600	5	\$300	
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Raceway

Conduit	100%			2030	\$23,700	1		
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Panelboards

Fused Disc Sw	5%			2029	\$1,600	5		
Molded Case Bkrs	95%			2029	\$30,300	5	\$300	

Wiring

Thermoplastic	100%			2030	\$25,900	1		
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Motor Controllers

Locally Mounted	100%			2028	\$48,400	5	\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE		**	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

Interior Lighting

Fluorescent	100%			2035		**	10	\$11,100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery	50%			2025	\$8,700	10	\$1,500	
Exit, Service	50%			2025	\$1,700	1		

Exterior Lighting

HID	100%	0-2	\$48,900	2040		**		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Building Exterior

Explanation : Obsolete Fixtures, Always On Due To Clock Malfunctioning

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
J. H. S. 123 - BX MINISCHOOL
Asset # : 146

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection
 Generic, Analog

100% 0-2 \$134,000 2040 * * 1-3 \$6,800

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout Building

Explanation : Obsolete System That Is Constantly Having Problems.

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100% 2040 * * 1

Conversion Equipment

Furnace

100% 2035 * * 1 \$6,000

Other Observation, Extent : Light, Area Affected : 100%

Location : First Floor Mechanical Room

Explanation : Two Gas Fired Furnaces

Air Conditioning

Energy Source

Electricity

100% 2046 * * 1

Conversion Equipment

Interior Pkg Unit -
Cooling

100% 2031 * * 2 \$700

Distribution

Ductwork/Diffusers

100% LIFE * * 2 \$19,700

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$10,700

Exhaust Fans

Roof

100% 4+ \$20,100 2040 * * 2 \$300

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Roof

Plumbing

H/C Water Piping

Brass/Copper

100% 2040 * * 1

Water Heater

Electric

100% 2028 \$10,700 4 \$100

Sanitary Piping

Cast Iron

100% LIFE * * 1

Fixtures

Generic

100%

Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Location : 1st Floor

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 126 - BK
Address : 424 LEONARD STREET @ BAYARD ST.
Borough : BROOKLYN **Agency's Number** : K126
Program / Asset # : BOE0433.000 / 2623 **Yr Built/Renovated** : 1966 / 2014
Area Sq Ft : 134,000 **Project Type** : EDUCATION
Date of Survey : 18-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 2712 **Lot** : 1 **BIN** : 3067788

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$907,300	\$278,600
Interior Architecture	\$866,200	\$89,900
Electrical	\$1,948,300	\$930,100
Mechanical	\$341,000	\$864,700
Total	\$4,062,800	\$2,163,400
Importance Code A	\$1,080,800	\$323,500
Importance Code B	\$2,982,000	\$1,795,300
Importance Code C		\$44,600
Total	\$4,062,800	\$2,163,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$47,500	\$31,100	\$3,300	\$20,700
Electrical	\$15,000	\$12,900	\$14,100	\$28,900
Mechanical	\$69,800	\$19,300	\$30,300	\$19,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,300	\$67,300	\$51,700	\$73,400
Importance Code A		\$13,300	\$13,300	\$13,600
Importance Code B	\$136,300	\$54,000	\$35,100	\$59,800
Importance Code C			\$3,300	
Total	\$136,300	\$67,300	\$51,700	\$73,400



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DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
Masonry: Brick	70%	Now	\$498,600	LIFE	**	5	\$77,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	25%			LIFE	**	5	\$89,800	
Windows								
Aluminum	100%	Now	\$107,300	2051	**	5	\$24,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2042	**	5-10	\$283,600	
Roof								
Built-Up (BUR)	100%			2034	**	10	\$129,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,400	
Ceramic Tile	3%	2-4	\$25,700	2038	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	10%			2034	**	5	\$31,100	
Terrazzo	2%			LIFE	**	5	\$3,200	
Vinyl Tile	45%			2034	**	3	\$35,000	
Vinyl Tile 9" X 9"	20%	0-2	\$97,500	2024	\$487,700	3	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$38,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2038	**	5	\$6,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,900	
Plaster	50%			LIFE	**	5	\$33,400	
SGFT/Glazed Masonry	27%			LIFE	**			
Wood	5%			LIFE	**	5	\$44,600	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	\$102,900	2034	**	5	\$25,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%	Now	\$178,100	LIFE	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : Four Classrooms On The 4th Floor Have Been Patched, However Final Plaster Coat Was Never Completed</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$13,000	
Plaster	15%	0-2	\$21,800	LIFE	**	5	\$19,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services, No Available Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$234,800	5	\$600	
Raceway								
Conduit	90%			2029	\$237,800	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Molded Case Bkrs	10%			2045	**	5	\$400	
Molded Case Bkrs	80%			2028	\$191,500	5	\$2,800	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$333,800	2054	**	1		
<i>Insulation Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	95%			2027	\$116,700	5	\$900	
Locally Mounted	5%			2034	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	85%			2037	**	10	\$104,500	
LED	15%	Now	\$41,100	2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : 25 Percent Of Fixtures In The Auditorium Are Not Operational</i>								
Egress Lighting								
Emergency, Battery	40%			2034	**	10	\$12,900	
Exit, Service	60%			2034	**	1		
Exterior Lighting								
HID	80%			2034	**	10	\$300	
Incandescent	20%			2024	\$91,700	2		
Alarm								
Security System								
Generic	50%			2037	**	1	\$25,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Generic	50%			2034	**	1	\$25,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2024	\$1,481,700	1-3	\$85,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Elevator And Boiler Room Area</i>								
<i>Explanation : Manual Pull Stations. Added New Carbon Monoxide Detection And Elevator Recall System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$173,400	2034	**	1	\$119,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$29,600	2039	**			
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Condesate Return Pump</i>								
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Traps</i>								
Terminal Devices								
Air Handler	25%			2029	\$471,100	1	\$20,700	
Convactor/Radiator	75%			2034	**	1	\$32,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2024	\$167,500	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,700	
Exhaust Fans								
Interior	20%			2029	\$95,300	2	\$800	
Roof	80%			2029	\$178,000	2	\$3,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	95%			2034	**	1		
Galvanized Steel	5%	Now	\$29,400	2049	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2028	\$81,700	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120-gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$20,400	4	\$4,200	
Sewage Ejector(s)								
Electric	100%			2029	\$38,600	4	\$8,000	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	95%						
	Generic	5%			2029	\$1,700	1	\$400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : From 1st To 4th Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2039		**	\$3,800
Chemical System								
	No Component	98%						
	Generic	2%			2024	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 136 - BX
Address : 750 JENNINGS STREET BTWN: UNION AVE., PROSPECT AVE.
Borough : BRONX **Agency's Number** : X136
Program / Asset # : BOE0273.000 / 401 **Yr Built/Renovated** : 1960 / 2005
Area Sq Ft : 149,000 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2969 **Lot** : 1 **BIN** : 2010344

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$227,300	\$240,800
Interior Architecture	\$683,600	\$212,200
Electrical	\$259,600	\$937,300
Mechanical	\$36,900	\$2,695,300
Total	\$1,207,400	\$4,085,600
Importance Code A	\$227,300	\$263,200
Importance Code B	\$924,100	\$3,785,300
Importance Code C	\$56,000	\$37,000
Total	\$1,207,400	\$4,085,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,100		\$14,500	
Interior Architecture	\$115,800		\$50,600	\$7,400
Electrical	\$12,800	\$10,000	\$13,300	\$11,400
Mechanical	\$32,200	\$8,400	\$25,900	\$8,400
Site Enclosure	\$25,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$227,100	\$22,300	\$108,200	\$31,100
Importance Code A	\$37,100		\$14,500	
Importance Code B	\$105,800	\$22,300	\$89,100	\$31,100
Importance Code C	\$84,100		\$4,600	
Total	\$227,100	\$22,300	\$108,200	\$31,100



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DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$62,600	
Masonry: Brick	95%			LIFE	**	5	\$253,800	
Windows								
Aluminum	100%			2038	**	5	\$29,000	
Parapets								
Masonry: Brick	93%			LIFE	**	5-10	\$117,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
Metal Security Bars	2%			2065	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$11,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall Coping Stones</i>								
Roof								
Modified Bitumen	95%			2038	**	10	\$113,900	
Skylight, Metal/Glass	5%			2040	**	10	\$20,000	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$51,900	
Ceramic Tile	5%			2039	**	5	\$11,900	
Mosaic Tile	5%			2043	**	5	\$29,700	
Terrazzo	5%	4+	\$29,500	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%			2035	**	3	\$31,200	
Vinyl Tile	30%			2038	**	3	\$26,700	
<i>Recent Installation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
Vinyl Tile 9" X 9"	5%			2025	\$139,600	3	\$5,900	
Wood	10%			2045	**	5	\$44,500	
Interior Walls								
Concrete Masonry Unit	10%	4+	\$22,000	LIFE	**	5	\$7,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Back Stage Right Storage Area</i>								
Folding Partition	2%			2038	**	5	\$9,300	
Plaster	55%			LIFE	**	5-10	\$86,500	
SGFT/Glazed Masonry	28%			LIFE	**	10	\$25,900	
Wood	5%	Now	\$11,000	LIFE	**	5	\$37,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Wall Auditorium</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2043	**	5	\$23,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Wood Pegylated Mechano Growth Factor Tile</i>								
AcousTile,Adhered	30%	Now	\$212,100	2043	**	5	\$35,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout, Cafeteria Ceiling</i>								
Exposed Concrete	50%	4+	\$203,900	LIFE	**	5	\$18,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, Workshop</i>								
Metal Panel	10%	Now	\$211,600	LIFE	**	5	\$29,700	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2040	**			
Chain Link	20%			2050	**			
Iron Picket	40%	4+	\$25,300	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Perimeter Of School</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	25%			2033	**			
Cast in Place Concrete	75%			2043	**			
Activity Yard								
Asphalt	97%			2033	**			
Rubber Matting	3%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2030	\$22,400	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two Service Disconnect Switches Rated At 1,600 Amperes Each.</i>								
	Fused Disc Sw	50%			2050	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Two Service Disconnect Switches Rated At 1,600 Amperes Each.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	60%			2030	\$140,900	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Six Vertical Sections</i>								
	Fused Disc Sw	40%			2050	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
	Conduit	70%			2030	\$184,900	1	
	Conduit	30%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$23,900	5	\$300
	Fused Disc Sw	5%			2046	**	5	\$200
	Molded Case Bkrs	60%			2029	\$143,600	5	\$2,400
	Molded Case Bkrs	25%			2046	**	5	\$1,000
Wiring								
	Braided Cloth	70%	2-4	\$259,600	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2050	**	1	
Motor Controllers								
	Locally Mounted	50%			2028	\$61,400	5	\$500
	Locally Mounted	50%			2043	**	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,400
Lighting								
Interior Lighting								
	Fluorescent	95%			2035	**	10	\$129,800
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	LED	5%			2038	**		

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DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	40%			2030	\$85,800	10	\$14,400	
Emergency, Battery	10%			2035	**	10	\$3,600	
Exit, Service	40%			2030	\$17,200	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
Fluorescent	30%			2035	**	10	\$4,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$144,400	1	\$16,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2035	**	1-3	\$91,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Entire Boiler Room Is Under Construction</i>								
Conversion Equipment								
Under Construction	100%							
Distribution								
Steam Piping/Pump	90%			2040	**			
Under Construction	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Replacement Of Steam Pipe At Rear Side Underground Of The Building And Thermostats Replacement Are In Progress.</i>								
Terminal Devices								
Air Handler	25%			2025	\$523,800	1	\$23,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Control Components Upgrade, Basement Fan Room.</i>								
Convactor/Radiator	75%			2035	**	1	\$36,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	15%			2025	\$477,100			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	15%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a</i>								
Window/Wall Unit	50%			2025	\$155,200	1		
Window/Wall Unit	20%			2029	\$62,100	1		
Terminal Devices								
Fan Coil - 2 Pipe	15%			2025	\$425,200	1	\$7,200	
Fan Coil - 2 Pipe	15%			2035	**	1	\$7,200	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2025	\$45,100	2	\$15,600	
Air Cooled Condenser Unit	15%			2035	**	2	\$15,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$131,500	
Exhaust Fans								
Interior	50%			2025	\$265,100	2	\$2,300	
Roof	50%			2030	\$123,700	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2040	**	1		
Galvanized Steel	60%			2028	\$392,300	1		
Water Heater								
Under Construction	100%							
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	15%	0-2	\$3,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Kitchen Area And 1st Floor Rear Side Restrooms.</i>								
Cast Iron	85%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	15%	0-2	\$900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Outside Playground</i>								
Cast Iron	85%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 136 - BX

Asset # : 401

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Under Construction	100%							
Sewage Ejector(s) Electric	100%	0-2	\$2,100	2030	\$42,900	4	\$5,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Third Floor</i>								
<i>Explanation : 1 Hydraulic Unit</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2030	\$145,900	1-2	\$4,200	
Chemical System								
No Component	99%							
Generic	1%			2028	\$300	1-3		

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 141 - Q
Address : 37-11 21ST AVE.
Borough : QUEENS **Agency's Number** : Q141
Program / Asset # : BOE0788.000 / 2530 **Yr Built/Renovated** : 1930 / 2013
Area Sq Ft : 119,000 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 810 **Lot** : 1 **BIN** : 4016102

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$315,400
Interior Architecture	\$941,300	\$119,000
Electrical	\$882,600	\$974,500
Mechanical	\$667,700	\$1,681,000
Site Pavements	\$39,000	
Total	\$2,530,600	\$3,089,800
Importance Code A		\$360,200
Importance Code B	\$2,530,600	\$2,729,600
Total	\$2,530,600	\$3,089,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,000		\$10,300
Interior Architecture	\$10,000	\$21,100	\$9,300	\$13,300
Electrical	\$11,500	\$3,700	\$4,000	\$51,200
Mechanical	\$43,500	\$19,000	\$26,000	\$46,000
Site Enclosure	\$1,700			
Site Pavements	\$35,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,300	\$50,800	\$43,400	\$124,800
Importance Code A	\$11,800	\$14,800	\$11,800	\$22,400
Importance Code B	\$90,700	\$36,100	\$26,700	\$102,400
Importance Code C	\$3,800		\$4,900	
Total	\$106,300	\$50,800	\$43,400	\$124,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,500	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,500	
Masonry: Brick	55%			LIFE	**	5	\$82,400	
Masonry: Brick Cavity	25%			LIFE	**	5	\$37,400	
Masonry: Limestone	5%			LIFE	**	5	\$5,600	
Granite Panels	5%			LIFE	**	5	\$5,600	
Windows								
Aluminum	100%			2045	**	5	\$29,200	
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$8,400	
Masonry: Brick	90%			LIFE	**	5	\$12,200	
Metal Rail	2%			2042	**	5-10	\$4,900	
Roof								
Copper/Terne	5%			2044	**	10	\$10,300	
Modified Bitumen	95%			2037	**	10	\$78,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$38,900	
Ceramic Tile	5%			2038	**	5	\$8,900	
Terrazzo	10%			LIFE	**	5	\$13,900	
Vinyl Tile	20%			2034	**	3	\$13,300	
Vinyl Tile 9" X 9"	45%			2024	\$941,300	3	\$40,000	
Wood	10%			2057	**	5	\$33,400	
Interior Walls								
Ceramic Tile	6%			2038	**	5	\$9,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	57%			LIFE	**	5	\$27,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	3%			2034	**	5	\$6,700	
Exposed Concrete	20%			LIFE	**	5	\$5,600	
Metal Panel	5%			LIFE	**	5	\$11,100	
Plaster	72%			LIFE	**	5	\$80,000	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2039	**			
Iron Picket	80%	4+	\$1,700	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : 20th Road - Bent Section</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$39,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								

On-Site Walkways

Cast in Place Concrete	90%	4+	\$2,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								

Masonry: Granite	10%			LIFE	**			
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Activity Yard

Asphalt	100%	0-2	\$33,600	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 1200 Amperes Each.</i>								

Switchgear / Switchboard

Fused Disc Sw	30%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								

Molded Case Bkrs	70%			2029	\$146,100	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								

Raceway

Conduit	90%			2029	\$200,500	1		
Conduit	10%			2049	**	1		

Panelboards

Fused Disc Sw	5%			2045	**	5	\$100	
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Fused Knife Sw	35%	2-4	\$67,000	2054	**	5	\$500	

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : 3rd, 4th Floors And Basement

Molded Case Bkrs	40%			2028	\$76,600	5	\$1,300	
Molded Case Bkrs	15%			2045	**	5	\$500	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$191,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2049	**	1		
Thermoplastic	25%			2029	\$79,600	1		
Motor Controllers								
Locally Mounted	60%			2042	**	5	\$500	
Locally Mounted	40%			2027	\$49,200	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2029	\$271,800	10	\$105,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	1%			2024	\$14,100	2		
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$85,700	10	\$14,400	
Exit, Service	50%			2024	\$17,100	1		
Exterior Lighting								
HID	30%			2024	\$143,900	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$13,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$394,800	2039	**	1-3	\$20,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$117,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$26,300	2029	\$526,200			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Vacuum Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2024	\$334,700	1	\$14,700	
Convactor/Radiator	80%			2027	\$509,700	1	\$30,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2027	\$148,800	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,400	
Exhaust Fans								
Interior	60%			2024	\$254,000	2	\$2,200	
Roof	40%			2024	\$79,000	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2039	**	1		
Galvanized Steel	70%			2027	\$365,500	1		
Water Heater								
Gas Fired	100%			2028	\$72,600	2	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	10%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Freight Hoist</i>					
	No Component	90%						
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2029	\$58,300	1-2	\$1,700
Chemical System	Generic	100%			2024	\$27,900	1-3	\$4,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 142 - BK
Address : 610 HENRY STREET @ COLES ST.
Borough : BROOKLYN **Agency's Number** : K142
Program / Asset # : BOE0446.000 / 2622 **Yr Built/Renovated** : 1903 / 2011
Area Sq Ft : 138,000 **Project Type** : EDUCATION
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 369 **Lot** : 1 **BIN** : 3336036

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$693,500	\$517,700
Interior Architecture	\$1,807,500	\$465,600
Electrical	\$333,800	\$959,500
Mechanical	\$1,384,000	\$1,618,100
Total	\$4,218,800	\$3,560,800
Importance Code A	\$1,586,600	\$562,500
Importance Code B	\$2,264,000	\$2,720,900
Importance Code C	\$368,200	\$277,400
Total	\$4,218,800	\$3,560,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,800	\$14,200		
Interior Architecture	\$49,700	\$32,100	\$3,900	\$10,300
Electrical	\$3,300	\$5,200	\$2,800	\$2,600
Mechanical	\$35,100	\$62,100	\$31,400	\$19,300
Total	\$89,800	\$113,600	\$38,000	\$32,200
Importance Code A	\$1,800	\$28,100	\$13,700	\$13,700
Importance Code B	\$88,000	\$85,500	\$24,400	\$18,600
Importance Code C				
Total	\$89,800	\$113,600	\$38,000	\$32,200



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 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$199,100	
Masonry: Brick Cavity	55%	Now	\$280,600	LIFE	**	5	\$140,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Openings - Rear And Side Facades</i>								
Masonry: Granite	2%			LIFE	**	5	\$3,800	
Masonry: Limestone	5%	4+	\$74,300	LIFE	**	5	\$9,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills - Rear And Side Facades</i>								
Stucco Cement	28%			2040	**	5	\$178,400	
Windows								
Aluminum	100%	Now	\$208,400	2043	**	5	\$11,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lexan Panes - Cloudy And Thermally Inefficient</i>								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$10,000	
Masonry: Brick	55%			LIFE	**	5	\$10,100	
Masonry: Brick Cavity	20%	Now	\$36,200	LIFE	**	5	\$3,700	
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Loose Units, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall</i>								
Masonry: Limestone	3%			LIFE	**	5	\$700	
Metal Panel	5%			2047	**	5	\$3,600	
Metal Rail	5%			2040	**	5-10	\$16,600	
Pre-Cast Concrete	5%	0-2	\$1,800	LIFE	**	5	\$5,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
Roof								
Built-Up (BUR)	95%			2032	**	10	\$94,100	
Copper/Terne	5%			2042	**	10	\$12,400	
Interior								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,200	
Ceramic Tile	5%	Now	\$10,700	2036	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$25,600	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	10%	Now	\$273,500	2037	**	5	\$12,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4th And 5th Floor Corridors</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 4th And 5th Floor Corridors</i>								
Vinyl Tile	15%			2032	**	3	\$11,600	
Vinyl Tile 9" X 9"	40%	Now	\$194,300	2022	\$971,500	3	\$31,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Wood	15%			2042	**	5	\$58,100	
Interior Walls								
Ceramic Tile	5%	Now	\$83,200	2030	\$277,400	5	\$4,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Bathrooms</i>								
Glass: Single Pane	2%			LIFE	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell Dividers</i>								
<i>Explanation : Safety Glass</i>								
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Plaster	56%	Now	\$90,300	LIFE	**	5	\$31,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$194,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	5%			2040	**	5	\$10,300	
AcousTileConcealSpLn	15%	Now	\$13,400	2032	**	5	\$19,400	

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

AcousTileSusp.Lay-In	3%			2032	**	5	\$6,200	
Exposed Concrete	15%			LIFE	**	5	\$4,800	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%			2027			\$72,000	
Plaster	55%			LIFE	**	5	\$71,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Electrical Room

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$234,800	5	\$3,600	
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Raceway

Conduit	10%			2047	**	1		
Conduit	90%			2027	\$237,800	1		

Panelboards

Molded Case Bkrs	40%			2026	\$95,800	5	\$1,500	
Molded Case Bkrs	10%			2043	**	5	\$400	
Molded Case Bkrs	50%			2035	**	5	\$1,800	

Wiring

Braided Cloth	90%	2-4	\$333,800	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2025	\$122,900	5	\$900	
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Ground

Grounding Devices

Not Accessible	100%							
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Other Observation, Extent : Light, Area Affected : 100%

Location :

Explanation : Covered With Insulation

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2037	**	10	\$124,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$99,400	10	\$16,700	
Exit, Service	50%			2027	\$19,900	1		
Exterior Lighting								
HID	20%			2037	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$10,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2037	**	1-3	\$17,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2037	**	5	\$42,800	
Conversion Equipment Steam Boiler	100%	0-2	\$893,100	2047	**	1	\$123,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$46,700	2037	**	4	\$6,800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%			2027	\$388,100	1	\$17,100	
Convactor/Radiator	80%	Now	\$11,800	2032	**	1	\$32,100	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source Electricity	10%			2043	**	1		
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%			2025	\$201,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,000	
Exhaust Fans								
Interior	50%	Now	\$4,900	2022	\$245,500	2	\$1,700	
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Fan Room</i>					
Roof	50%	Now	\$11,500	2022	\$114,600	2	\$1,700	
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$1,028,700	1		
Water Heater								
Gas Fired	100%	Now	\$4,200	2022	\$84,200	2	\$1,600	
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
HW Heat Exchanger								
HTHW/HW	100%			2037	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Drains</i>					
Sump Pump(s)								
Non-Submersible	100%	Now	\$400	2022	\$21,000	4	\$2,900	
			<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,900	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 149 - BX
 Address : 360 EAST 145 STREET BTWN: WILLIS AVE., 3 AVE.
 Borough : BRONX Agency's Number : X149
 Program / Asset # : BOE0286.000 / 384 Yr Built/Renovated : 1958 / 2008
 Area Sq Ft : 133,000 Project Type : EDUCATION
 Date of Survey : 07-Feb-2019 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 2306 Lot : 54 BIN : 2097038

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$285,200	\$276,400
Interior Architecture	\$1,683,400	\$1,465,600
Electrical	\$737,900	\$1,204,400
Mechanical	\$114,100	\$3,887,400
Total	\$2,820,600	\$6,833,800
Importance Code A	\$285,200	\$1,182,000
Importance Code B	\$1,723,200	\$5,599,900
Importance Code C	\$812,200	\$51,900
Total	\$2,820,600	\$6,833,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,500			
Interior Architecture	\$132,200		\$23,700	\$21,800
Electrical	\$11,600	\$3,700	\$4,500	\$5,900
Mechanical	\$61,100	\$26,200	\$31,900	\$26,200
Site Pavements	\$34,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$315,300	\$33,900	\$64,000	\$57,800
Importance Code A	\$89,700	\$13,200	\$13,200	\$13,200
Importance Code B	\$183,800	\$20,700	\$43,300	\$44,700
Importance Code C	\$41,800		\$7,600	
Total	\$315,300	\$33,900	\$64,000	\$57,800



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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$327,000	
Metal Panel	10%	4+	\$14,000	2040	**	5	\$34,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$57,900	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$142,500	
Masonry: Marble	10%			LIFE	**	5-10	\$28,200	
Roof								
Built-Up (BUR)	40%			2035	**	10	\$47,500	
IRMA/Protected Membrane	55%			2035	**	10	\$65,300	
Metal Panel	3%	Now	\$4,300	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 3 Between Second And Third Floors</i>								
Skylight, Metal/Glass	2%			2050	**	10	\$7,900	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$43,800	
Ceramic Tile	3%			2039	**	5	\$6,000	
Mosaic Tile	2%			2043	**	5	\$10,000	
Terrazzo	3%			LIFE	**	5	\$9,400	
Vinyl Tile	15%	Now	\$27,300	2035	**	3	\$11,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2038	**	3	\$3,800	
Vinyl Tile 9" X 9"	60%			2025		3	\$1,413,700	
Wood	5%	Now	\$352,700	2070	**	5	\$9,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Wood	2%			2065	**	5	\$7,500	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$15,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$12,100	
Folding Partition	3%	Now	\$774,200	2055	**	5	\$11,400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	5%			LIFE	**	10	\$6,100	
Plaster	57%	Now	\$29,700	LIFE	**	5	\$51,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Room C8</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$38,000	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2043	**	5	\$19,600	
AcousTile,Adhered	20%	2-4	\$389,700	2050	**	5	\$19,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Exposed Concrete	60%			LIFE	**	5-10	\$147,200	
Plaster	10%			LIFE	**	5-10	\$33,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 3 Between Second And Third Floors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$34,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 145th Street And Willis Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 145th Street And 3rd Avenue</i>								
On-Site Walkways								
Asphalt	70%			2039	**			
Cast in Place Concrete	28%			2043	**			
Masonry: Granite	2%			LIFE	**			
Activity Yard								
Pavers/Stone	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$234,800	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2030	\$237,800	1		
Conduit	10%			2040	**	1		
Panelboards								
Molded Case Bkrs	80%			2029	\$191,500	5	\$2,800	
Molded Case Bkrs	20%			2038	**	5	\$700	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
Lighting								
Interior Lighting								
Fluorescent	94%			2035	**	10	\$114,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	25%			2025	\$47,900	10	\$8,000	
Emergency, Battery	25%			2030	\$47,900	10	\$8,000	
Exit, Service	25%			2025	\$9,600	1		
Exit, Service	25%			2030	\$9,600	1		
Exterior Lighting								
HID	30%			2025	\$160,900	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$441,200	2040	**	1-3	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations.</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$261,400	5	\$41,200	
Conversion Equipment								
Steam Boiler	100%	0-2	\$17,200	2028	\$860,700	1	\$118,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Burners Are Leaking Oil.</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : No. 2 Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Extended Life Time Units</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$588,100			
Terminal Devices								
Air Handler	25%			2025	\$467,500	1	\$20,600	
Convactor/Radiator	75%			2028	\$534,000	1	\$32,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	0-2	\$5,600	2035	**	1	\$5,600	
<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Auditorium Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium Roof</i>								
<i>Explanation : Refrigerant R-410a</i>								
Split Unit	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units. Refrigerant R-410a</i>								
Window/Wall Unit	70%			2025	\$194,000	1		
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2030	\$268,500	1	\$16,500	
No Component	80%							
Heat Rejection								
Dry Cooler	10%			2038	**	2	\$9,300	
Dry Cooler	10%			2030	\$65,100	2	\$9,300	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium Roof</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$117,400	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	50%			2030	\$236,600	2	\$2,000
	Roof	50%			2030	\$110,400	2	\$2,000
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2040	**	1	
	Water Heater							
	Gas Fired	50%			2023	\$40,600	2	\$1,000
	Gas Fired	50%	0-2	\$40,600	2030	\$40,600	2	\$800
				<i>Cracked, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Boiler Room</i>				
				<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Boiler Room</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%	0-2	\$20,300	2040	**	4	\$2,800
				<i>Corroded, Extent : Moderate, Area Affected : 70%</i>				
				<i>Location : The Housing Is Extensively Rusted, Boiler Room</i>				
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Kitchen From The Basement To 1st Floor</i>				
				<i>Explanation : 1 Utility Lift, Obsolete Unit</i>				
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%			2030	\$260,500	1-2	\$7,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 157 - Q STEPHEN A. HALSEY
Address : 63-55 102ND STREET
Borough : QUEENS **Agency's Number** : Q157
Program / Asset # : BOE0804.000 / 1527 **Yr Built/Renovated** : 1948 / 2011
Area Sq Ft : 160,000 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2126 **Lot** : 14 **BIN** : 4051190

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$196,400	\$281,400
Interior Architecture	\$41,800	\$94,000
Electrical	\$259,600	\$143,800
Mechanical		\$1,388,500
Total	\$497,800	\$1,907,700
Importance Code A	\$196,400	\$281,400
Importance Code B	\$301,400	\$1,626,300
Total	\$497,800	\$1,907,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,000		\$31,900	
Interior Architecture	\$29,300	\$4,000	\$21,000	\$26,400
Electrical	\$6,000	\$4,500	\$5,200	\$7,400
Mechanical	\$26,600	\$27,600	\$64,000	\$23,700
Site Enclosure	\$100			
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,100	\$40,000	\$126,000	\$61,400
Importance Code A	\$20,800	\$15,800	\$48,000	\$15,800
Importance Code B	\$47,200	\$24,100	\$77,900	\$45,600
Importance Code C	\$5,100			
Total	\$73,100	\$40,000	\$126,000	\$61,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY
Asset # : 1527

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$58,900	
Masonry: Brick	80%			LIFE	**	5	\$94,200	
Masonry: Limestone	5%			LIFE	**	5	\$4,400	
Metal Panel	2%			2048	**	5-10	\$16,200	
Slate Panels	3%			LIFE	**	5	\$2,700	
Windows								
Aluminum	65%	0-2	\$196,400	2044	**	5	\$21,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Old Wing</i>								
Aluminum	30%			2050	**	5	\$20,300	
Glass Block	5%			LIFE	**	5	\$2,100	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$12,600	
Masonry: Limestone	10%			LIFE	**	5	\$2,000	
Metal Rail	10%			2033	**	5-10	\$28,500	
Roof								
Copper/Terne	3%			2043	**	10	\$10,100	
Metal Panel	2%			2041	**	10	\$5,000	
Single Ply Membrane	95%			2036	**	10	\$128,300	
Interior								
Floors								
Carpet	2%			2029	\$72,100	3	\$7,900	
Cast in Place Concrete	5%			LIFE	**	5	\$28,900	
Ceramic Tile	3%			2037	**	5	\$7,900	
Terrazzo	5%			LIFE	**	5	\$10,300	
Vinyl Tile	20%			2033	**	3	\$26,400	
Vinyl Tile	60%			2033	**	3	\$79,300	
Wood	5%			2043	**	5	\$24,800	
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$5,600	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	55%			LIFE	**	5	\$31,100	
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTile,Adhered	35%			2041	**	5	\$83,600	
AcousTileSusp.Lay-In	5%			2033	**	5	\$11,900	
Exposed Concrete	20%			LIFE	**	5	\$7,500	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$52,200	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2048	**			
Iron Picket	2%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY
Asset # : 1527

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$100	2072	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : 64th Avenue

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	60%			2041	**			
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	35%	4+	\$2,300	2037	**			

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%
Location : 64th Avenue

Activity Yard

Asphalt	100%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 4- Vertical Sections

Raceway

Conduit	90%			2038	**	1		
Conduit	10%			2048	**	1		

Panelboards

Fused Disc Sw	5%			2044	**	5	\$200	
Fused Disc Sw	5%			2036	**	5	\$200	
Molded Case Bkrs	90%			2044	**	5	\$3,800	

Wiring

Braided Cloth	70%	0-2	\$259,600	2053	**	1		
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Insulation Aged, Extent : Severe, Area Affected : 100%
Location : Throughout

Thermoplastic	30%			2048	**	1		
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Motor Controllers

Locally Mounted	100%			2041	**	5	\$1,100	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY
Asset # : 1527

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$143,800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$19,300	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2036	**	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$17,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$30,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Basement, Offices</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Steam Boiler	100%			2045	**	1	\$158,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2054	**	4	\$11,800	
Terminal Devices								
Air Handler	25%			2028	\$562,500	1	\$24,700	
Convactor/Radiator	75%			2033	**	1	\$38,800	
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
J. H. S. 157 - Q STEPHEN A. HALSEY
Asset # : 1527

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Window/Wall Unit	70%			2026	\$233,400	1	
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,200
Exhaust Fans								
	Interior	80%			2028	\$455,400	2	\$3,900
	Roof	20%			2033	**	2	\$1,000
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
Water Heater								
	Gas Fired	100%	Now	\$2,000	2027	\$97,600	2	\$1,900
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Supply Pump Of Hot Water Heater</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$5,100
Backflow Preventer								
	No Component	90%						
	Generic	10%			2033	**	1	\$1,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Service Elevator</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2048	**	1-2	\$2,200
Chemical System								
	Generic	100%			2023	\$27,900	1-3	\$3,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 158 - Q
Address : 46-35 OCEANIA STREET
Borough : QUEENS **Agency's Number** : Q158
Program / Asset # : BOE0805.000 / 1528 **Yr Built/Renovated** : 1955 / 2000
Area Sq Ft : 137,000 **Project Type** : EDUCATION
Date of Survey : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7312 **Lot** : 1 **BIN** : 4438325

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$355,200	\$1,893,700
Interior Architecture	\$1,811,100	\$170,600
Electrical	\$1,455,100	\$488,800
Mechanical	\$446,400	\$980,200
Site Pavements	\$148,300	
Total	\$4,216,200	\$3,533,200
Importance Code A	\$355,200	\$1,916,100
Importance Code B	\$3,861,000	\$1,569,400
Importance Code C		\$47,800
Total	\$4,216,200	\$3,533,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,100		\$29,300
Interior Architecture	\$52,700	\$40,800	\$11,900	\$39,900
Electrical	\$8,100	\$5,700	\$3,800	\$27,700
Mechanical	\$95,700	\$20,700	\$81,400	\$67,500
Site Enclosure	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,300	\$78,300	\$101,100	\$168,300
Importance Code A	\$14,600	\$21,600	\$14,600	\$44,200
Importance Code B	\$148,700	\$47,000	\$80,100	\$124,100
Importance Code C		\$9,600	\$6,400	
Total	\$163,300	\$78,300	\$101,100	\$168,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	94%			LIFE	**	5	\$117,700	
Metal Panel	4%			2049	**	5-10	\$34,400	
Pre-Cast Concrete	2%			LIFE	**	5	\$8,100	
Windows								
Aluminum	98%			2045	**	5	\$48,700	
Metal Louvers	2%			2038	**	10	\$6,200	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$4,100	
Metal Rail	10%			2042	**	5-10	\$8,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,500	
Roof								
Built-Up (BUR)	80%	2-4	\$355,200	2029	\$1,776,000			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 307, 309, 330</i>								
Copper/Terne	5%			2057	**	10	\$19,200	
Modified Bitumen	13%			2034	**	10	\$19,900	
Skylight, Metal/Glass	2%			2039	**	10	\$10,200	
Soffits								
Stucco Cement	100%			2042	**	5	\$3,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$48,100	
Ceramic Tile	5%			2038	**	5	\$11,000	
Terrazzo	5%			LIFE	**	5	\$8,600	
Vinyl Tile 9" X 9"	70%			2024	\$1,811,100	3	\$77,000	
Wood	10%			2044	**	5	\$41,300	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$12,800	
Folding Partition	3%			2037	**	5	\$19,300	
Masonry: Brick	5%			LIFE	**			
Plaster	62%			LIFE	**	5	\$47,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2042	**	5	\$62,200	
Exposed Concrete	15%			LIFE	**	5	\$4,700	
Plaster	60%	4+	\$33,500	LIFE	**	5	\$74,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooms 307, 309, 330</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Iron Picket	75%			2064	**			
Retaining Walls								
Masonry: Brick	100%	Now	\$2,800	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entry By Steps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$148,300	2042	**			
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : 47th Avenue Sidewalk**Tripping Hazard, Extent : Moderate, Area Affected : 30%**Location : Oceania Street And 47th Avenue**Other Observation, Extent : Severe, Area Affected : 30%**Location : Oceania Street And 47th Avenue**Explanation : Various Tree Roots Are Lifting The Sidewalks Creating Tripping Hazards*

On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Cast in Place Concrete	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2029	\$22,400	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Switches No Nameplate Ratings Available*

Fused Disc Sw	50%			2049	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Service Switch Rated At 400 Amperes*

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$234,800	2059	**	5	\$300	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Raceway

Conduit	80%			2029	\$211,400	1		
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Conduit	20%			2049	**	1		
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Panelboards

Fused Knife Sw	20%	2-4	\$47,900	2054	**	5	\$300	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs	80%			2037	**	5	\$2,900	
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Wiring

Braided Cloth	80%	2-4	\$296,700	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2049	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$132,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%	Now	\$3,500	2034	**			
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Cannot Change Lamps Inaccessible</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$105,800	10	\$17,700	
Exit, Battery	50%			2024	\$72,200	10	\$5,000	
Exterior Lighting								
HID	20%			2024	\$110,500	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$132,800	1	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$454,500	1-3	\$26,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$45,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Bio-fuel</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$145,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Steam Piping/Pump	100%			2039	**			
Terminal Devices Air Handler	30%			2029	\$620,100	1	\$27,300	
Convector/Radiator	70%			2034	**	1	\$33,200	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Split Unit	1%			2029	\$31,400			
Window/Wall Unit	30%			2024	\$91,900	1		
No Component	69%							
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$191,200	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,000	
Exhaust Fans Interior	58%	Now	\$15,200	2024	\$303,300	2	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room Serving Girls Locker Room</i>								
Roof	42%	Now	\$51,200	2039	**	2	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	86%	Now	\$30,800	2029	\$77,100	2	\$1,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Gas Fired	14%			2029	\$12,600	2	\$300	
HW Heat Exchanger Steam Fired	100%			2029	\$234,100	4	\$21,800	
Sanitary Piping Cast Iron	100%	Now	\$21,500	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$22,400	4	\$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	20%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement To Ground</i>						
		<i>Explanation : 1 Inoperable Unit</i>						
No Component	80%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 167 - M
Address : 220 EAST 76 STREET BTWN 2ND AVE - 3RD AVE
Borough : MANHATTAN **Agency's Number** : M167
Program / Asset # : BOE0102.000 / 1653 **Yr Built/Renovated** : 1956 / 2010
Area Sq Ft : 157,000 **Project Type** : EDUCATION
Date of Survey : 17-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1430 **Lot** : 5 **BIN** : 1044058

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,500	\$248,600
Interior Architecture	\$1,015,000	\$1,317,100
Electrical	\$1,545,100	\$747,300
Mechanical	\$847,700	\$1,339,300
Total	\$3,452,300	\$3,652,200
Importance Code A	\$95,400	\$248,600
Importance Code B	\$2,986,900	\$3,347,400
Importance Code C	\$370,100	\$56,200
Total	\$3,452,300	\$3,652,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,200	\$9,600		\$17,900
Interior Architecture	\$90,100	\$11,100		\$25,100
Electrical	\$17,500	\$4,900	\$6,100	\$42,800
Mechanical	\$29,400	\$23,700	\$35,300	\$48,000
Site Enclosure	\$18,700			
Site Pavements	\$28,300			
Total	\$195,200	\$49,300	\$41,500	\$133,800
Importance Code A	\$11,200	\$25,100	\$15,500	\$33,400
Importance Code B	\$120,800	\$24,100	\$25,900	\$100,300
Importance Code C	\$63,200			
Total	\$195,200	\$49,300	\$41,500	\$133,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$122,600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$3,100	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%			2049	**	5-10	\$65,500	
Windows								
Aluminum	99%	Now	\$44,500	2045	**	5	\$10,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	1%	Now	\$11,200	2054	**	5	\$1,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2042	**	10	\$9,600	
Modified Bitumen	75%			2037	**	10	\$78,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Under Construction	20%							
Soffits								
Stucco Cement	100%			2034	**	5		
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$25,800	
Ceramic Tile	3%	4+	\$29,300	2038	**	5	\$3,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$3,700	
Vinyl Tile	55%	Now	\$58,900	2029	\$1,178,600	3	\$48,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	19%	Now	\$527,500	2039	**	3	\$16,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	11%			2039	**	3	\$13,000	
Wood	5%			2057	**	5	\$22,100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 45%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%	Now	\$27,600	2038	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	45%	Now	\$166,600	LIFE	**	5	\$56,200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Throughout</i>								
Folding Partition	3%	Now	\$159,200	2045	**	5	\$11,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Glass Block	2%	Now	\$44,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
Marble Panels	2%			LIFE	**			
Plaster	10%	Now	\$13,400	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen, Exits And Throughout</i>								
SGFT/Glazed Masonry	30%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	\$58,600	2034	**	5	\$29,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5	\$20,300	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$82,300			
Plaster	10%	Now	\$16,500	LIFE	**	5	\$14,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs And Exits Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	\$17,900	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$800	2064	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Rear Yard</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$13,100	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Rear Yard</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway Asphalt	90%	Now	\$2,600	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$200	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Rear Gate</i>								
Activity Yard								
Asphalt	100%	Now	\$10,900	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$700	
Raceway								
Conduit	95%			2029	\$251,000	1		
Conduit	5%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$400	
Fused Knife Sw	5%	2-4	\$12,000	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan And Boiler Room</i>								
Molded Case Bkrs	10%			2051	**	5	\$400	
Molded Case Bkrs	75%			2028	\$179,500	5	\$3,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	\$278,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2055	**	1		
Thermoplastic	15%			2029	\$55,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$138,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$113,000	10	\$18,900	
Exit, Service	40%			2024	\$18,100	1		
Exit, Service	10%			2039	**	1		
Exterior Lighting								
HID	100%			2024	\$633,000	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$17,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$520,800	1-3	\$29,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$308,500	5	\$48,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two Tanks 10,000 Gallons Each</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$50,800	2034	**	1	\$139,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$265,700	2039	**	4	\$7,700	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Terminal Devices Air Handler	20%	0-2	\$22,100	2029	\$441,500	1	\$17,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium Supply Motor In The Basement .</i>								
Convactor/Radiator	80%			2034	**	1	\$40,600	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	70%			2024	\$229,000	1		
No Component	30%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,500	
Exhaust Fans Interior	40%			2029	\$223,400	2	\$1,900	
Roof	60%			2024	\$156,400	2	\$2,900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2024	\$95,800	2	\$2,300	
HW Heat Exchanger Steam Fired	100%	Now	\$50,000	2029	\$250,000	4	\$15,500	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Tank In The Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$23,900	4	\$5,000	
Backflow Preventer Generic	100%			2039	**	1	\$9,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2029	\$76,900	1-2	\$2,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 168 - Q
Address : 158-40 76 ROAD
Borough : QUEENS **Agency's Number** : Q168
Program / Asset # : BOE0813.000 / 2853 **Yr Built/Renovated** : 1953 / 2013
Area Sq Ft : 121,000 **Project Type** : EDUCATION
Date of Survey : 16-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 6826 **Lot** : 1 **BIN** : 4147847

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,011,900
Interior Architecture	\$542,300	\$121,300
Electrical	\$223,000	\$342,800
Mechanical	\$176,500	\$950,800
Site Enclosure	\$68,800	
Total	\$1,010,700	\$2,426,700
Importance Code A		\$1,011,900
Importance Code B	\$941,800	\$1,369,600
Importance Code C	\$68,800	\$45,200
Total	\$1,010,700	\$2,426,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,500			\$8,900
Interior Architecture	\$1,100	\$10,500	\$4,200	\$11,500
Electrical	\$3,400	\$6,300	\$3,600	\$18,900
Mechanical	\$22,900	\$46,100	\$31,600	\$17,800
Site Enclosure	\$6,300			
Site Pavements	\$25,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$115,300	\$66,800	\$43,400	\$61,100
Importance Code A	\$64,500	\$12,000	\$12,000	\$21,100
Importance Code B	\$44,500	\$54,800	\$31,400	\$40,000
Importance Code C	\$6,300			
Total	\$115,300	\$66,800	\$43,400	\$61,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$47,000	
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$18,000	
Windows								
Aluminum	95%	4+	\$24,600	2045	**	5	\$13,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classrooms</i>								
Glass Block	5%			LIFE	**	5	\$900	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$13,000	
Masonry: Limestone	10%			LIFE	**	5	\$1,800	
Roof								
Copper/Terne	5%			2057	**	10	\$15,900	
IRMA/Protected Membrane	80%			2029	\$863,500	10	\$101,400	
Modified Bitumen	7%			2034	**	10	\$8,900	
Roll Roofing	5%	Now	\$27,900	2031	**	5	\$5,300	
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Skylight, Metal/Glass	3%			2039	**	10	\$12,700	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,700	
Ceramic Tile	5%			2038	**	5	\$8,400	
Terrazzo	5%			LIFE	**	5	\$6,600	
Vinyl Tile	50%			2034	**	3	\$31,500	
Vinyl Tile 9" X 9"	5%			2024	\$98,800	3	\$4,200	
Wood	25%	Now	\$443,600	2044	**	5	\$39,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classrooms</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classrooms</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$12,000	
Glazed Ceramic Panel	15%			LIFE	**			
Plaster	50%			LIFE	**	5	\$45,200	
SGFT/Glazed Masonry	25%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2034	**	5	\$21,000	
Exposed Concrete	70%			LIFE	**	5	\$18,400	
Plaster	20%			LIFE	**	5	\$21,000	
Site Enclosure								
Fence/Gates								
Chain Link	5%	2-4	\$6,300	2055	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Various</i>								
Iron Picket	95%	4+	\$68,800	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	95%			2064	**			
Masonry: Brick	5%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2027				
On-Site Walkways								
Asphalt	10%			2038	**			
Cast in Place Concrete	80%			2042	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	100%	4+	\$25,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Play Yard Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$500	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2029	\$178,200	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$12,000	5	\$100	
Molded Case Bkrs	10%			2028	\$23,900	5	\$300	
Molded Case Bkrs	85%			2045	**	5	\$2,700	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	10%			2029	\$31,900	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$108,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$14,600	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$3,600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$13,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Offices And Basement</i>								
<i>Explanation : CCTV Surveillance Cameras, Motion Sensor And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$22,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$119,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 New Units.</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2055	**	4	\$6,000	
Terminal Devices								
Air Handler	20%			2029	\$340,300	1	\$15,000	
Convactor/Radiator	80%			2034	**	1	\$31,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2037	**	2	\$400	
Window/Wall Unit	70%			2024	\$176,500	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,500	
Exhaust Fans								
Interior	100%			2029	\$430,500	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$106,200	1		
Water Heater								
Gas Fired	100%			2029	\$73,800	2	\$1,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$3,800	
Sewage Ejector(s)								
Electric	100%			2029	\$34,800	4	\$7,200	
Backflow Preventer								
Generic	100%			2037	**	1	\$7,400	
Fixtures								
Generic	100%							
Vertical Transport								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2039	**	1-2	\$3,400
Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 172 - Q
Address : 81-14 257 STREET
Borough : QUEENS **Agency's Number** : Q172
Program / Asset # : BOE0816.000 / 1536 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 134,000 **Project Type** : EDUCATION
Date of Survey : 27-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8731 **Lot** : 4 **BIN** : 4178464

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$779,900	\$116,400
Interior Architecture	\$2,639,500	\$37,700
Electrical	\$793,700	\$423,400
Mechanical	\$653,700	\$1,779,100
Total	\$4,866,800	\$2,356,600
Importance Code A	\$826,400	\$1,046,800
Importance Code B	\$3,016,000	\$1,272,100
Importance Code C	\$1,024,400	\$37,700
Total	\$4,866,800	\$2,356,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,100	\$13,700		
Interior Architecture		\$31,600	\$5,400	\$28,300
Electrical	\$18,600	\$4,200	\$3,800	\$22,500
Mechanical	\$22,500	\$21,300	\$42,100	\$43,600
Site Pavements	\$4,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,600	\$74,800	\$55,100	\$98,300
Importance Code A	\$32,100	\$28,000	\$14,200	\$14,500
Importance Code B	\$49,400	\$46,800	\$40,900	\$83,800
Importance Code C				
Total	\$81,600	\$74,800	\$55,100	\$98,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$116,400	
Granite Panels	5%			LIFE	**	5	\$4,600	
Windows								
Aluminum	100%	Now	\$652,500	2045	**	5	\$24,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hardware At Windows</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads, Kal Wall System, Main Entrance</i>								
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5	\$2,800	
Metal Rail	30%			2046	**	5-10	\$25,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	85%			2034	**	10	\$127,400	
Metal Panel	5%			2042	**	10	\$13,700	
Modified Bitumen	10%	4+	\$4,300	2034	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Cafeteria Roof</i>								
Soffits								
Cast in Place Concrete	100%	0-2	\$17,800	LIFE	**	5	\$7,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 257th Street Entrance</i>								
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$10,800	
Terrazzo	2%			LIFE	**	5	\$3,400	
Vinyl Tile	20%			2034	**	3	\$16,100	
Vinyl Tile 9" X 9"	60%	0-2	\$1,518,400	2039	**	3	\$48,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	13%			2057	**	5	\$52,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$5,000
Folding Partition	8%	Now	\$1,024,400	2051	**	5	\$25,100

*Unit Inoperable, Extent : Severe, Area Affected : 100%**Location : Gymnasium*

Glazed Ceramic Panel	5%			LIFE	**		
Gypsum Board	5%			LIFE	**	5	\$7,500
Masonry: Brick	5%			LIFE	**		
Plaster	50%			LIFE	**	5	\$37,700
SGFT/Glazed Masonry	20%			LIFE	**		
Wood	2%			LIFE	**	5	\$20,100

Ceilings

AcousTile,Adhered	25%	Now	\$96,700	2034	**	5	\$24,400
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*Staining/Discoloring, Extent : Light, Area Affected : 10%**Location : Gymnasium*

AcousTileConcealSpLn	10%			2034	**	5	\$24,400
Exposed Concrete	50%			LIFE	**	5	\$15,200
Plaster	15%			LIFE	**	5	\$18,300

Site Enclosure

Fence/Gates

Iron Picket	100%			2049	**		
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Retaining Walls

Cast in Place Concrete	80%			2049	**		
Masonry: Fieldstone	20%			2049	**		

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034	**		
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On-Site Walkways

Cast in Place Concrete	90%			2034	**		
Masonry: Granite	10%			LIFE	**		

Activity Yard

Asphalt	100%	4+	\$4,400	2038	**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Play Yard*

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$600
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 2500 Amperes*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5- Vertical Sections</i>								
Raceway								
	Conduit	70%			2029	\$184,900	1	
	Conduit	30%			2049	**	1	
Panelboards								
	Fused Disc Sw	1%			2028	\$2,400	5	
	Fused Knife Sw	1%	2-4	\$2,400	2054	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Obsolete Equipment</i>								
	Molded Case Bkrs	98%			2045	**	5	\$3,500
Wiring								
	Braided Cloth	30%	2-4	\$111,300	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	70%			2049	**	1	
Motor Controllers								
	Locally Mounted	90%			2027	\$110,600	5	\$800
	Locally Mounted	10%			2042	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000
Lighting								
Interior Lighting								
	Fluorescent	95%			2037	**	10	\$125,300
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	2%			2037	**	10	\$2,600
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Room And Mechanical Room</i>								
	LED	2%			2037	**		
	LED	1%	Now	\$14,700	2039	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Not Functional</i>								
Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$17,400
	Exit, Service	50%			2034	**	1	
Exterior Lighting								
	HID	20%			2024	\$108,100	10	\$100
	LED	10%			2037	**		
	No Component	70%						

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DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2024

\$129,800

1

\$15,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 0-2

\$444,500

2039

* *

1-3

\$22,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2029

\$282,500

5

\$44,500

Conversion Equipment

Steam Boiler

100% Now

\$46,500

2027

\$930,400

1

\$128,100

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Boiler No. 3 Needs Retube In The Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2039

* *

4

\$7,100

Terminal Devices

Air Handler

20%

2029

\$404,300

1

\$17,800

Convactor/Radiator

80%

2034

* *

1

\$37,200

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

30%

2024

\$89,900

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$80,200

Exhaust Fans

Interior

70%

2024

\$358,000

2

\$3,100

Roof

30%

2024

\$71,600

2

\$1,300

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$126,200	1		
Water Heater								
Gas Fired	100%			2024	\$87,700	2	\$2,100	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$14,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$15,000	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen Area</i>						
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement Through 1st Floor</i>						
		<i>Explanation : 1 Freight Unit, Not Working</i>						
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2039	**	1-2	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 180 - Q SCHOLARS ACADEMY
Address : 320 BEACH 104 STREET
Borough : QUEENS **Agency's Number** : Q180
Program / Asset # : BOE0823.000 / 2851 **Yr Built/Renovated** : 1958 / 2012
Area Sq Ft : 122,000 **Project Type** : EDUCATION
Date of Survey : 22-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 16159 **Lot** : 12 **BIN** : 4303722

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$144,200	\$692,300
Interior Architecture	\$650,700	\$1,471,300
Electrical	\$254,900	\$602,300
Mechanical		\$1,419,900
Total	\$1,049,800	\$4,185,900
Importance Code A	\$144,200	\$692,300
Importance Code B	\$905,600	\$3,129,400
Importance Code C		\$364,200
Total	\$1,049,800	\$4,185,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,500	\$5,500		\$5,000
Interior Architecture	\$13,700	\$9,700	\$4,600	\$13,700
Electrical	\$4,700	\$18,100	\$4,600	\$4,200
Mechanical	\$11,600	\$7,400	\$18,100	\$7,400
Total	\$32,600	\$40,800	\$27,300	\$30,300
Importance Code A	\$2,500	\$5,500	\$300	\$5,000
Importance Code B	\$30,000	\$35,200	\$27,000	\$25,300
Importance Code C				
Total	\$32,600	\$40,800	\$27,300	\$30,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	50%			LIFE	**	5	\$64,900	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$121,800	
Windows								
Aluminum	97%			2049	**	5	\$10,000	
Glass Block	3%			LIFE	**	5	\$200	
Parapets								
Masonry: Brick Cavity	25%			LIFE	**	5	\$1,900	
Masonry: Limestone	3%			LIFE	**	5	\$300	
Metal Panel	2%	Now	\$2,500	2037	**	5	\$300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium Wing</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium Wing</i>								
Metal Rail	70%			2044	**	5-10	\$97,400	
Roof								
Built-Up (BUR)	40%	Now	\$85,100	2027	\$425,500			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium And Gymnasium Wing</i>								
Copper/Terne	3%			2062	**	10	\$5,500	
Modified Bitumen	57%			2035	**	10	\$41,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$20,000	
Ceramic Tile	3%			2030	\$113,300	5	\$5,500	
Terrazzo	2%			LIFE	**	5	\$2,900	
Vinyl Tile	20%			2032	**	3	\$13,700	
Vinyl Tile	60%			2027	\$993,900	3	\$54,700	
Vinyl Tile 9" X 9"	5%			2022	\$107,300	3	\$3,400	
Wood	5%			2042	**	5	\$17,100	
Interior Walls								
Ceramic Tile	3%			2030	\$305,100	5	\$10,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$13,800	
Plaster	57%			LIFE	**	5	\$59,000	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%	Now	\$543,400	2047	**	5	\$27,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium, Corridors</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$18,200	
Exposed Concrete	50%			LIFE	**	5	\$14,300	
Plaster	10%			LIFE	**	5	\$11,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Bolted Pressure Contact Switch Rated At 2000 Amperes</i>								
Transformers								
Dry Type	100%			2044	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere, 480/208/120volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$500	
Raceway								
Conduit	80%			2027	\$178,200	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	80%			2026	\$191,500	5	\$2,600	
Molded Case Bkrs	15%			2049	**	5	\$500	
Wiring								
Braided Cloth	80%	2-4	\$254,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	20%			2025	\$24,600	5	\$200	
Locally Mounted	60%			2044	**	5	\$500	
Variable Frequency Drive	20%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$109,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$14,700	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$98,400	10	\$100	
No Component	80%							

Alarm

Security System								
No Component	70%							
Generic	30%			2032	**	1	\$13,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$22,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Alarm Bells, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Boiler Room Construction Is In Progress.</i>								
Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : 2 Temporary Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$9,000	
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	30%			2027	\$514,700	1	\$22,600	
Convactor/Radiator	70%			2025	\$457,200	1	\$27,600	

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
J. H. S. 180 - Q SCHOLARS ACADEMY
Asset # : 2851

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : New Central Air System Installation Is In Progress</i>						
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Heat Rejection								
Under Construction	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans								
Interior	40%			2027	\$173,600	2	\$1,500	
Roof	60%			2027	\$121,500	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2037	**	1		
Galvanized Steel	70%			2032	**	1		
Water Heater								
Gas Fired	100%			2027	\$74,400	2	\$1,800	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Under Construction	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,700	
Fire Pump								
Generic	100%			2030	\$78,500	1	\$22,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 185 - Q
Address : 147-26 25 DRIVE
Borough : QUEENS **Agency's Number** : Q185
Program / Asset # : BOE0827.000 / 2761 **Yr Built/Renovated** : 1956 / 2015
Area Sq Ft : 127,000 **Project Type** : EDUCATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4802 **Lot** : 1 **BIN** : 4108664

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$313,400
Interior Architecture	\$557,900	\$95,300
Electrical	\$908,900	\$782,900
Mechanical	\$560,300	\$983,100
Total	\$2,027,100	\$2,174,600
Importance Code A	\$44,900	\$313,400
Importance Code B	\$1,982,200	\$1,765,900
Importance Code C		\$95,300
Total	\$2,027,100	\$2,174,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$35,200		
Interior Architecture	\$4,700	\$22,700	\$11,900	\$16,700
Electrical	\$12,400	\$2,800	\$2,900	\$3,300
Mechanical	\$54,900	\$67,100	\$30,900	\$19,200
Total	\$72,000	\$127,700	\$45,700	\$39,200
Importance Code A	\$12,600	\$47,700	\$12,600	\$12,600
Importance Code B	\$59,500	\$80,000	\$33,100	\$26,600
Importance Code C				
Total	\$72,000	\$127,700	\$45,700	\$39,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	**	5	\$101,500	
Metal/Glass Curt Wall	35%			LIFE	**	5	\$102,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2052	**	5	\$53,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$21,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2047	**	5-10	\$21,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$7,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Copper/Terne	5%			2067	**	10	\$14,400	
Modified Bitumen	95%			2037	**	10	\$109,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$20,800	
Ceramic Tile	5%			2036	**	5	\$9,500	
Terrazzo	5%			LIFE	**	5	\$7,400	
Vinyl Tile	50%			2035	**	3	\$35,600	
Vinyl Tile 9" X 9"	25%			2022	\$557,900	3	\$17,800	
Wood	10%			2055	**	5	\$35,600	
Interior Walls								
Concrete Masonry Unit	55%			LIFE	**	5	\$95,300	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$13,000	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2032	**	5	\$33,400	
AcousTileConcealSpLn	15%			2044	**	5	\$33,400	
Exposed Concrete	60%			LIFE	**	5	\$16,700	
Plaster	10%			LIFE	**	5	\$11,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	\$44,900	2057	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes And On Extended Life.</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$208,700	2057	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Knife Sw	30%	2-4	\$71,800	2052	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	50%			2026	\$119,700	5	\$1,700	
Molded Case Bkrs	15%			2035	**	5	\$500	
Molded Case Bkrs	5%			2043	**	5	\$200	
Wiring								
Braided Cloth	95%	2-4	\$302,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$114,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$91,400	10	\$15,300	
Exit, Service	50%			2027	\$18,300	1		
Exterior Lighting								
HID	20%			2035	**	10	\$100	
No Component	80%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2027

\$123,100

1

\$14,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 2-4

\$280,900

2037

* *

1-3

\$14,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2037

* *

5

\$39,300

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$125,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam

100%

Now

\$429,900

2037

* *

4

\$6,300

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Vacuum Pump, Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Live Steam Returns, Boiler Room**Other Observation, Extent : Severe, Area Affected : 10%**Location : Staircases C, D, Rooms 332, 232, 132 And Various Others In The Building**Explanation : Piping Corroded And Leaking Inside The Walls*

Terminal Devices

Air Handler

25%

2027

\$446,500

1

\$19,600

Convactor/Radiator

75%

2032

* *

1

\$30,800

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

20%

2022

\$52,900

1

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$70,800

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	40%			2027	\$180,700	2	\$1,600
	Roof	60%	Now	\$12,700	2027	\$126,500	2	\$1,900
<i>Broken, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Motors, Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2037	**	1	
	Galvanized Steel	30%	Now	\$16,700	2025	\$167,200	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Gas Fired	100%			2022	\$77,500	2	\$1,800
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$18,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up In The Basement From School Yard</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : School Yard Is Under Construction</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$19,400	4	\$2,700
Backflow Preventer								
	Generic	100%			2035	**	1	\$7,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2027	\$62,200	1-2	\$1,800
Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 189 - Q
Address : 144-80 BARCLAY AVENUE
Borough : QUEENS **Agency's Number** : Q189
Program / Asset # : BOE0830.000 / 1519 **Yr Built/Renovated** : 1957 / 1999
Area Sq Ft : 140,000 **Project Type** : EDUCATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5051 **Lot** : 27 **BIN** : 4114763

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$941,300	\$881,100
Interior Architecture	\$1,205,300	\$139,400
Electrical	\$259,600	\$1,211,800
Mechanical	\$91,600	\$2,387,900
Total	\$2,497,800	\$4,620,300
Importance Code A	\$941,300	\$1,898,100
Importance Code B	\$1,556,500	\$2,682,800
Importance Code C		\$39,400
Total	\$2,497,800	\$4,620,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,700	\$28,000	\$24,100	
Interior Architecture	\$12,200	\$64,100	\$12,600	
Electrical	\$15,700	\$6,100	\$4,900	\$3,900
Mechanical	\$63,500	\$44,200	\$35,400	\$20,900
Total	\$94,200	\$142,300	\$77,000	\$24,800
Importance Code A	\$17,600	\$43,200	\$39,000	\$14,900
Importance Code B	\$70,000	\$99,200	\$38,000	\$10,000
Importance Code C	\$6,600			
Total	\$94,200	\$142,300	\$77,000	\$24,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$32,000	
Glazed Ceramic Panel	3%			LIFE	**	5	\$18,000	
Masonry: Brick Cavity	60%			LIFE	**	5	\$76,800	
Metal/Glass Curt Wall	32%			LIFE	**	5	\$76,800	
Windows								
Aluminum	95%			2043	**	5	\$48,300	
Steel	5%	Now	\$141,600	2052	**	5	\$15,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Copper/Terne	5%			2062	**	5	\$1,200	
Masonry: Brick Cavity	90%			LIFE	**	5	\$4,400	
Masonry: Limestone	5%	Now	\$2,700	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	5%			2032	**	10	\$7,800	
Copper/Terne	5%			2042	**	10	\$19,600	
IRMA/Protected Membrane	60%	Now	\$799,700	2037	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 39%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2027	\$680,600	10	\$47,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$49,200	
Ceramic Tile	5%			2036	**	5	\$11,200	
Vinyl Tile	45%			2032	**	3	\$37,900	
Vinyl Tile 9" X 9"	25%			2022	\$661,000	3	\$21,100	
Wood	15%			2042	**	5	\$63,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$13,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,500	
Glass: Single Pane	5%			LIFE	**	5	\$9,800	
Plaster	50%			LIFE	**	5	\$39,400	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	25%			2032	**	5	\$50,900	
Exposed Concrete	45%			LIFE	**	5	\$14,300	
Metal Panel	15%	Now	\$544,300	LIFE	**	5	\$38,200	

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%**Location : Gymnasium, Cafeteria**Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Gymnasium**Deformed/Dented, Extent : Moderate, Area Affected : 25%**Location : Gymnasium*

Metal Panel	5%			LIFE	**	5	\$12,700	
Plaster	10%			LIFE	**	5	\$12,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$234,800	5	\$3,700	
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Raceway

Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	5%			2043	**	5	\$200	
Molded Case Bkrs	90%			2026	\$215,400	5	\$3,300	
Molded Case Bkrs	5%			2043	**	5	\$200	

Wiring

Braided Cloth	70%	2-4	\$259,600	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2037	**	1		

Motor Controllers

Locally Mounted	100%			2025	\$122,900	5	\$900	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sprinkler Room**Explanation : Corroded*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$133,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cfl (Compact Fluorescent Lamps)</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2027		10	\$18,100	
Exit, Service	50%			2027		1		
Exterior Lighting								
HID	20%			2027		10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$15,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$25,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Horns And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$295,200	5	\$46,500	
Conversion Equipment								
Steam Boiler	100%			2025	\$972,100	1	\$148,800	
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : #2 Boiler Tubes</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$11,100	
<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steam Traps, Various</i>								
Terminal Devices								
Air Handler	25%			2027	\$528,000	1	\$23,200	
Convactor/Radiator	75%			2032	**	1	\$36,400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	\$31,300	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,800	
Exhaust Fans								
Interior	40%			2027	\$213,800	2	\$1,800	
Roof	40%			2027	\$99,800	2	\$1,800	
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : There Is No Air Circulation In Auditorium And Gymnasium</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%	Now	\$15,700	2037	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cellar</i>								
Galvanized Steel	30%			2025	\$197,700	1		
Water Heater								
Gas Fired	100%			2021	\$91,600	2	\$2,200	
Sanitary Piping								
Cast Iron	100%	Now	\$22,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Backs Up To Kitchen When It Rains</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$22,900	4	\$3,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$44,100	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 190 - Q
Address : 68-17 AUSTIN STREET @ YELLOWSTONE BLVD.
Borough : QUEENS **Agency's Number** : Q190
Program / Asset # : BOE0831.000 / 1520 **Yr Built/Renovated** : 1954 / 2001
Area Sq Ft : 123,000 **Project Type** : EDUCATION
Date of Survey : 04-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3172 **Lot** : 2 **BIN** : 4075214

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$290,800	\$150,000
Interior Architecture	\$1,173,700	\$78,200
Electrical	\$244,400	\$364,800
Mechanical	\$75,000	\$2,128,400
Total	\$1,783,900	\$2,721,400
Importance Code A	\$290,800	\$946,000
Importance Code B	\$1,493,100	\$1,736,900
Importance Code C		\$38,500
Total	\$1,783,900	\$2,721,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$31,200
Interior Architecture	\$12,500	\$21,500	\$6,200	\$39,700
Electrical	\$15,700	\$4,500	\$3,400	\$18,900
Mechanical	\$41,900	\$17,900	\$28,300	\$110,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,100	\$47,900	\$41,900	\$204,600
Importance Code A	\$12,200	\$12,200	\$12,200	\$43,600
Importance Code B	\$61,900	\$35,700	\$26,200	\$161,000
Importance Code C			\$3,500	
Total	\$74,100	\$47,900	\$41,900	\$204,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$150,000	
Masonry: Granite	2%			LIFE	**	5	\$2,400	
Masonry: Limestone	5%			LIFE	**	5	\$6,000	
Windows								
Aluminum	100%			2045	**	5	\$44,300	
Parapets								
Masonry: Brick	78%			LIFE	**	5	\$17,800	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Metal Rail	15%			2042	**	5-10	\$61,900	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	70%	Now	\$253,200	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Built-Up (BUR)	25%			2034	**	10	\$31,200	
Copper/Terne	5%			2057	**	10	\$15,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$39,700	
Ceramic Tile	3%			2038	**	5	\$5,400	
Terrazzo	2%			LIFE	**	5	\$2,800	
Vinyl Tile	20%			2037	**	3	\$13,600	
Vinyl Tile 9" X 9"	55%			2024	\$1,173,700	3	\$49,900	
Wood	10%			2057	**	5	\$34,000	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$7,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300	
Folding Partition	5%			2045	**	5	\$29,200	
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	55%			LIFE	**	5	\$38,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%			2034	**	5	\$54,400	
Exposed Concrete	50%			LIFE	**	5	\$14,200	
Metal Panel	5%			LIFE	**	5	\$11,300	
Plaster	15%			LIFE	**	5	\$17,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								

Raceway

Conduit	70%			2029	\$155,900	1		
Conduit	30%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2045	**	5	\$300	
Molded Case Bkrs	90%			2045	**	5	\$2,900	

Wiring

Braided Cloth	30%	2-4	\$95,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	70%			2049	**	1		
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Motor Controllers

Locally Mounted	80%			2027	\$98,300	5	\$700	
Locally Mounted	10%	2-4	\$12,300	2049	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Locally Mounted	10%			2042	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,800	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	93%			2037	**	10	\$104,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2037	**	10	\$5,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$14,800	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2024		10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$22,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement, Toilets, Auditorium, Gymnasium</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$241,700	5	\$38,100	
Conversion Equipment								
Steam Boiler	100%			2027	\$796,000	1	\$121,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	5%	0-2	\$1,400	2039	**			
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1 Vacuum Pump Motor, Basement</i>								
Steam Piping/Pump	95%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%	0-2	\$1,700	2029	\$86,500	1	\$3,400	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Flexible Connections, Basement Fan Room.</i>								
Air Handler	20%			2029	\$345,900	1	\$15,200	
Convactor/Radiator	75%			2034	**	1	\$29,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%			2029	\$52,500			
Window/Wall Unit	10%			2024	\$25,600	1		
No Component	88%							
Terminal Devices								
Fan Coil - 2 Pipe	2%			2029	\$5,600	1	\$800	
No Component	98%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2029	\$600	2	\$1,700	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,600	
Exhaust Fans								
Interior	100%			2029	\$437,600	2	\$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	0-2	\$2,200	2027	\$107,900	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main In Basement - B68</i>								
Water Heater								
Gas Fired	100%			2024	\$75,000	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units - One For Kitchen, One For Building</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$18,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$18,800	4	\$2,600	
Fixtures								
Generic	100%							

Vertical Transport

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2029	\$60,200	1-2	\$1,700
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 194 - Q
Address : 154-60 17 AVENUE
Borough : QUEENS **Agency's Number** : Q194
Program / Asset # : BOE0835.000 / 1495 **Yr Built/Renovated** : 1958 / 2010
Area Sq Ft : 135,686 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4729 **Lot** : 1 **BIN** : 4107342

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$694,600	\$1,432,800
Interior Architecture	\$2,675,100	\$59,600
Electrical	\$1,031,600	\$979,000
Mechanical	\$813,800	\$231,700
Total	\$5,215,100	\$2,703,100
Importance Code A	\$694,600	\$1,477,700
Importance Code B	\$4,520,500	\$1,165,800
Importance Code C		\$59,600
Total	\$5,215,100	\$2,703,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,800			\$16,200
Interior Architecture	\$17,800	\$19,000		\$20,300
Electrical	\$4,600	\$4,400	\$5,500	\$74,700
Mechanical	\$7,700	\$7,200	\$24,600	\$84,700
Site Pavements	\$43,700			
Total	\$94,500	\$30,600	\$30,100	\$196,000
Importance Code A	\$20,800			\$16,500
Importance Code B	\$27,500	\$30,600	\$30,100	\$179,500
Importance Code C	\$46,200			
Total	\$94,500	\$30,600	\$30,100	\$196,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Ceramic Tile	2%			2039	**	10	\$1,900	
Masonry: Brick Cavity	76%			LIFE	**	5	\$78,200	
Metal Panel	20%			2049	**	5-10	\$141,400	
Granite Panels	2%			LIFE	**	5	\$1,500	
Windows								
Aluminum	100%			2051	**	5	\$41,600	
Parapets								
Metal Rail	100%			2046	**	5-10	\$337,600	
Roof								
Copper/Terne	5%			2044	**	10	\$16,200	
IRMA/Protected Membrane	95%	Now	\$523,400	2029	\$1,046,800			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	90%			LIFE	**	5	\$6,000	
Cement-Fiber Panel	10%			2029	\$1,000	10	\$400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,200	
Terrazzo	5%			LIFE	**	5	\$7,900	
Vinyl Tile 9" X 9"	80%	0-2	\$573,200	2024	\$1,910,700	3	\$60,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$38,100	
Interior Walls								
Concrete Masonry Unit	10%	Now	\$17,800	LIFE	**	5	\$15,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Marble Panels	2%			LIFE	**			
Plaster	53%			LIFE	**	5	\$59,600	
SGFT/Glazed Masonry	35%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$191,200	2049	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Exposed Concrete	77%			LIFE	**	5	\$23,200	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	3%			LIFE	**			
Plaster	10%			LIFE	**	5	\$12,000	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2049	**			
Iron Picket	90%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$15,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$28,400	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$234,800	5	\$3,600	
Raceway								
Conduit	95%			2029	\$251,000	1		
Conduit	5%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Molded Case Bkrs	85%			2028	\$203,500	5	\$3,000	
Molded Case Bkrs	5%			2037	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	95%	2-4	\$352,300	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$122,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2024	\$32,200	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$97,700	10	\$16,400	
Exit, Service	50%			2024	\$19,500	1		
Exterior Lighting								
HID	100%			2037	**	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$131,500	1	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Offices, Cafeteria And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$450,100	1-3	\$25,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$42,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Temporary Boiler Supplying Heat From Outside Of The Building</i>								
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2024	\$572,400	1	\$25,200	
Convactor/Radiator	70%			2034	**	1	\$30,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$28,300	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,700	
Exhaust Fans								
Interior	50%			2024	\$241,400	2	\$2,100	
Roof	50%			2029	\$112,600	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$119,100	1		
Water Heater								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$13,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Under Construction	100%							
Backflow Preventer								
Generic	100%			2034	**	1	\$8,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,900	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 203 - BX FORMER (I.S. 183 - BX)
Address : 339 MORRIS AVENUE @E. 140 STREET
Borough : BRONX **Agency's Number** : X183
Program / Asset # : BOE0308.000 / 368 **Yr Built/Renovated** : 1974 / 2003
Area Sq Ft : 162,000 **Project Type** : EDUCATION
Date of Survey : 19-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2333 **Lot** : 70 **BIN** : 2000957

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$551,300	\$988,800
Interior Architecture	\$2,161,100	\$2,040,300
Electrical	\$372,300	\$1,177,400
Mechanical	\$451,500	\$1,072,500
Total	\$3,536,200	\$5,279,000
Importance Code A	\$551,300	\$1,029,200
Importance Code B	\$1,078,100	\$3,925,300
Importance Code C	\$1,906,800	\$324,500
Total	\$3,536,200	\$5,279,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$27,900	
Interior Architecture	\$59,400		\$13,700	\$22,900
Electrical	\$18,800	\$40,400	\$13,400	\$12,800
Mechanical	\$80,600	\$105,900	\$49,100	\$30,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$162,900	\$150,200	\$108,000	\$69,800
Importance Code A	\$16,000	\$16,400	\$43,900	\$16,000
Importance Code B	\$146,800	\$133,800	\$64,200	\$53,700
Total	\$162,900	\$150,200	\$108,000	\$69,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 203 - BX FORMER (I.S. 183 - BX)
Asset # : 368

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	Now	\$445,100	LIFE	**	5	\$739,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Windows								
Aluminum	100%			2043	**	5	\$55,700	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$249,700	
Roof								
Built-Up (BUR)	100%			2032	**	10	\$106,200	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$13,600	LIFE	**	5	\$53,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$12,600	2036	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%			2043	**	5	\$27,500	
Vinyl Tile	75%			2027	\$1,662,400	3	\$91,600	
Wood	5%	Now	\$172,000	2055	**	5	\$11,400	
<i>Loose Units, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Gymnasium Throughout</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Gymnasium Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$322,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Windows In Room 112</i>								
Concrete Masonry Unit	70%	Now	\$1,584,500	LIFE	**	5	\$267,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair F Backstage</i>								
Gypsum Board	10%			LIFE	**	5	\$57,300	
Metal Panel	10%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 203 - BX FORMER (I.S. 183 - BX)
Asset # : 368

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTile,Adhered	20%			2040	**	5	\$48,000	
AcousTileSusp.Lay-In	10%	Now	\$10,400	2032	**	5	\$12,000	

Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Exposed Concrete	50%	Now	\$82,400	LIFE	**	5	\$18,700	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout

Exposed Struc: Steel	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$22,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$40,400	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 4,000 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 400 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	10%			2047	**	5	\$100	
Fused Disc Sw	90%			2027	\$211,300	5	\$600	

Raceway

Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Molded Case Bkrs	60%			2026	\$162,800	5	\$2,600	
Molded Case Bkrs	30%			2043	**	5	\$1,300	

Wiring

Thermoplastic	70%			2027	\$259,600	1		
Thermoplastic	30%			2047	**	1		

Motor Controllers

Locally Mounted	100%			2025	\$122,900	5	\$1,100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,400	
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Stand-by Power

Transfer Switches

Automatic	100%			2025	\$23,500	1	\$49,800	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
J. H. S. 203 - BX FORMER (I.S. 183 - BX)
Asset # : 368

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Natural Gas	100%			2023	\$129,600	1	\$62,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (Penthouse)</i>								
<i>Explanation : One 144 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$6,000	
Lighting								
Interior Lighting								
Fluorescent	80%			2037	**	10	\$118,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	16%			2037	**	10	\$23,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Service	30%			2037	**	1		
Emergency, Battery	20%			2022	\$46,700	10	\$7,800	
Exit, Service	10%			2037	**	1		
Exit, Service	40%			2022	\$18,700	1		
Exterior Lighting								
HID	70%			2037	**	10	\$300	
HID	30%			2022	\$196,000	10	\$100	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$6,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2037	**	1-3	\$10,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$50,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 10,000 Gallons Each</i>								

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DEPARTMENT OF EDUCATION - 040
J. H. S. 203 - BX FORMER (I.S. 183 - BX)
Asset # : 368

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2032	**	1	\$160,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$12,000	
Terminal Devices Air Handler	20%	Now	\$9,100	2027	\$455,600	1	\$18,000	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
Convector/Radiator	80%			2032	**	1	\$41,900	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2037	**	1	\$15,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit No Component	70%			2022	\$236,300	1		
	10%							
Distribution CW & CHW Wtr Pipe/Pump No Component	20%			2037	**	4	\$2,400	
	80%							
Terminal Devices Air Handler/Cool/Ht No Component	20%			2027	\$327,000	1	\$20,000	
	80%							
Heat Rejection Dry Cooler	20%			2037	**	2	\$22,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$90,300	
Exhaust Fans Interior	20%			2027	\$115,300	2	\$1,000	
Roof	80%	Now	\$10,800	2022	\$215,200	2	\$3,200	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 203 - BX FORMER (I.S. 183 - BX)
Asset # : 368

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%	0-2	\$14,200	2032	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater	Oil Fired	100%			2027	\$134,500	1	\$4,700
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger	Steam Fired	100%			2037	**	4	\$24,000
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2022	\$24,700	4	\$5,100
Sewage Ejector(s)	Not Accessible	100%						
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe	Generic	100%			2037	**	1-5	\$81,700
Sprinkler	No Component	70%						
	Generic	30%			2037	**	1-2	\$13,600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 204 - Q
Address : 36-41 28 STREET BTWN: 36 AVE., 37 AVE.
Borough : QUEENS **Agency's Number** : Q204
Program / Asset # : BOE0845.000 / 1503 **Yr Built/Renovated** : 1957 / 2010
Area Sq Ft : 153,000 **Project Type** : EDUCATION
Date of Survey : 23-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 343 **Lot** : 1 **BIN** : 4004156

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$871,900	\$356,800
Interior Architecture	\$629,000	\$1,077,500
Electrical	\$672,100	\$1,238,500
Mechanical	\$197,300	\$5,403,700
Total	\$2,370,400	\$8,076,500
Importance Code A	\$871,900	\$1,378,400
Importance Code B	\$1,450,900	\$6,698,100
Importance Code C	\$47,600	
Total	\$2,370,400	\$8,076,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,100		\$30,400	\$5,400
Interior Architecture	\$128,100	\$3,600	\$9,500	\$17,800
Electrical	\$4,300	\$3,700	\$3,900	\$5,900
Mechanical	\$42,300	\$26,700	\$34,400	\$21,300
Site Pavements	\$7,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$191,600	\$37,900	\$82,200	\$54,400
Importance Code A	\$21,300	\$15,200	\$45,600	\$20,600
Importance Code B	\$102,300	\$22,700	\$36,600	\$33,800
Importance Code C	\$68,000			
Total	\$191,600	\$37,900	\$82,200	\$54,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$133,600	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$250,400	
Windows								
Aluminum	97%	Now	\$629,200	2046	**	5	\$14,100	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	3%			2029	\$48,500	5	\$10,900	
Parapets								
Masonry: Brick	47%			LIFE	**	5-10	\$59,400	
Masonry: Limestone	3%			LIFE	**	5-10	\$6,800	
Metal/Glass Curt Wall	30%			2050	**	5	\$21,500	
Metal Panel	5%			2050	**	5	\$3,600	
Metal Rail	15%			2043	**	5-10	\$50,100	
Roof								
Built-Up (BUR)	97%			2038	**	10	\$116,300	
Copper/Terne	3%			2065	**	10	\$9,000	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$51,900	
Ceramic Tile	3%			2043	**	5	\$7,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
Mosaic Tile	5%	Now	\$151,600	2035	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilet Rooms</i>								
Terrazzo	2%			LIFE	**	5	\$7,400	
Vinyl Tile	20%			2035	**	3	\$17,800	
Vinyl Tile	50%			2030	\$1,077,500	3	\$59,300	
Vinyl Tile 9" X 9"	10%	Now	\$279,200	2040	**	3	\$8,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooms 327, 227, 209</i>								
Wood	5%			2045	**	5	\$22,300	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$8,200	2039	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$14,800	
Folding Partition	3%	Now	\$23,600	2046	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	2%			LIFE	**	10	\$1,500	
Plaster	60%	Now	\$47,600	LIFE	**	5	\$33,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : B17, B19, B21</i>								
SGFT/Glazed Masonry	22%			LIFE	**	10	\$20,400	
Ceilings								
AcousTile,Adhered	7%			2035	**	5	\$16,600	
AcousTile,Adhered	3%			2047	**	5	\$7,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
AcousTileSusp.Lay-In	20%			2035	**	5	\$47,500	
Exposed Concrete	58%			LIFE	**	5-10	\$172,100	
Metal Panel	2%			LIFE	**	5	\$11,900	
Plaster	10%	0-2	\$16,600	LIFE	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2040	**			
Iron Picket	70%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$7,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Of Building And East Side Yard</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2030	\$31,400	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches. No Available Nameplate Rating Capacity</i>								
	Fused Disc Sw	30%			2056	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Fused Disconnect Switch Rated At 400 Amperes Serving The Solar Panels</i>								
Transformers								
	Dry Type	100%			2047	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kilovolt-amperes, 208/480 Volts</i>								
Switchgear / Switchboard								
	Fused Disc Sw	30%			2050	**	5	\$200
	Molded Case Bkrs	70%			2030	\$164,400	5	\$2,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
	Conduit	95%			2030	\$251,000	1	
	Conduit	5%			2050	**	1	
Panelboards								
	Fused Disc Sw	5%			2046	**	5	\$200
	Molded Case Bkrs	95%			2029	\$227,400	5	\$3,800
Wiring								
	Braided Cloth	90%	2-4	\$333,800	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2050	**	1	
Motor Controllers								
	Locally Mounted	100%			2028	\$122,900	5	\$1,000
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,500
Lighting								
Interior Lighting								
	Fluorescent	97%			2035	**	10	\$136,100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	2%			2035	**	10	\$2,800
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Stair Case Landing</i>								
	LED	1%			2038	**		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$18,500	
Exit, LED	50%			2065	**	1		
Exterior Lighting								
HID	25%			2025	\$154,200	10	\$100	
LED	5%			2038	**			
No Component	70%							

Alarm

Security System								
No Component	70%							
Generic	30%			2030	\$148,300	1	\$17,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Cafeteria</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%	2-4	\$338,400	2040	**	1-3	\$17,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallon Tank. Recent Repairs Around Fuel Pumps</i>								

Conversion Equipment								
Steam Boiler	100%			2028	\$990,200	1	\$151,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Three Units</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%			2030	\$2,589,500	4	\$11,300	

Terminal Devices								
Air Handler	20%			2025	\$430,300	1	\$18,900	
Convactor/Radiator	80%			2028	\$655,300	1	\$39,500	

Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 204 - Q

Asset # : 1503

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$159,400	2030	\$159,400	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Window/Wall Unit	10%			2025	\$31,900	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$135,100	
Exhaust Fans								
Interior	30%	0-2	\$8,200	2025	\$163,300	2	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Area</i>								
<i>Explanation : There Is No Exhaust Fan For Two Restrooms In Lunch Area</i>								
Roof	70%			2025	\$177,800	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$93,300	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallon Capacity</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$23,300	4	\$4,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$74,900	1-2	\$2,100	
Chemical System								
No Component	99%							
Generic	1%			2025	\$300	1-3		

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 216 - Q
Address : 64-20 175 STREET BTWN: 64 AVE., 65 AVE.
Borough : QUEENS **Agency's Number** : Q216
Program / Asset # : BOE0854.000 / 1482 **Yr Built/Renovated** : 1954 /
Area Sq Ft : 126,000 **Project Type** : EDUCATION
Date of Survey : 14-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6903 **Lot** : 1 **BIN** : 4149078

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,172,800	\$153,200
Interior Architecture	\$376,800	\$1,170,600
Electrical	\$774,100	\$1,269,400
Mechanical	\$31,200	\$1,968,100
Total	\$2,354,900	\$4,561,300
Importance Code A	\$1,172,800	\$153,200
Importance Code B	\$1,072,800	\$4,370,800
Importance Code C	\$109,300	\$37,400
Total	\$2,354,900	\$4,561,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$53,800			
Interior Architecture	\$53,400		\$27,300	\$20,700
Electrical	\$15,400	\$2,800	\$3,400	\$4,700
Mechanical	\$29,100	\$11,700	\$15,700	\$8,200
Site Enclosure	\$4,100			
Site Pavements	\$5,000			
Total	\$160,800	\$14,600	\$46,300	\$33,600
Importance Code A	\$53,800			
Importance Code B	\$87,500	\$14,600	\$46,300	\$28,700
Importance Code C	\$19,600			\$4,900
Total	\$160,800	\$14,600	\$46,300	\$33,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%	2-4	\$18,000	LIFE	**	5	\$24,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wall Facing Auditorium Roof</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wall Facing Auditorium Roof</i>								
Masonry: Brick	89%			LIFE	**	5	\$306,400	
Masonry: Granite	5%			LIFE	**	5	\$12,900	
Masonry: Limestone	3%	0-2	\$120,500	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
Windows								
Aluminum	95%	2-4	\$205,300	2046	**	5	\$22,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$12,900	LIFE	**	5	\$1,500	
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium, Stairs 3</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$145,800	
Masonry: Limestone	5%			LIFE	**	5-10	\$13,700	
Roof								
Copper/Terne	5%			2045	**	10	\$8,800	
IRMA/Protected Membrane	95%	Now	\$569,300	2040	**			
<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Soffits								
Masonry: Limestone	100%	4+	\$4,200	LIFE	**	5	\$500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Soffit Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Edge Of Exterior Soffit Area</i>								

Interior

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$10,800	LIFE	**	5	\$42,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	0-2	\$40,100	2039	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen, 3rd Floor Boys Toilet, Basement Boys And Girls Bathroom</i>								
Terrazzo	5%			LIFE	**	5	\$15,100	
Vinyl Tile	62%			2030	\$1,090,800	3	\$60,100	
Vinyl Tile 9" X 9"	3%	Now	\$68,400	2040	**	3	\$2,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Principals Office</i>								
Wood	15%			2058	**	5	\$54,500	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$9,900	
Concrete Masonry Unit	2%			LIFE	**	5	\$3,200	
Glazed Ceramic Panel	5%			LIFE	**	10	\$8,900	
Plaster	63%			LIFE	**	5-10	\$105,800	
SGFT/Glazed Masonry	25%	4+	\$40,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Service Entrance, Cafeteria</i>								
Ceilings								
AcousTile,Adhered	25%	4+	\$9,600	2035	**	5	\$24,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	55%			LIFE	**	5-10	\$133,200	
Plaster	20%			LIFE	**	5-10	\$66,600	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2050	**			
Iron Picket	40%	4+	\$4,100	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$5,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout All Walkways</i>								
Masonry: Granite	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	85%			2039		**		
Pavers/Stone	5%			2039		**		
Rubber Matting	5%			2035		**		
No Component	5%							

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Artificial Turf*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040		**	5	\$500
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.*

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$208,700	2060		**	5	\$300
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Raceway

Conduit	90%			2030	\$200,500		1	
Conduit	10%			2040		**	1	

Panelboards

Fused Knife Sw	5%	2-4	\$12,000	2055		**	5	\$100
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs	85%			2029	\$203,500		5	\$2,800
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Molded Case Bkrs	10%			2038		**	5	\$300
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Wiring

Braided Cloth	90%	2-4	\$286,700	2055		**	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2040		**	1	
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Motor Controllers

Locally Mounted	85%			2028	\$104,500		5	\$700
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Locally Mounted	15%			2035		**	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$3,700
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Lighting

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	96%			2030	\$284,800	10	\$110,900	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Incandescent	2%			2025	\$29,900	2	\$100	
LED	2%			2038	**			

Egress Lighting

Emergency, Battery	50%			2030	\$90,700	10	\$15,200	
Exit, Service	50%			2030	\$18,100	1		

Exterior Lighting

HID	30%			2025	\$152,400	10	\$100	
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2030	\$122,100	1	\$14,100	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm Only. Motion Sensors

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%	2-4	\$278,700	2040	**	1-3	\$14,100	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Fuel Oil No 2	100%			2040	**	5	\$39,000	
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Conversion Equipment

Under Construction	100%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : Outside The School.

Explanation : The Boiler Room Is Under Construction. 1 Temporary Steam Boiler Is Being Used.

Distribution

Steam Piping/Pump	100%			2030	\$557,100			
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Terminal Devices

Air Handler	25%			2025	\$442,900	1	\$19,500	
Convactor/Radiator	70%			2028	\$472,200	1	\$28,500	
Fan Coil Unit/Heat	5%			2030	\$94,400	1	\$2,000	

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 3 Units. Refrigerant R-410a</i>								
Window/Wall Unit	50%			2025	\$131,300	1		
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2038	**	1	\$4,100	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2038	**	2	\$8,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,200	
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$110,600	1		
Water Heater								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Temporary Electric Water Heater Is Being Used.</i>								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$13,100	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 301, 303, 313, 332.</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$19,200	4	\$4,000	
Sewage Ejector(s)								
Electric	100%			2030	\$36,300	4	\$7,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2030	\$123,400	1-2	\$3,500	

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DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2025	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchen</i> <i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 217 - Q
Address : 85-05 144 STREET
Borough : QUEENS **Agency's Number** : Q217
Program / Asset # : BOE0855.000 / 1483 **Yr Built/Renovated** : 1956 / 2000
Area Sq Ft : 138,527 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9724 **Lot** : 173 **BIN** : 4208124

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$317,900	\$1,810,700
Interior Architecture	\$1,689,500	\$77,700
Electrical	\$1,169,900	\$580,900
Mechanical	\$447,800	\$1,303,000
Site Pavements	\$97,000	
Total	\$3,722,100	\$3,772,200
Importance Code A	\$317,900	\$1,851,100
Importance Code B	\$3,297,800	\$1,882,400
Importance Code C	\$106,300	\$38,800
Total	\$3,722,100	\$3,772,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,200		\$7,000	\$13,500
Interior Architecture	\$105,500		\$17,500	\$20,500
Electrical	\$53,400	\$8,200	\$44,000	\$7,300
Mechanical	\$20,900	\$29,300	\$53,500	\$23,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$214,900	\$41,400	\$125,900	\$69,200
Importance Code A	\$44,900	\$13,700	\$21,000	\$27,300
Importance Code B	\$121,500	\$27,700	\$97,100	\$41,900
Importance Code C	\$48,600		\$7,800	
Total	\$214,900	\$41,400	\$125,900	\$69,200



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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	0-2	\$70,800	LIFE	**	5	\$88,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Metal Panel Inserts Beneath Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Building In Rear Yard</i>								
Metal Panel	12%	0-2	\$5,100	2048	**	5	\$24,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Panel Inserts Below Windows - Street And Rear Yards And At Auditorium</i>								
Granite Panels	3%			LIFE	**	5	\$2,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$18,000	
Windows								
Aluminum	75%	0-2	\$161,000	2036	**	5	\$18,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 208a And 208b</i>								
<i>Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Windows At Grade</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Aluminum	25%			2036	**	5	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floor Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$10,200	
Metal Panel	23%			2038	**	5	\$14,000	
Metal Rail	2%			2041	**	5-10	\$5,700	
Pre-Cast Concrete	10%	0-2	\$12,000	LIFE	**	5	\$9,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Joints At Coping Stones</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Coping Stones Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping Stones Throughout Parapet Walls</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	92%	2-4	\$86,100	2028	\$1,722,300			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Underside Of Coping</i>							
Copper/Terne	5%	0-2	\$4,600	2043	**			
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Roll Roofing	2%			2024	\$11,400	5	\$4,300	
Skylight, Metal/Glass	1%			2038	**	10	\$4,300	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$11,500	LIFE	**	5	\$22,700	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement Mechanical Rooms</i>							
Cast in Place Concrete	1%			LIFE	**	5	\$4,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Science Laboratory - 3rd Floor</i>							
	<i>Explanation : Epoxy Coating</i>							
Ceramic Tile	4%	0-2	\$8,600	2031	**	5	\$4,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Patch Repairs - Student Bathrooms 1-3 And Kitchen</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Patch Repairs - Student Bathrooms 1-3 And Kitchen</i>							
Ceramic Tile	1%			2041	**	5	\$2,100	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Staff Bathrooms</i>							
Terrazzo	5%	0-2	\$25,700	LIFE	**	5	\$8,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	19%			2033	**	3	\$19,700	
Vinyl Tile 9" X 9"	60%	0-2	\$1,463,000	2038	**	3	\$46,700	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Stair Landings, Basement Corridor, Teacher Cafeteria</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Corridors And Classrooms Floors 1-3</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Basement Corridor And Stair Landings Leading To Roofs</i>							
Wood	5%			2043	**	5	\$19,400	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$26,400	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room And Sprinkler Room Walls</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Exterior Side Of 85th Avenue Foundation Walls Have Been Waterproofed</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Walls Perpendicular To Foundation - 85th Avenue Elevation - Remediation For Building Settlement</i>								
Operable Wall	2%			2038	**	5	\$15,600	
Marble Panels	5%	0-2	\$47,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Corridor In Front Of Auditorium</i>								
Plaster	58%	4+	\$22,100	LIFE	**	5	\$38,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair 1 Bulkhead</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$89,500	2033	**	5	\$32,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria And Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria And Corridors</i>								
AcousTileConcealSpLn	10%			2045	**	5	\$25,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Portion Of Cafeteria</i>								
AcousTileConcealSpLn	5%	Now	\$89,500	2048	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Kitchen Ceiling</i>								
AcousTileSusp.Lay-In	5%			2041	**	5	\$10,400	
Exposed Concrete	45%			LIFE	**	5	\$14,600	
Plaster	10%			LIFE	**	5	\$13,000	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$38,000	2033	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Planters - Main Entrance</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 85th Avenue Side And Entrance To Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	70%			2031	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
Cast in Place Concrete	30%	Now	\$58,900	2048	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Front Entrance And Ramp</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$40,400	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$234,800	2058	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Raceway								
Conduit	95%			2028	\$251,000	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$300	
Fused Knife Sw	5%	Now	\$12,000	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler, Fan Room Basement</i>								
Fused Toggle Switch	10%	2-4	\$23,900	2053	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Auditorium, Gymnasium And Cafeteria</i>								
Molded Case Bkrs	70%			2027	\$167,600	5	\$2,600	
Molded Case Bkrs	5%			2044	**	5	\$200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$333,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	10%			2041	**	5	\$100	
Locally Mounted	90%	2-4	\$110,600	2048	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2036	**	10	\$119,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023		10	\$16,700	
Exit, Service	50%			2023		1		
Exterior Lighting								
HID	70%			2023	\$391,000	10	\$300	
HID	30%			2036	**	10	\$100	
Alarm								
Security System								
Generic	100%			2036	**	1	\$51,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	**	1-3	\$17,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$42,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank 18,500 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$137,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$234,500	2038	**	4	\$6,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vacuum / Condensate Pump</i>								
Terminal Devices								
Air Handler	30%			2028	\$584,400	1	\$25,700	
Convactor/Radiator	70%			2033	**	1	\$31,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2023	\$86,600	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,200	
Exhaust Fans								
Interior	80%			2028	\$394,300	2	\$3,400	
Roof	20%			2028	\$46,000	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2038	**	1		
Galvanized Steel	40%			2026	\$243,100	1		
Water Heater								
Gas Fired	100%	Now	\$42,200	2023	\$84,500	2	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Of 2 Units Not Working</i>								
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$20,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s) Non-Submersible	100%		2028	\$21,100	4	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
	Backflow Preventer Generic	100%		2028	\$35,200	1	\$8,500	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%		LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
	Sprinkler No Component	75%						
	Generic	25%		2038		**	1-2	\$9,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 217 - Q MINISCHOOL
Address : 85-05 144TH STREET
Borough : QUEENS **Agency's Number** : Q994
Program / Asset # : BOE0855.010 / 13409 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 11,000 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 9724 **Lot** : 173 **BIN** : 4208124

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$608,900	
Interior Architecture		\$137,200
Electrical		\$44,400
Mechanical		\$233,900
Total	\$608,900	\$415,500
Importance Code A	\$608,900	
Importance Code B		\$415,500
Total	\$608,900	\$415,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,000			
Interior Architecture	\$400	\$1,900	\$7,700	
Electrical	\$500	\$300	\$500	\$400
Mechanical	\$1,100	\$500	\$2,000	\$500
Total	\$28,000	\$2,700	\$10,100	\$900
Importance Code A	\$26,700		\$700	
Importance Code B	\$1,300	\$2,700	\$9,400	\$900
Total	\$28,000	\$2,700	\$10,100	\$900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 217 - Q MINISCHOOL
Asset # : 13409

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$9,100	
Metal Panel	90%	2-4	\$25,100	2038	**	5	\$30,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Base And Corners Of Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
<hr/>								
Windows								
Aluminum	100%			2036	**	5	\$1,900	
<hr/>								
Roof								
Single Ply Membrane	100%	Now	\$55,400	2023	\$553,500			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Downspouts Missing</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Male Bathroom</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Component Reaching End Of Useful Life</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$800	
Vinyl Tile	95%			2028	\$137,200	3	\$5,700	
<hr/>								
Interior Walls								
Fiberglass Panel	100%			LIFE	**			
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2033	**	5	\$15,400	
<hr/>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mini School Entire</i>								
<i>Explanation : Building Place On City Parks Property</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 217 - Q MINISCHOOL
Asset # : 13409

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2038	**	5		
Molded Case Bkrs	50%			2038	**	5	\$100	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$300	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$25,900	10	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$7,900	10	\$1,300	
Exit, LED	50%			2043	**	1		
Exterior Lighting								
HID	100%			2028	\$44,400	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$1,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2033	**	1-3	\$2,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2029		2	\$3,400	
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	**	1	\$3,600	
Air Conditioning								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
J. H. S. 217 - Q MINISCHOOL
Asset # : 13409

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2026	\$233,900	2	\$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,100	
Exhaust Fans								
Interior	100%			2033	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Electric	100%			2026	\$9,700	4	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 237 - Q
Address : 46-21 COLDEN STREET @GERANEUM AVE.
Borough : QUEENS **Agency's Number** : Q237
Program / Asset # : BOE0865.000 / 1488 **Yr Built/Renovated** : 1970 / 2004
Area Sq Ft : 154,000 **Project Type** : EDUCATION
Date of Survey : 11-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 5147 **Lot** : 1 **BIN** : 4116436

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$58,700	\$304,400
Interior Architecture	\$617,800	\$1,918,900
Electrical	\$1,548,700	\$1,178,800
Mechanical		\$1,498,800
Total	\$2,225,200	\$4,900,900
Importance Code A	\$58,700	\$349,300
Importance Code B	\$1,792,600	\$4,500,500
Importance Code C	\$373,900	\$51,100
Total	\$2,225,200	\$4,900,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,600			\$10,000
Interior Architecture	\$25,300			\$24,500
Electrical	\$4,800	\$6,100	\$49,600	\$4,600
Mechanical	\$53,000	\$38,600	\$63,200	\$28,200
Site Enclosure	\$32,300			
Site Pavements	\$23,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$152,700	\$48,600	\$116,700	\$71,200
Importance Code A	\$25,800	\$16,200	\$16,500	\$26,200
Importance Code B	\$76,600	\$32,400	\$100,200	\$45,000
Importance Code C	\$50,300			
Total	\$152,700	\$48,600	\$116,700	\$71,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$12,700	
Masonry: Brick	90%			LIFE	**	5	\$76,100	
Slate Panels	7%			LIFE	**	5	\$4,400	
Windows								
Aluminum	95%			2044	**	5	\$20,000	
Steel	5%	Now	\$58,700	2053	**	5	\$6,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$128,800	
Roof								
Built-Up (BUR)	95%			2036	**	10	\$99,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Replaced, 2 Years Old</i>								
Metal Panel	5%			2041	**	10	\$9,600	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$53,500	
Ceramic Tile	5%	0-2	\$25,300	2037	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate	5%			LIFE	**	5	\$13,000	
Vinyl Tile	80%	0-2	\$88,800	2028	\$1,776,900	3	\$73,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$100,300	2037	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Staff Toilets</i>								
Concrete Masonry Unit	10%	Now	\$40,400	LIFE	**	5	\$13,600	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair A</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair A, Repair Attempt Not Holding</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
Metal Panel	10%			LIFE	**			
Plaster	20%	0-2	\$233,200	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	30%			LIFE	**	5	\$30,600	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$155,100	2041	**	5	\$37,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5	\$20,600	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$22,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2048	**			
Iron Picket	80%	2-4	\$26,600	2063	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$5,700	2078	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%			2033	**			
Masonry: Granite	50%	0-2	\$23,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entry Stairs</i>								

Parking/Driveway

Cast in Place Concrete	100%			2041	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$40,400	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	10%			2028	\$4,500	5	\$100	
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Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$234,800	5	\$700	
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Raceway

Conduit	95%			2028	\$251,000	1		
Conduit	5%			2048	**	1		

Panelboards

Fused Disc Sw	2%			2044	**	5	\$100	
Fused Disc Sw	8%			2027	\$19,200	5	\$300	
Molded Case Bkrs	80%			2027	\$191,500	5	\$3,200	
Molded Case Bkrs	10%			2044	**	5	\$400	

Wiring

Thermoplastic	90%			2028	\$333,800	1		
Thermoplastic	10%			2048	**	1		

Motor Controllers

Locally Mounted	100%			2026	\$122,900	5	\$1,000	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,300	
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Lighting

Interior Lighting

Fluorescent	99%			2033	**	10	\$148,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								

Fluorescent	1%			2033	**	10	\$1,500	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%
Location : 1st Floor Lobby

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DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2023	\$117,700	10	\$19,700	
Exit, Service	50%			2023	\$23,500	1		
Exterior Lighting								
HID	100%			2023	\$620,900	10	\$500	

Alarm

Security System								
No Component	70%							
Generic	30%			2023	\$149,200	1	\$17,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$510,900	1-3	\$28,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$50,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 15,000 Gallons Each</i>								

Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$161,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$12,100	

Terminal Devices								
Air Handler	20%	Now	\$23,000	2028	\$459,700	1	\$18,200	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pneumatic Control System</i>								

Convector/Radiator	80%			2033	**	1	\$42,200	
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Air Conditioning

Energy Source								
Electricity	100%			2044	**	1		

Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2029	\$305,600	2	\$500	
Window/Wall Unit	60%			2026	\$204,400	1		
No Component	35%							

Heat Rejection								
Dry Cooler	5%			2033	**	2	\$5,700	
No Component	95%							

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DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,200
Exhaust Fans								
	Interior	70%			2028	\$407,100	2	\$3,500
	Roof	30%			2028	\$81,400	2	\$1,500
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2038	**	1	
	Galvanized Steel	20%			2033	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$24,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$6,800	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backs Up In Basement When It Rains</i>								
Sump Pump(s)								
	Non-Submersible	100%			2028	\$24,900	4	\$3,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit. There Is No Ventilation In The Hydraulic Machine Room</i>								
Fire Suppression								
Sprinkler								
	No Component	50%						
	Generic	50%			2038	**	1-2	\$22,900

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 303 - BK
Address : 501 WEST AVENUE BTWN: SHORE PKWY S.
Borough : BROOKLYN **Agency's Number** : K303
Program / Asset # : BOE0586.000 / 1273 **Yr Built/Renovated** : 1965 / 2010
Area Sq Ft : 152,000 **Project Type** : EDUCATION
Date of Survey : 31-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7250 **Lot** : 25 **BIN** : 3196292

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$358,900	\$293,400
Interior Architecture	\$1,463,500	\$1,539,800
Electrical	\$296,700	\$1,160,900
Mechanical	\$90,700	\$1,706,700
Total	\$2,209,800	\$4,700,800
Importance Code A	\$358,900	\$338,300
Importance Code B	\$1,730,200	\$4,324,900
Importance Code C	\$120,700	\$37,500
Total	\$2,209,800	\$4,700,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$98,600		\$13,100	
Interior Architecture	\$149,800			\$23,700
Electrical	\$47,900	\$14,800	\$16,200	\$17,800
Mechanical	\$59,200	\$21,600	\$36,000	\$21,600
Site Enclosure	\$11,500			
Site Pavements	\$56,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$431,800	\$44,300	\$73,200	\$71,000
Importance Code A	\$113,700	\$15,100	\$28,200	\$15,100
Importance Code B	\$259,100	\$29,300	\$45,100	\$55,900
Importance Code C	\$59,000			
Total	\$431,800	\$44,300	\$73,200	\$71,000



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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	**	5	\$58,500	
Masonry: Brick Cavity	92%	Now	\$153,100	LIFE	**	5	\$191,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side, 2nd And 3rd Floor</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side, 2nd And 3rd Floor</i>								
Granite Panels	5%			LIFE	**	5	\$15,600	
Windows								
Aluminum	100%			2046	**	5	\$59,600	
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$97,300	
Masonry: Brick Cavity	25%			LIFE	**	5-10	\$32,200	
Metal Panel	5%			2050	**	5	\$3,600	
Metal Rail	40%	Now	\$4,300	2043	**	5	\$53,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Metal: Cage/Fence	5%			2043	**	5-10	\$7,300	
Roof								
Built-Up (BUR)	40%	Now	\$111,900	2035	**			
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof At Patched Areas</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North West Corner Of Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Roof</i>								
IRMA/Protected Membrane	55%	Now	\$45,200	2035	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Blower Stack</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Lower Roof, Gymnasium And Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			2043	**	10	\$8,900	
Soffits								
Cast in Place Concrete	40%			LIFE	**	5		
Stucco Cement	60%			2043	**	5		
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior Floors									
Cast in Place Concrete	7%			LIFE	**	5	\$72,500		
	<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
	<i>Location : Throughout Basement</i>								
Ceramic Tile	3%	Now	\$29,400	2039	**	5	\$3,600		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Kitchen And Toilets Throughout</i>								
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Kitchen And Toilets Throughout</i>								
	<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
	<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	5%	4+	\$11,800	LIFE	**	5	\$9,200		
	<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
	<i>Location : 1st Floor Corridor</i>								
Vinyl Tile	30%	4+	\$32,200	2035	**	3	\$26,600		
	<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	50%	2-4	\$696,000	2030	\$1,392,000	3	\$44,400		
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Throughout</i>								
Wood	5%	Now	\$41,700	2045	**	5	\$11,100		
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Gymnasium</i>								
	<i>Dry Rot/Decay, Extent : Light, Area Affected : 5%</i>								
	<i>Location : Gymnasium</i>								
Interior Walls									
Ceramic Tile	3%	Now	\$10,200	2039	**	5	\$3,500		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Kitchen And Toilets Throughout</i>								
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$9,300		
Glazed Ceramic Panel	3%			LIFE	**	10	\$6,300		
Plaster	54%	Now	\$53,600	LIFE	**	5	\$37,500		
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Classrooms Located Along North Elevation At All 4 Levels</i>								
SGFT/Glazed Masonry	35%	Now	\$67,100	LIFE	**				
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Cafeteria And 3rd Floor Corridor</i>								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$235,000	2050	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library, 2nd Floor, 3rd Floor, 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	20%	Now	\$204,400	2035	**	5	\$29,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors Throughout</i>								
Exposed Concrete	5%	Now	\$20,300	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Storage Room</i>								
Exposed Struc: Steel	3%			LIFE	**	10	\$14,200	
Fiber Board	5%			2035	**			
Metal Panel	7%			LIFE	**	5	\$41,400	
Plaster	50%			LIFE	**	5-10	\$203,400	
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	\$5,400	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Shore Parkway</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Entrance And Dumpster Area</i>								
Iron Picket	75%	Now	\$6,200	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Ramp Exit</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$30,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$26,300	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2039	**			

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DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$700	
Raceway								
Conduit	100%			2030	\$264,200	1		
Panelboards								
Fused Disc Sw	10%			2029	\$23,900	5	\$300	
Molded Case Bkrs	30%			2046	**	5	\$1,200	
Molded Case Bkrs	60%			2029	\$143,600	5	\$2,400	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$46,800	
Generators								
Natural Gas	100%			2039	**	1	\$58,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 125 Kilowatts</i>								
Batteries								
Lead/Acid	50%			2024	\$800	5	\$2,800	
Lead/Acid	50%			2024	\$800	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 60 Kilowatt Load Bank</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	85%			2040	**	10	\$118,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%	0-2	\$9,000	2035	**	2	\$100	
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
LED	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Gymnasiums</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2025		10	\$18,300	
Exit, Service	50%			2025		1		
Exterior Lighting								
HID	20%			2025		10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$17,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$28,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment Steam Boiler	100%			2043	**	1	\$150,500	
Distribution Steam Piping/Pump	100%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : Thermostats Are Battery Operated</i>								
Terminal Devices								
Air Handler	20%			2025		1	\$18,800	
Convactor/Radiator	70%			2028		1	\$34,400	
Fan Coil Unit/Heat	10%			2025		1	\$4,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
Window/Wall Unit	25%			2025	\$79,200	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$107,400	
No Component	20%							
Exhaust Fans								
Interior	20%			2025	\$108,200	2	\$900	
Roof	80%	Now	\$60,600	2025	\$201,900	2	\$3,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$92,700	2	\$2,200	
Sanitary Piping								
Cast Iron	100%	Now	\$22,200	LIFE	**	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Grease Trap In Kitchen</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$6,300	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$3,200	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$6,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From 1st To 3rd Floor, One Unit From 1st To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 303 - BK

Asset # : 1273

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Chemical System								
	No Component	95%						
	Generic	5%		2025	\$1,400	1-3	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 324 - BK
Address : 800 GATES AVENUE @ STUYVESANT AVE.
Borough : BROOKLYN **Agency's Number** : K324
Program / Asset # : BOE0600.000 / 2612 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 171,000 **Project Type** : EDUCATION
Date of Survey : 24-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1636 **Lot** : 1 **BIN** : 3044657

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$400,100
Interior Architecture	\$254,700	\$435,700
Electrical	\$1,155,400	\$1,710,900
Mechanical	\$354,100	\$2,393,500
Total	\$1,764,100	\$4,940,100
Importance Code A		\$444,900
Importance Code B	\$1,764,100	\$4,495,200
Total	\$1,764,100	\$4,940,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$11,800		\$300
Interior Architecture	\$46,700		\$16,700	\$27,900
Electrical	\$3,600	\$54,400	\$1,800	\$1,600
Mechanical	\$46,000	\$61,100	\$59,500	\$41,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$100,300	\$131,200	\$82,000	\$74,900
Importance Code A	\$16,900	\$29,100	\$16,900	\$17,200
Importance Code B	\$44,100	\$102,200	\$65,100	\$57,700
Importance Code C	\$39,300			
Total	\$100,300	\$131,200	\$82,000	\$74,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$119,200	
Metal Panel	5%			2047	**	5-10	\$43,100	
Windows								
Aluminum	95%			2049	**	5	\$500	
Metal Louvers	5%			2036	**	10	\$200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,700	
Masonry: Brick	45%			LIFE	**	5	\$5,500	
Masonry: Brick	45%			LIFE	**	5	\$5,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,800	
Roof								
Built-Up (BUR)	75%			2035	**	10	\$194,400	
Metal Panel	10%			2040	**	10	\$47,500	
			<i>Water Penetration, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Throughout</i>					
Modified Bitumen	15%			2035	**	10	\$38,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$65,000	
Ceramic Tile	5%			2036	**	5	\$14,900	
Panel/Paver: Cer/Brk	5%			2043	**	5	\$33,400	
Vinyl Tile	75%	Now	\$202,300	2032	**	3	\$83,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Wood	5%	Now	\$52,300	2055	**	5	\$13,900	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Concrete Masonry Unit	12%			LIFE	**	5	\$1,500	
Folding Partition	1%	Now	\$26,400	2052	**	5	\$400	
			<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Glass: Single Pane	2%			LIFE	**	5	\$500	
Masonry: Brick	10%	Now	\$12,900	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Plaster	55%			LIFE	**	5	\$5,100	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	75%			2040	**	5	\$270,200	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2027			\$100,500	
Gypsum Board	5%			LIFE	**	5	\$18,000	
Plaster	10%			LIFE	**	5	\$18,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$260,900	5	\$700	
Raceway								
Conduit	95%			2027	\$293,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Molded Case Bkrs	10%			2043	**	5	\$500	
Molded Case Bkrs	80%			2026	\$217,000	5	\$3,600	
Wiring								
Thermoplastic	95%			2027	\$395,400	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	30%			2025	\$36,900	5	\$300	
Motor Control Center	60%			2025	\$462,700	5	\$2,800	
Motor Control Center	10%			2040	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$153,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	2%			2022	\$5,900	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$123,100	10	\$20,600	
Exit, Service	50%			2022	\$24,600	1		
Exterior Lighting								
HID	100%			2022	\$689,500	10	\$500	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$6,400	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$189,100	1-3	\$10,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$53,000	
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$169,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$12,600	
Terminal Devices								
Air Handler	30%			2027	\$721,400	1	\$31,700	
Convactor/Radiator	70%			2032	**	1	\$38,700	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	35%	Now	\$10,200	2027	\$508,000	1	\$25,000	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : One Chiller Needs Repair</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room Basement</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	30%			2022	\$106,900	1		
No Component	35%							
Distribution								
CW & CHW Wtr Pipe/Pump	35%			2037	**	4	\$4,400	
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%			2027	\$436,300	1	\$37,000	
No Component	65%							
Heat Rejection								
Dry Cooler	35%	0-2	\$211,600	2037	**	2	\$33,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Rooftop</i>								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,400	
Exhaust Fans								
Interior	80%			2027	\$486,700	2	\$4,200	
Roof	20%			2027	\$56,800	2	\$1,000	
Plumbing								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2032	**	1	
Water Heater	Oil Fired	100%			2025	\$142,000	1	\$5,000
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2027	\$26,100	4	\$3,600
Sewage Ejector(s)	Electric	100%			2032	**	4	\$6,800
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe	Generic	100%	Now	\$35,600	2047	**	1-5	\$60,700
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Service Line</i>								
Sprinkler	No Component	85%						
	Generic	15%			2037	**	1-2	\$7,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J. H. S. 80 - BX P. S. 280 - BX
Address : 149 EAST MOSHOLU PKWY NORTH @STEUBEN AVE.
Borough : BRONX **Agency's Number** : X080
Program / Asset # : BOE0221.000 / 450 **Yr Built/Renovated** : 1925 / 2011
Area Sq Ft : 110,000 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3336 **Lot** : 35 **BIN** : 2018046

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$286,100	\$425,400
Interior Architecture	\$1,298,100	\$766,000
Electrical	\$587,900	\$858,000
Mechanical	\$216,000	\$671,000
Total	\$2,388,200	\$2,720,400
Importance Code A	\$286,100	\$447,800
Importance Code B	\$1,633,100	\$2,217,500
Importance Code C	\$469,000	\$55,000
Total	\$2,388,200	\$2,720,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,800			\$6,200
Interior Architecture	\$17,000		\$24,100	\$14,900
Electrical	\$14,200	\$4,000	\$26,900	\$4,200
Mechanical	\$37,400	\$15,300	\$51,100	\$16,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$97,400	\$24,300	\$107,100	\$47,100
Importance Code A	\$33,600	\$9,800	\$10,000	\$16,000
Importance Code B	\$63,800	\$14,500	\$97,100	\$31,000
Importance Code C				
Total	\$97,400	\$24,300	\$107,100	\$47,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$40,800	
Masonry: Brick	90%			LIFE	**	5	\$146,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	70%	Now	\$156,100	2044	**	5	\$17,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Aluminum	25%			2044	**	5	\$12,500	
Metal Louvers	5%			2037	**	10	\$15,600	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$16,600	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Metal Rail	20%			2041	**	5-10	\$79,800	
Roof								
Built-Up (BUR)	80%	4+	\$81,600	2033	**			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 50%</i>								
<i>Location : Gravel Not Evenly Distributed</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Hvac Curb Membrane Delaminated</i>								
Single Ply Membrane	20%	4+	\$23,800	2028			\$237,900	
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Low Roof</i>								
Soffits								
Cast Stone/Terra Cotta	60%			LIFE	**	5		
Cement-Fiber Panel	40%			2028		10		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,000	
Ceramic Tile	5%	Now	\$62,500	2031	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2041	**	5	\$15,100	
Terrazzo	5%			LIFE	**	5	\$7,900	
Vinyl Tile	29%	0-2	\$106,100	2033	**	3	\$21,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, 3rd Floor, 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Auditorium, 3rd Floor, 4th Floor</i>								
Vinyl Tile	16%			2038	**	3	\$12,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$142,200	2028	\$710,900	3	\$22,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	5%			2056	**	5	\$18,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$232,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$40,500	2031	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%	Now	\$39,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$157,100	LIFE	**	5	\$55,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2033	**	5	\$40,200	
Exposed Concrete	75%	Now	\$518,300	LIFE	**	5	\$23,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement Level</i>								
Metal Panel	5%			LIFE	**	5	\$12,600	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2048	**			
Iron Picket	20%			2048	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2063	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2033	**			
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Parking/Driveway

Asphalt	100%			2031	**			
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Activity Yard

Asphalt	90%			2037	**			
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Rubber Matting	10%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2028	\$22,400	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Ampere Main Disconnect Switch

Fused Disc Sw	50%			2048	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	80%			2028	\$167,000	5	\$400	
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Molded Case Bkrs	20%			2048	**	5	\$600	
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Raceway

Conduit	90%			2028	\$200,500	1		
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Conduit	10%			2048	**	1		
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Panelboards

Fused Disc Sw	3%			2044	**	5	\$100	
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Fused Disc Sw	7%			2027	\$13,400	5	\$200	
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Molded Case Bkrs	30%			2044	**	5	\$900	
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Molded Case Bkrs	60%			2027	\$114,900	5	\$1,700	
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Wiring

Thermoplastic	80%			2028	\$254,900	1		
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Thermoplastic	20%			2048	**	1		
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Motor Controllers

Locally Mounted	80%			2026	\$98,300	5	\$600	
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Locally Mounted	20%			2041	**	5	\$100	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$96,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2036	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	20%			2033	**	10	\$5,300	
Emergency, Battery	30%			2023		10	\$8,000	
Exit, Service	20%			2033	**	1		
Exit, Service	30%			2023		1	\$9,500	
Exterior Lighting								
HID	100%			2023		10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$12,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$21,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	70%			2038	**	5	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 10,000 Gallons And One Tank Of 8,000 Gallons</i>								
Natural Gas	30%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Supplies Gas Furnaces In AC Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2033	**	1	\$10,900	
Steam Boiler	80%			2033	**	1	\$87,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	80%	Now	\$148,900	2038	**	4	\$4,300	
<i>Leak Evident, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
No Component	20%							
Terminal Devices								
Air Handler	8%			2028	\$123,700	1	\$5,400	
Convactor/Radiator	60%			2033	**	1	\$21,300	
Fan Coil Unit/Heat	12%			2028	\$197,700	1	\$4,300	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$5,500	2033	**	2	\$1,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Information Management Control System Malfunction</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Units - Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Units Providing Forced Hot And Cold Air</i>								
Window/Wall Unit	5%			2023	\$11,500	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,300	
Exhaust Fans								
Interior	80%	Now	\$15,700	2028	\$313,100	2	\$2,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Gymnasium Supply Fan, 5th Floor</i>								
Roof	20%	Now	\$700	2028	\$36,500	2	\$500	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

J. H. S. 80 - BX P. S. 280 - BX

Asset # : 450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2048	**	1		
	Galvanized Steel	20%		2033	**	1		
Water Heater								
	Gas Fired	100%		2023	\$67,100	2	\$1,600	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2028	\$16,800	4	\$2,300	
Backflow Preventer								
	Generic	100%		2028	\$28,000	1	\$6,700	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1 Unit From 1st To 3rd Floor, 1 Unit From 1st To 5th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	No Component	80%						
	Generic	20%		2048	**	1-5	\$11,500	
Sprinkler								
	No Component	75%						
	Generic	25%		2038	**	1-2	\$7,700	
Chemical System								
	Generic	100%		2026	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : J.K. ONASSIS FOR INT. CAREERS
Address : 120 W.46 STREET BTWN 6TH - 7TH AVES
Borough : MANHATTAN **Agency's Number** : M529 M486
Program / Asset # : BOE0132.000 / 4432 **Yr Built/Renovated** : 1893 / 1992
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 998 **Lot** : 41 **BIN** : 1069583

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,600	\$272,300
Interior Architecture	\$196,500	\$514,900
Electrical		\$399,300
Mechanical		\$1,277,100
Total	\$233,100	\$2,463,600
Importance Code A	\$36,600	\$272,300
Importance Code B	\$154,500	\$2,191,300
Importance Code C	\$42,100	
Total	\$233,100	\$2,463,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,600			
Interior Architecture	\$112,500		\$2,100	\$11,300
Electrical	\$4,900	\$3,200	\$3,200	\$3,500
Mechanical	\$27,800	\$11,400	\$15,800	\$11,400
Site Enclosure	\$100			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$179,800	\$19,500	\$26,100	\$31,100
Importance Code A	\$29,600			
Importance Code B	\$117,200	\$19,500	\$26,100	\$31,100
Importance Code C	\$33,100			
Total	\$179,800	\$19,500	\$26,100	\$31,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

J.K. ONASSIS FOR INT. CAREERS

Asset # : 4432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	**	10	\$5,700	
Masonry: Brick	75%			LIFE	**	5	\$73,200	
Masonry: Brownstone	20%			LIFE	**	5	\$14,600	
Windows								
Aluminum	100%			2046	**	5	\$22,900	
Parapets								
Copper/Terne	10%			2050	**	5	\$1,900	
Masonry: Brick	30%			LIFE	**	5-10	\$8,100	
No Component	60%							
Roof								
Copper/Terne	60%			2045	**	10	\$42,800	
Single Ply Membrane	40%	Now	\$3,900	2030	\$192,900			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Interior Courtyard Roofs - Gutters Clogged</i>								
Interior								
Floors								
Carpet	5%	0-2	\$17,100	2029	\$56,800	3	\$6,300	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 33%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	4%	Now	\$700	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2039	**	5	\$4,200	
Quarry Tile	3%			2035	**	5	\$3,800	
Sheet Vinyl/Rubber	5%			2035	**	5	\$6,300	
Vinyl Tile	68%	Now	\$154,500	2030	\$514,900	3	\$21,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria, Library, Corridors</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Cafeteria, Library, Corridors</i>								
Wood	10%			2045	**	5	\$15,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$9,200	
Gypsum Board	20%			LIFE	**	5-10	\$26,100	
Masonry: Brick	3%			LIFE	**	10	\$700	
Masonry: Fieldstone	3%			LIFE	**	10	\$900	
Metal: Cage/Fence	2%			LIFE	**	10	\$300	
Plaster	32%	Now	\$42,100	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 305, 306, Auditorium</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$9,600	

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DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS FOR INT. CAREERS
Asset # : 4432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%	Now	\$7,200	2043	**	5	\$10,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,200	
Exposed Concrete	2%	0-2	\$2,900	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	15%			LIFE	**	5-10	\$43,000	
Masonry:Vault Struct	3%			LIFE	**	10	\$1,300	
Metal Panel	20%	0-2	\$14,900	LIFE	**	5	\$20,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
Plaster	35%	Now	\$8,200	LIFE	**	5	\$18,200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 305, 306</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$100	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Rubber Matting	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS FOR INT. CAREERS
Asset # : 4432

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2040	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	30%			2040	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 6,00 Ampere For Fire Pump And One 600 Ampere For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$200
Raceway								
	Conduit	100%			2040	**	1	
Panelboards								
	Fused Disc Sw	10%			2038	**	5	\$100
	Molded Case Bkrs	90%			2046	**	5	\$1,300
Wiring								
	Thermoplastic	100%			2040	**	1	
Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,600
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$16,600
Generators								
	Not Accessible	100%						
Batteries								
	Not Accessible	100%						
Fuel Storage								
	Main Tank	100%			2045	**	5	\$1,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
	Fluorescent	93%			2030	\$118,300	10	\$46,100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Fluorescent	2%			2030	\$2,500	10	\$1,000
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	HID	2%			2030	\$1,800	10	
	Incandescent	3%			2030	\$19,200	2	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS FOR INT. CAREERS
Asset # : 4432

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting

Emergency, Service

60%

2030

\$17,000

1

Exit, Service

40%

2030

\$6,200

1

Exterior Lighting

Fluorescent

5%

2030

\$9,200

10

\$200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID

15%

2030

\$32,700

10

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2030

\$52,300

1

\$6,100

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$179,100

1-3

\$10,300

Mechanical

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam

100%

Now

\$1,000

2040

* *

1

*Damaged, Extent : Moderate, Area Affected : 100%**Location : Steam Room, Defective Leslie Valve*

Conversion Equipment

Heat Exchanger, Shell & Tube

100%

2033

* *

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$4,000

Terminal Devices

Air Handler

50%

2030

\$379,700

1

\$16,700

Convactor/Radiator

50%

2035

* *

1

\$8,700

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

20%

2030

\$91,700

1

\$5,000

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Window/Wall Unit

80%

2025

\$90,000

1

Distribution

CW & CHW Wtr Pipe/Pump

100%

2040

* *

4

\$2,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
J.K. ONASSIS FOR INT. CAREERS
Asset # : 4432

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%		2030	\$605,600	1	\$33,400	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$47,700	
Exhaust Fans								
	Interior	20%		2030	\$38,400	2	\$300	
	Roof	80%		2030	\$71,700	2	\$1,300	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2050	**	1		
HW Heat Exchanger								
	HTHW/HW	100%		2050	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Instantaneous Units</i>					
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2023	\$1,800	4	\$1,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Unit</i>					
Sewage Ejector(s)								
	Electric	100%		2035	**	4	\$2,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Unit</i>					
Backflow Preventer								
	Generic	100%		2035	**	1	\$3,300	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Sprinkler								
	Generic	100%		2050	**	1-2	\$15,100	
Fire Pump								
	Generic	100%		2033	**	1	\$10,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

J.K. ONASSIS FOR INT. CAREERS

Asset # : 4432

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Chemical System								
	No Component	98%						
	Generic	2%		2028	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JAMAICA HIGH SCHOOL - Q
Address : 167-01 GOTHIC DR. @ 168TH STREET
Borough : QUEENS **Agency's Number** : Q470
Program / Asset # : BOE0883.000 / 1475 **Yr Built/Renovated** : 1927 / 2013
Area Sq Ft : 255,150 **Project Type** : EDUCATION
Date of Survey : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9858 **Lot** : 100 **BIN** : 4448806

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$665,700	\$1,108,700
Interior Architecture	\$1,905,400	\$624,200
Electrical	\$1,871,400	\$1,683,400
Mechanical	\$1,235,300	\$4,836,300
Site Enclosure	\$71,900	
Site Pavements	\$3,458,100	
Total	\$9,207,700	\$8,252,600
Importance Code A	\$665,700	\$1,171,500
Importance Code B	\$7,017,600	\$6,986,500
Importance Code C	\$1,524,400	\$94,600
Total	\$9,207,700	\$8,252,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$56,600
Interior Architecture	\$5,800	\$29,000		\$5,800
Electrical	\$7,100	\$8,900	\$9,600	\$36,600
Mechanical	\$117,100	\$38,200	\$72,900	\$66,400
Site Enclosure	\$22,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$160,400	\$84,100	\$90,400	\$173,400
Importance Code A	\$25,300	\$25,300	\$25,300	\$82,400
Importance Code B	\$112,700	\$48,300	\$65,200	\$90,900
Importance Code C	\$22,500	\$10,500		
Total	\$160,400	\$84,100	\$90,400	\$173,400



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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$104,500	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$104,500	
Copper/Terne	5%			2049	**	10	\$31,300	
Masonry: Brick	65%	Now	\$560,100	LIFE	**	5	\$173,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Lintels At South Facade</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$173,900	
Windows								
Aluminum	98%			2045	**	5	\$92,700	
Steel	2%	Now	\$105,500	2054	**	5	\$11,800	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Storage Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$18,600	
Copper/Terne	20%			2064	**	5	\$23,300	
Masonry: Brick	5%			LIFE	**	5	\$1,200	
Masonry: Limestone	60%			LIFE	**	5	\$18,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,600	
Roof								
Built-Up (BUR)	15%			2034	**	10	\$33,700	
Copper/Terne	75%			2057	**	10	\$421,800	
Single Ply Membrane	5%			2034	**	10	\$11,200	
Skylight, Metal/Glass	5%			2049	**	10	\$37,500	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : Caulking Missing</i>								
Interior								

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$185,300	
Ceramic Tile	10%	4+	\$175,300	2038	**	5	\$21,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilet Rooms</i>								
Marble Panels	7%	0-2	\$458,800	LIFE	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor And Entrances</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Entrances</i>								
Sheet Vinyl/Rubber Traffic Topping	5%			2037	**	5	\$31,800	
	2%	Now	\$112,200	2039	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Landings</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair Landings</i>								
Vinyl Tile	5%			2034	**	3	\$7,900	
Vinyl Tile 9" X 9"	11%			2024	\$548,000	3	\$23,300	
Wood	40%			2044	**	5	\$317,700	
Interior Walls								
Cast in Place Concrete	5%	Now	\$284,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Pool Wall</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Pool Wall</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Pool Wall</i>								
Ceramic Tile	5%			2032	**	5	\$21,000	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	10%	Now	\$36,000	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pool Area</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Stairs 12, 13, 14 And 15, Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Pool Area</i>								
Plaster	65%			LIFE	**	5	\$82,000	

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	5%	Now	\$72,800	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Steel Beams In Pool Filtering System Room</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Steel Beams In Pool Filtering System Room</i>								
Exposed Concrete	20%			LIFE	**	5	\$13,200	
Metal Panel	5%			LIFE	**	5	\$26,500	
Plaster	60%			LIFE	**	5	\$158,900	
Plaster	5%	Now	\$59,400	LIFE	**	5	\$13,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair 12/13</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair 12/13</i>								
Plaster	5%			LIFE	**	5	\$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			
Free Standing Walls								
Masonry: Brick	60%			2039	**			
Masonry: Fieldstone	40%	4+	\$22,500	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Tops Of Wall</i>								
Retaining Walls								
Cast in Place Concrete	40%			2049	**			
Masonry: Fieldstone	60%	4+	\$71,900	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	80%	Now	\$690,000	2046	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various</i>								
Masonry: Granite	20%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway								
Asphalt	30%	Now	\$176,800	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Parking Area In Rear</i>								
Cast in Place Concrete	70%	Now	\$337,500	2046	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Rear Of Building</i>								
Activity Yard								
Asphalt	40%	Now	\$565,000	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Tennis Court And Various Play Areas</i>								
Cast in Place Concrete	60%	Now	\$1,688,800	2049	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2029	\$62,800	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2029	\$417,400	5	\$900	
Fused Disc Sw	20%			2049	**	5	\$200	
Raceway								
Conduit	90%			2029	\$555,400	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$51,100	5	\$600	
Molded Case Bkrs	65%			2028	\$331,900	5	\$4,400	
Molded Case Bkrs	25%			2045	**	5	\$1,700	
Wiring								
Braided Cloth	75%	2-4	\$624,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$166,500	1		
Thermoplastic	5%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	40%			2027	\$98,300	5	\$700	
Variable Frequency Drive	60%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,700	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$224,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$4,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Lobby</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Battery	45%			2024	\$165,300	10	\$27,700	
Emergency, Battery	5%			2037	**	10	\$3,100	
Exit, Service	40%			2024	\$29,400	1		
Exit, Service	10%			2034	**	1		
Exterior Lighting								
HID	80%			2024	\$823,000	10	\$600	
LED	20%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside, Outside, Hallways, Cafeteria And Offices</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$47,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$252,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Gas Fired Steam Boilers</i>								

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	80%			2029	\$3,454,700	4	\$15,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Steam And Condensate Piping Outside The Boiler Room Is Beyond Useful Life Cycle</i>								
Central Plant Steam Piping/Pmp	20%			2055	**	4	\$2,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	25%	Now	\$44,800	2029	\$896,900	1	\$35,500	
<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Fan Room, Defective Cafeteria Blower Motor, Variable Frequency Drive</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Attic Space</i>								
<i>Explanation : Blowers Have Been Retrofitted With New Variable Frequency Drive</i>								
Convactor/Radiator	50%	Now	\$13,700	2034	**	1	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 326, Girls Science Room</i>								
<i>Explanation : Steamtraps Faulty</i>								
Fan Coil Unit/Heat	25%			2024	\$955,300	1	\$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$13,300	2027	\$265,800	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$235,100	LIFE	**	2-5	\$142,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	95%	Now	\$17,200	2034	**	2	\$5,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Roof	5%			2029	\$21,200	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		

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DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q
Asset # : 1475

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2028	\$155,600	2	\$3,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$25,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool Equipment Room</i>								
<i>Explanation : Heat Exchanger Serves Pool Only</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Sanitary Piping Is Beyond Its Useful Life Cycle Rating</i>								
Storm Drain Piping Cast Iron	100%	Now	\$26,600	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pool Machine Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Storm Piping Is Beyond Its Useful Life Cycle Rating</i>								
Sump Pump(s) Non-Submersible	100%			2037	**	4	\$8,100	
Pool Filter/Treatment Sand	33%	Now	\$8,500	2049	**	4		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pool Area, Basement, 1 of 3 Filters</i>								
Sand	67%			2034	**	4		
Backflow Preventer Generic	100%			2037	**	1	\$15,600	
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2039	**	1-2	\$3,600	
Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JAMAICA HIGH SCHOOL - Q FIELDHOUSE
Address : 167-01 GOTHIC DR. @168TH STREET
Borough : QUEENS **Agency's Number** : Q470
Program / Asset # : BOE0883.010 / 14433 **Yr Built/Renovated** : 1927 / 2000
Area Sq Ft : 9,100 **Project Type** : EDUCATION
Date of Survey : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 9858 **Lot** : 100 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$106,800
Electrical	\$76,800	\$48,400
Total	\$76,800	\$155,200
Importance Code B	\$76,800	\$155,200
Total	\$76,800	\$155,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,200			\$30,300
Interior Architecture				
Electrical			\$100	\$29,900
Mechanical	\$3,000	\$3,100	\$5,500	\$3,100
Total	\$17,100	\$3,100	\$5,600	\$63,300
Importance Code A	\$15,800	\$1,600	\$1,600	\$31,900
Importance Code B	\$1,300	\$1,500	\$4,000	\$31,400
Total	\$17,100	\$3,100	\$5,600	\$63,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Masonry: Brick	90%			LIFE	**	5	\$21,900	
Masonry: Limestone	5%	Now	\$14,200	LIFE	**	5	\$900	

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
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Windows

Aluminum	100%			2045	**	5	\$12,000	
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Parapets

Masonry: Brick	95%			LIFE	**	5	\$8,400	
Masonry: Limestone	5%			LIFE	**	5	\$600	

Roof

Asphalt Shingle	50%			2038	**	10	\$5,100	
Built-Up (BUR)	50%			2034	**	10	\$30,300	

Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$106,800	
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Interior Walls

Masonry: Brick	75%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

Plaster	100%			LIFE	**	5	\$30,500	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amperes Main Disconnect Switch

Raceway

Conduit	100%			2029	\$14,800	1		
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Panelboards

Fused Disc Sw	5%			2028	\$1,200	5		
Molded Case Bkrs	95%			2028	\$22,700	5	\$200	

Wiring

Thermoplastic	100%			2029	\$19,800	1		
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Motor Controllers

Locally Mounted	100%			2027	\$48,400	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMAICA HIGH SCHOOL - Q FIELDHOUSE
Asset # : 14433

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Interior Lighting
Fluorescent

100% 2024 \$76,800 10 \$29,900

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2049

** 1

Conversion Equipment

Furnace

100%

2034

** 1 \$16,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Explanation : 1 Gas Fired Furnace

Distribution

Ductwork/Diffusers

100%

LIFE

** 2-5 \$18,200

Terminal Devices

Fan Coil Unit/Heat

100%

2034

** 1 \$10,500

Other Observation, Extent : Light, Area Affected : 35%

Location : Equipment Room

Explanation : 1 Electric Air Curtain

Ventilation

Exhaust Fans

Wall Unit

100%

2034

** 2 \$1,000

Plumbing

H/C Water Piping

Galvanized Steel

100%

2042

** 1

Water Heater

Gas Fired

100%

2027

\$19,900 2 \$500

Sanitary Piping

Cast Iron

100%

LIFE

** 1

Storm Drain Piping

Cast Iron

100%

LIFE

** 1

Backflow Preventer

Generic

100%

2037

** 1 \$2,000

Fixtures

Generic

100%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JAMAICA LEARNING CENTER - Q
Address : 162-02 HILLSIDE AVENUE
Borough : QUEENS **Agency's Number** : Q595
Program / Asset # : BOE0889.000 / 1455 **Yr Built/Renovated** : 1896 / 2007
Area Sq Ft : 46,000 **Project Type** : EDUCATION
Date of Survey : 08-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9768 **Lot** : 22 **BIN** : 4209031

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$229,100
Interior Architecture	\$604,700	\$75,600
Electrical	\$263,500	\$216,800
Mechanical	\$76,700	\$246,300
Total	\$944,800	\$767,700
Importance Code A		\$229,100
Importance Code B	\$904,300	\$538,600
Importance Code C	\$40,500	
Total	\$944,800	\$767,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,300	\$32,500	\$11,400	
Interior Architecture		\$3,400	\$900	\$3,200
Electrical	\$1,500	\$15,400	\$1,500	\$1,100
Mechanical	\$23,000	\$6,000	\$6,700	\$6,000
Total	\$38,800	\$57,400	\$20,500	\$10,400
Importance Code A	\$18,800	\$37,200	\$16,000	\$4,600
Importance Code B	\$20,000	\$20,300	\$4,600	\$5,800
Importance Code C				
Total	\$38,800	\$57,400	\$20,500	\$10,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$88,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%			2043	**	5	\$22,800	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$8,100	
Metal Cornice	35%			2042	**	10	\$18,300	
Wood Cornice	15%			2037	**	5-10	\$32,200	
Roof								
Asphalt Shingle	80%	Now	\$14,300	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Modified Bitumen	20%			2027		10	\$9,700	
Interior								
Floors								
Ceramic Tile	5%			2030	\$75,600	5	\$3,700	
Vinyl Tile	10%			2032	**	3	\$2,700	
Vinyl Tile	35%	Now	\$232,100	2037	**	3	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Wood	45%	0-2	\$57,900	2042	**	5	\$30,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2042	**	5	\$6,800	
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$2,200	
Masonry: Brick	10%			LIFE	**			
Metal Panel	15%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Rooms</i>								
<i>Explanation : This Component Is Actually Embossed Metal</i>								
Plaster	65%	0-2	\$40,500	LIFE	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$14,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Embossed Metal	50%			LIFE	**	5	\$16,400	
Embossed Metal	20%	Now	\$274,200	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room 203 And Various Rooms On Fourth Floor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room 203 And Various Rooms On Fourth Floor</i>								
Embossed Metal	10%			LIFE	**	5	\$3,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Exposed Struc: Wood	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$6,800	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$200	
Raceway								
Conduit	70%			2027	\$51,900	1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	70%			2026	\$78,200	5	\$800	
Molded Case Bkrs	20%			2043	**	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$78,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								

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DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	20%			2032	**	10	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	76%			2027	\$82,300	10	\$32,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	4%			2027	\$4,300	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cfl Compact Fluorescent Light</i>								
Egress Lighting Emergency, Battery	50%			2032	**	10	\$5,600	
Exit, Service	50%			2032	**	1		
Exterior Lighting HID	100%			2022	\$185,500	10	\$100	
Alarm								
Security System No Component	80%							
Generic	20%			2027	\$29,700	1	\$3,400	
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$8,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment Steam Boiler	100%			2040	**	1	\$45,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$15,600	2037	**	4	\$2,300	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps In Boiler Room</i>								
Terminal Devices Convactor/Radiator	100%			2025	\$246,300	1	\$14,900	
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMAICA LEARNING CENTER - Q
Asset # : 1455

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
	Electricity	100%		2035	**	1		
Conversion Equipment								
	Window/Wall Unit	80%		2022	\$76,700	1		
	No Component	20%						
Ventilation								
Exhaust Fans								
	Wall Unit	5%		2027	\$800	2	\$100	
	No Component	95%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2037	**	1		
Water Heater								
	Gas Fired	100%	0-2	2025	\$28,100	2	\$500	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2027	\$7,000	4	\$1,000	
Fixtures								
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JAMES MADISON HIGH SCHOOL - BK
Address : 3787 BEDFORD AVE. BTWN: QUENTIN RD., AVE. P
Borough : BROOKLYN **Agency's Number** : K425
Program / Asset # : BOE0625.000 / 1222 **Yr Built/Renovated** : 1925 / 2011
Area Sq Ft : 255,000 **Project Type** : EDUCATION
Date of Survey : 22-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 6788 **Lot** : 1 **BIN** : 3182721

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$430,500	\$2,565,500
Interior Architecture	\$1,865,900	\$1,367,400
Electrical	\$195,400	\$4,582,400
Mechanical	\$641,100	\$8,952,000
Total	\$3,133,000	\$17,467,200
Importance Code A	\$430,500	\$4,305,500
Importance Code B	\$2,033,100	\$13,099,900
Importance Code C	\$669,300	\$61,800
Total	\$3,133,000	\$17,467,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$62,000			
Interior Architecture	\$13,200		\$58,700	\$24,200
Electrical	\$42,000	\$23,800	\$29,500	\$26,300
Mechanical	\$58,000	\$50,300	\$58,800	\$37,700
Site Pavements	\$2,200			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$197,100	\$93,900	\$166,700	\$108,000
Importance Code A	\$87,200	\$25,300	\$25,300	\$25,300
Importance Code B	\$94,500	\$68,600	\$141,500	\$68,300
Importance Code C	\$15,400			\$14,400
Total	\$197,100	\$93,900	\$166,700	\$108,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$81,500	
Masonry: Brick	90%			LIFE	**	5	\$313,100	
Masonry: Granite	2%			LIFE	**	5	\$5,200	
Masonry: Limestone	5%			LIFE	**	5	\$13,000	
Windows								
Aluminum	88%			2046	**	5	\$121,000	
Glass Block	10%			LIFE	**	5	\$17,200	
Metal Louvers	2%			2039	**	10	\$17,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$46,700	
Masonry: Brick	90%			LIFE	**	5-10	\$202,300	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inner Face Of Parapets On Main Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$20,700	
Roof								
Built-Up (BUR)	97%			2030		10	\$149,000	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Main Roof</i>								
Skylight, Metal/Glass	3%			2056	**	10	\$15,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over Auditorium</i>								
Interior								
Floors								
Cast in Place Concrete	14%	Now	\$121,700	LIFE	**	5	\$119,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	13%	Now	\$105,300	2039	**	5	\$25,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pool Area</i>								
<i>Explanation : Repairs In Progress</i>								
Panel/Paver: Cer/Brk	5%			2038	**	5	\$44,000	
Terrazzo	8%	4+	\$77,700	LIFE	**	5	\$24,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Various Corridors</i>								
Vinyl Tile	15%			2035	**	3	\$22,000	
Vinyl Tile 9" X 9"	20%	Now	\$92,000	2025		3	\$29,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Wood	25%	0-2	\$344,500	2045	**	5	\$91,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$278,400	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement C-6, C-25 And Boiler Room</i>								
Ceramic Tile	7%			2039		**	\$28,800	
Concrete Masonry Unit	5%			LIFE		**	\$16,500	
Masonry: Brick	25%	Now	\$214,400	LIFE		**		
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	3%			LIFE		**	\$4,900	
Plaster	50%	Now	\$176,500	LIFE		**	\$61,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Room 307 And Stair Bulkheads On Main Roof</i>								
Ceilings								
AcousTile,Adhered	20%	4+	\$77,700	2035		**	\$39,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%			2043		**	\$58,700	
Exposed Concrete	5%	Now	\$67,200	LIFE		**	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Boiler Room</i>								
Exposed Struc: Steel	5%			LIFE		**	\$39,100	
Plaster	30%	Now	\$164,500	LIFE		**	\$73,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 516, 520</i>								
Plaster	25%			LIFE		**	\$168,100	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2050		**		
Iron Picket	20%			2050		**		
Free Standing Walls								
Cast in Place Concrete	100%			2065		**		
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035		**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2035	**			
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Pavers/Stone	10%	Now	\$2,200	2033	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Entry Stairs On West Elevation**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Entry Stairs On West Elevation*

Parking/Driveway

Cast in Place Concrete	100%			2035	**			
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Activity Yard

Asphalt	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$89,700	5	\$1,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	90%			2030	\$469,600	5	\$6,000	
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Molded Case Bkrs	10%			2050	**	5	\$700	
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Raceway

Conduit	90%			2030	\$555,400	1		
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Conduit	10%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$600	
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Fused Knife Sw	5%			2029	\$25,500	5	\$300	
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Molded Case Bkrs	15%			2038	**	5	\$1,000	
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Molded Case Bkrs	70%			2029	\$357,500	5	\$4,700	
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Wiring

Braided Cloth	70%			2029	\$582,700	1		
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Thermoplastic	30%			2050	**	1		
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Motor Controllers

Locally Mounted	50%			2028	\$122,900	5	\$900	
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Locally Mounted	50%	Now	\$2,500	2035	**	5	\$400	
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*Not Functioning, Extent : Light, Area Affected : 2%**Location : Penthouse House Exhaust 1a And Gymnasium Exhaust*

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$7,500	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2030	\$588,500	10	\$229,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
Egress Lighting								
Emergency, Service	10%			2030	\$13,400	1		
Emergency, Battery	40%	Now	\$14,700	2030	\$146,900			
<i>Not Functioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	40%			2025	\$29,400	1		
Exit, Battery	10%			2025	\$25,100	10	\$1,700	
Exterior Lighting								
HID	50%			2030	\$514,100	10	\$400	
HID	50%	Now	\$154,200	2030	\$514,100			
<i>Damaged Fixtures, Extent : Light, Area Affected : 30%</i>								
<i>Location : Building Perimeter</i>								
Alarm								
Security System								
Generic	50%			2030	\$411,800	1	\$47,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	50%	Now	\$41,200	2035	**	1	\$42,900	
<i>Devices Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$157,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2030	\$501,100	5	\$79,000	

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2028	\$1,650,300	1	\$252,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Oil Fired Steam Boilers</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$112,800	2030	\$1,127,500			
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Defective Steam Traps, Control Valves And Thermostats</i>								
<hr/>								
Terminal Devices								
Air Handler	50%			2025	\$1,792,800	1	\$78,800	
Convactor/Radiator	50%			2028	\$682,600	1	\$41,200	
<hr/>								
Air Conditioning								
Conversion Equipment Window/Wall Unit No Component	75%			2025	\$398,500	1		
	25%							
<hr/>								
Dehumidifier								
Generic	100%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Presently Used Pending Construction Completion</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$235,000	LIFE	**	2-5	\$142,200	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Pool Area Ductwork In Basement</i>								
<i>Damaged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Penthouse Fan Rooms - Deteriorated Flexible Ductwork Connections</i>								
<hr/>								
Exhaust Fans								
Interior	100%	Now	\$181,400	2025	\$907,200	2	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse Fan Rooms - Defective Blower And Exhaust Fan Motors; Severely Deteriorated Fan Drive Systems - Bearings, Belts Etc.</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$111,900	2028	\$1,118,900	1		
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cafeteria And Basement</i>								
<hr/>								
Water Heater								
Electric	100%			2025	\$224,600	4	\$2,200	
<hr/>								
HW Heat Exchanger								
Steam Fired	100%			2030	\$406,100	4	\$37,800	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK
Asset # : 1222

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	0-2	\$10,600	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 403</i>								
Sump Pump(s)								
Non-Submersible	25%			2025	\$9,700	4	\$2,000	
Submersible	75%			2021	\$6,500	4	\$6,100	
Pool Filter/Treatment Sand	100%			2043	**	4		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Under Construction.</i>								
Fixtures								
Generic	20%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Generic	80%							
Vertical Transport								
Elevators								
Gearless Traction	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 3rd Floor And Basement To Street</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$3,600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE
Address : 3787 BEDFORD AVE. BTWN: QUENTIN RD., AVE. P
Borough : BROOKLYN **Agency's Number** : K425
Program / Asset # : BOE0625.010 / 4477 **Yr Built/Renovated** : 1925 / 2001
Area Sq Ft : 1,800 **Project Type** : EDUCATION
Date of Survey : 22-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6788 **Lot** : 1 **BIN** : 3182721

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$119,900
Total		\$119,900
Importance Code A		\$119,900
Total		\$119,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,200			
Interior Architecture	\$7,500			
Electrical				
Mechanical	\$3,100	\$300	\$200	\$200
Total	\$34,700	\$300	\$300	\$200
Importance Code A	\$27,200	\$200	\$200	\$200
Importance Code B	\$7,200	\$100	\$100	\$100
Importance Code C	\$300			
Total	\$34,700	\$300	\$300	\$200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE

Asset # : 4477

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$21,600		
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>									
<i>Location : All Elevations</i>									
Pre-Cast Concrete	5%			LIFE	**	5	\$3,700		
Windows									
Aluminum	100%			2046	**	5	\$4,100		
Parapets									
Masonry: Brick	95%			LIFE	**	5-10	\$10,500		
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000		
Roof									
Built-Up (BUR)	100%			2030	\$119,900	10	\$8,300		
Interior									
Floors									
Cast in Place Concrete	95%	4+	\$2,300	LIFE	**	5	\$9,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Mosaic Tile	5%			2035	**	5	\$600		
Interior Walls									
Ceramic Tile	60%	Now	\$100	2033	**	5	\$100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	30%			LIFE	**	5	\$100		
Plaster	10%	Now	\$100	LIFE	**	5			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement</i>									
Ceilings									
Plaster	100%			LIFE	**	5-10	\$7,600		
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%			2050	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2035	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	100%			2030	\$14,800	1			
Panelboards									
Molded Case Bkrs	100%			2038	**	5			

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE

Asset # : 4477

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Wiring

Braided Cloth	80%			2029	\$15,800	1	
Thermoplastic	20%			2050	**	1	

Lighting

Interior Lighting

Fluorescent	100%			2038	**	10	\$1,700
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil	100%			2040	**	5	\$600
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No. 2 Fuel Oil, Extent : Light, Area Affected : 100%

Location : Vault

Other Observation, Extent : Light, Area Affected : 100%

Location : Under Ground

Explanation : Two 275 Gallon Tanks

Conversion Equipment

Steam Boiler	50%	Now	\$2,900	2028	\$5,800	1	\$800
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Corroded, Extent : Moderate, Area Affected : 50%

Location : Boiler Feed Water Tank, Basement

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One Steam Boiler

Steam Boiler	50%			2028	\$5,800	1	\$900
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Distribution

Steam Piping/Pump	100%			2030	\$8,000		
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Terminal Devices

Convactor/Radiator	100%			2028	\$9,600	1	\$600
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Plumbing

H/C Water Piping

Galvanized Steel	80%			2035	**	1	
Galvanized Steel	20%			2028	\$1,600	1	

HW Heat Exchanger

Steam Fired	100%			2030	\$2,900	4	\$300
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Sanitary Piping

Cast Iron	100%			LIFE	**	1	
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1	
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Fixtures

Generic	100%						
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Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Location : 1st Floor

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE
Asset # : 4477

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JAMES MONROE HIGH SCHOOL - BX
Address : 1300 BOYNTON AVE. @ E. 172 ST.
Borough : BRONX **Agency's Number** : X420
Program / Asset # : BOE0323.000 / 353 **Yr Built/Renovated** : 1925 / 2000
Area Sq Ft : 261,433 **Project Type** : EDUCATION
Date of Survey : 06-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 3864 **Lot** : 1 **BIN** : 2027459

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$783,800	\$2,137,300
Interior Architecture	\$1,726,100	\$445,900
Electrical	\$744,900	\$3,939,700
Mechanical	\$2,909,000	\$2,943,900
Total	\$6,163,800	\$9,466,700
Importance Code A	\$783,800	\$2,227,000
Importance Code B	\$5,335,500	\$7,161,900
Importance Code C	\$44,500	\$77,900
Total	\$6,163,800	\$9,466,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$45,300		\$30,900
Interior Architecture	\$57,000	\$8,800	\$29,900	\$46,500
Electrical	\$146,800	\$8,000	\$10,500	\$8,500
Mechanical	\$20,600	\$13,600	\$33,300	\$59,000
Site Enclosure	\$900			
Site Pavements	\$18,700			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$253,800	\$85,600	\$83,500	\$154,700
Importance Code A		\$45,300		\$31,400
Importance Code B	\$246,200	\$40,300	\$73,200	\$123,300
Importance Code C	\$7,600		\$10,300	
Total	\$253,800	\$85,600	\$83,500	\$154,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$67,900	
Masonry: Brick	85%	Now	\$476,300	LIFE	**	5	\$147,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation, Mechanical Penthouse On Roof</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,500	
Granite Panels	5%			LIFE	**	5	\$6,500	
Windows								
Aluminum	50%	Now	\$307,500	2045	**	5	\$34,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Glass Block	48%			LIFE	**	5	\$41,200	
Metal Louvers	2%			2032	**	10	\$17,200	
Parapets								
Copper/Terne	5%			2049	**	5	\$8,000	
Masonry: Brick	80%			LIFE	**	5	\$26,300	
Metal Security Bars	10%			2057	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$10,300	
Roof								
Built-Up (BUR)	65%			2029	\$1,446,600	10	\$99,800	
Copper/Terne	7%			2044	**	10	\$26,900	
Metal Panel	10%			2042	**	10	\$28,200	
Modified Bitumen	15%			2029	\$333,800	10	\$23,000	
Skylight, Metal/Glass	3%			2039	**	10	\$15,400	
Interior								
Floors								
Asphalt Poured	5%	Now	\$28,600	2049	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$85,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%			2038	**	5	\$39,100	
Mosaic Tile	5%			2034	**	5	\$48,900	
Quarry Tile	3%			2042	**	5	\$17,600	
Terrazzo	5%			LIFE	**	5	\$15,300	
Vinyl Tile	5%	Now	\$8,900	2034	**	3	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 505</i>								
Vinyl Tile	40%			2024	\$1,420,900	3	\$78,300	
Wood	17%			2044	**	5	\$124,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$20,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,200	
Glass Block	2%			LIFE	**			
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	63%	4+	\$44,500	LIFE	**	5	\$77,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout And Stairwell 5</i>								
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$97,800	
Exposed Concrete	5%	Now	\$67,200	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Coal Bunker</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Beam Under Pool</i>								
Plaster	50%			LIFE	**	5	\$122,300	
Plaster	5%			LIFE	**	5	\$12,200	
Plaster	15%	Now	\$82,200	LIFE	**	5	\$36,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Under Auditorium Balcony</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Auditorium Balcony</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 5</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%	4+	\$900	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Parking Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Corner Of Site</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,900	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corner Of Boynton Avenue And E. 172nd Street</i>								

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	55%	2-4	\$1,200	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Side Of School</i>								
Cast in Place Concrete	40%			2034		**		
Pavers/Stone	5%			2032		**		
Parking/Driveway								
Asphalt	70%	4+	\$5,500	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Parking Lot</i>								
Cast in Place Concrete	30%			2042		**		
Activity Yard								
Asphalt	35%			2032		**		
Cast in Place Concrete	35%			2034		**		
Rubber Matting	30%			2029	\$9,100			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$89,700	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 1800 Amperes And 1400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$521,800	5	\$1,100	
Raceway								
Conduit	100%			2029	\$617,100	1		
Panelboards								
Fused Disc Sw	10%			2028	\$51,100	5	\$600	
Fused Knife Sw	5%	2-4	\$25,500	2054		**	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	5%	2-4	\$25,500	2054		**	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	40%			2028	\$204,300	5	\$2,800	
Molded Case Bkrs	40%	Now	\$102,100	2037		**	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Malfunction</i>								

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	62%	2-4	\$516,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	38%			2029	\$316,300	1		
Motor Controllers								
Locally Mounted	80%			2027	\$196,600	5	\$1,400	
Locally Mounted	10%	2-4	\$24,600	2049	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	10%			2034	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	**	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	87%			2029	\$535,600	10	\$208,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	3%			2029	\$13,400	10	\$300	
LED	10%	Now	\$26,700	2034	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Lobby</i>								
<i>Explanation : Malfunction</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$188,200	10	\$31,600	
Exit, Service	50%			2029	\$37,600	1		
Exterior Lighting								
HID	10%			2029	\$105,400	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$29,900	2044	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Located On Chimney Stack</i>								
Alarm								

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$126,700	2034	**	1	\$26,400	
<i>Cameras Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$867,300	1-3	\$48,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Horns, Smoke Detectors And Alarm Bells</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Conversion Equipment								
Under Construction	100%							
<hr/>								
Distribution								
Steam Piping/Pump	100%			2039	**			
<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<hr/>								
Terminal Devices								
Air Handler	50%			2024	\$1,838,100	1	\$80,800	
Convactor/Radiator	50%			2027	\$699,800	1	\$42,200	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	60%			2024	\$326,900	1		
No Component	40%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,800	

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	30%	Now	\$139,500	2029	\$279,000	2	\$1,900	
	<i>Broken, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : roof penthouse and basement</i>							
Interior	65%			2024	\$604,600	2	\$5,200	
Roof	5%			2024	\$21,700	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2029	\$1,364,200	1		
Galvanized Steel	30%			2027	\$344,100	1		
Water Heater								
Electric	10%			2024	\$23,000	4	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : For Kitchen</i>							
Under Construction	90%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Two New Gas Fired</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$39,900	4	\$8,300	
Pool Filter/Treatment								
Sand	100%			2027		4		
Sewage Ejector(s)								
Electric	100%			2029	\$75,300	4	\$15,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Two Units From Basement To 5th Floor, Two Units From Basement To 1st Floor</i>							
	<i>Explanation : Service Elevators Not Working</i>							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$76,800	1-2	\$2,200	
Chemical System								
No Component	98%							
Generic	2%			2024	\$600	1-3	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : Kitchen Hood</i>							

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX
Asset # : 353

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JAMES MONROE HIGH SCHOOL - BX ANNEX
Address : 1551 EAST 172ND STREET @ BOYNTON AVE.
Borough : BRONX **Agency's Number** : X423
Program / Asset # : BOE1102.000 / 14453 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 148,367 **Project Type** : EDUCATION
Date of Survey : 06-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3864 **Lot** : 12 **BIN** : 2830385

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$155,300	\$244,800
Interior Architecture	\$193,800	\$256,100
Electrical	\$147,700	
Mechanical	\$205,300	\$3,816,100
Total	\$702,100	\$4,317,000
Importance Code A	\$155,300	\$594,200
Importance Code B	\$428,100	\$3,630,700
Importance Code C	\$118,600	\$92,100
Total	\$702,100	\$4,317,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,200		\$18,800
Interior Architecture		\$48,600	\$40,400	
Electrical	\$19,800	\$13,400	\$8,700	\$13,000
Mechanical	\$17,900	\$13,800	\$79,300	\$13,800
Site Enclosure	\$300			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$47,800	\$89,700	\$138,300	\$55,400
Importance Code A	\$7,300	\$11,500	\$7,300	\$26,400
Importance Code B	\$40,500	\$78,300	\$96,100	\$29,000
Importance Code C			\$34,900	
Total	\$47,800	\$89,700	\$138,300	\$55,400



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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX

Asset # : 14453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%			LIFE	**	5	\$156,500	
Pre-Cast Concrete	7%			LIFE	**	5	\$38,300	
Windows								
Aluminum	100%			2045	**	5	\$34,600	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$6,400	
Metal Rail	5%			2042	**	5-10	\$6,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,800	
Roof								
IRMA/Protected Membrane	10%			2034	**	10	\$13,300	
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof Over First Floor</i>						
IRMA/Protected Membrane	70%			2034	**	10	\$93,200	
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Over Fourth Floor</i>						
Metal Panel	20%			2042	**	10	\$48,800	
Soffits								
Metal Panel	100%			2049	**	5-10	\$68,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$48,600	
Ceramic Tile	5%			2038	**	5	\$11,100	
Quarry Tile	5%			2042	**	5	\$16,700	
Vinyl Tile	70%			2034	**	3	\$58,300	
Wood	10%			2057	**	5	\$41,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	25%			2038	**	5	\$69,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,200	
Folding Partition	5%	Now	\$118,600	2045	**	5	\$17,400	
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						
Gypsum Board	55%			LIFE	**	5	\$92,100	
Ceilings								
AcousTileSusp.Lay-In	70%			2042	**	5	\$150,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$26,800	
Metal Panel	15%			LIFE	**	5	\$40,300	

Site Enclosure

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX

Asset # : 14453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	3%			2064	**			
Chain Link	10%			2049	**			
Iron Picket	85%			2064	**			
Masonry: Brick	2%			2049	**			
Retaining Walls								
Cast in Place Concrete	50%	Now	\$300	2064	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Top Of Entry Walkway Walls At Rail Posts</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Top Of Entry Walkway Walls At Rail Posts</i>								
Concrete Masonry Unit	50%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Cast in Place Concrete	85%			2042	**			
Pavers/Stone	15%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2042	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,000 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$600	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	20%			2045	**	5	\$700	
Molded Case Bkrs	80%			2045	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX

Asset # : 14453

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	Now	\$6,100	2042	**	5	\$500	
		<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gymnasium Partition Wall</i>						
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$45,700	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Main Tank	100%			2057	**	5	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : No Nameplate Rating Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	95%	Now	\$6,600	2034	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2034	**	10	\$2,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
HID	3%	Now	\$800	2034	**			
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$4,400	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX

Asset # : 14453

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2034

**

1

\$16,600

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Outside

Explanation : Surveillance Cameras

Fire/Smoke Detection

No Component

70%

Generic, Digital

30% Now

\$147,700

2034

**

1-3

\$24,900

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Throughout

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2049

**

1

Conversion Equipment

Furnace

100%

2029

\$349,400

1

\$73,400

Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 12 Rooftop Units

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

90%

Now

\$142,000

2027

\$2,839,800

2

\$6,500

Other Observation, Extent : Severe, Area Affected : 100%

Location : Roof

Explanation : Controls Not Working, Units Run On Manual

Split Unit

2%

Now

\$63,300

2039

**

Broken, Extent : Severe, Area Affected : 10%

Location : Roof Serving Electrical Main Service Room

Split Unit

8%

2029

\$253,400

Distribution

Ductwork/Diffusers

100%

LIFE

**

2

\$193,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$82,700

Exhaust Fans

Roof

100%

2029

\$246,300

2

\$4,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JAMES MONROE HIGH SCHOOL - BX ANNEX

Asset # : 14453

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2049	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hot Water Booster Pumps</i>								
Water Heater Gas Fired	100%			2027	\$90,500	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2034	**	1	\$9,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler Generic	100%			2049	**	1-2	\$41,600	
Fire Pump Generic	100%			2038	**	1	\$27,700	
Chemical System No Component Generic	98%			2027	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JANE ADDAMS VOCATIONAL H.S. - BX
Address : 900 TINTON AVENUE BTWN: EAST 163 ST., EAST 161 ST.
Borough : BRONX **Agency's Number** : X650
Program / Asset # : BOE0334.000 / 350 **Yr Built/Renovated** : 1937 / 2015
Area Sq Ft : 129,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2668 **Lot** : 1 **BIN** : 2004807

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$674,900	\$936,200
Interior Architecture	\$288,300	\$135,400
Electrical	\$211,300	\$1,199,300
Mechanical	\$32,000	\$1,436,100
Total	\$1,206,500	\$3,707,100
Importance Code A	\$674,900	\$981,100
Importance Code B	\$461,000	\$2,687,500
Importance Code C	\$70,700	\$38,500
Total	\$1,206,500	\$3,707,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,400	\$3,200		
Interior Architecture	\$82,600		\$33,900	\$3,000
Electrical	\$28,800	\$14,200	\$14,700	\$20,200
Mechanical	\$90,500	\$27,900	\$34,100	\$24,800
Site Pavements	\$4,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$259,400	\$53,200	\$90,600	\$55,900
Importance Code A	\$58,200	\$16,000	\$12,800	\$12,800
Importance Code B	\$167,800	\$37,200	\$77,800	\$40,200
Importance Code C	\$33,400			\$3,000
Total	\$259,400	\$53,200	\$90,600	\$55,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$241,000	
Masonry: Brick	10%			LIFE	**	5	\$34,400	
Masonry: Limestone	20%			LIFE	**	5	\$51,600	
Windows								
Aluminum	97%	4+	\$419,300	2046	**	5	\$23,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2039	**	10	\$9,100	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$138,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Masonry: Limestone	8%			LIFE	**	5-10	\$21,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Metal Rail	2%			2047	**	5-10	\$8,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Roof								
Built-Up (BUR)	70%			2030		10	\$49,300	
Copper/Terne	20%			2058	**	10	\$35,200	
Modified Bitumen	8%			2035	**	10	\$5,600	
Skylight, Metal/Glass	2%			2040	**	10	\$4,700	
Interior								
Floors								
Ceramic Tile	5%	4+	\$20,100	2039	**	5	\$4,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Girls And Womens Toilet</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Womens Toilet</i>								
Quarry Tile	5%			2043	**	5	\$14,500	
Terrazzo	10%	4+	\$48,100	LIFE	**	5	\$15,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Near Exit 11 Staircase C</i>								
Vinyl Tile	70%			2035	**	3	\$50,900	
Wood	10%			2045	**	5	\$36,300	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$5,900	
Masonry: Brick	5%			LIFE	**	10	\$3,000	
Marble Panels	2%			LIFE	**	10	\$1,600	
Plaster	65%			LIFE	**	5-10	\$109,200	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$24,700	

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DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$19,400	
Gypsum Board	5%			LIFE	**	5-10	\$33,300	
Metal Panel	5%			LIFE	**	5	\$24,200	
Plaster	75%			LIFE	**	5-10	\$249,800	
Plaster	5%			LIFE	**	5-10	\$16,700	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	50%			2033	**			
Cast in Place Concrete	50%	4+	\$4,200	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 3,000 Ampere And One 1,600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$208,700	5	\$600	
Raceway								
Conduit	97%			2030	\$216,100	1		
Conduit	3%			2060	**	1		
Panelboards								
Fused Disc Sw	9%			2029	\$21,500	5	\$300	
Fused Disc Sw	1%			2055	**	5		
Molded Case Bkrs	88%			2029	\$210,700	5	\$3,000	
Molded Case Bkrs	2%			2055	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$159,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	48%			2030	\$152,900	1		
Thermoplastic	2%			2060	**	1		

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DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$23,500	1	\$39,700	
Generators								
Diesel	100%			2026	\$129,600	1	\$50,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : One 250 Kilowatts</i>					
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$28,800	
Fuel Storage								
Day Tank	50%			2029	\$5,000	5	\$12,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 60 Gallons</i>					
Main Tank	50%			2033	**	5	\$1,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 550 Gallons</i>					
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$113,600	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	4%			2038	**			
Egress Lighting								
Emergency, Service	50%			2038	**	1		
Exit, Service	50%			2025	\$18,600	1		
Exterior Lighting								
HID	20%			2038	**	10	\$100	
HID	10%	Now	\$52,000	2040	**			
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Outside Wall</i>					
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$14,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$23,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells*

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

1%

Now

\$100

2050

* *

1

*Gas Odor Evident, Extent : Severe, Area Affected : 1%**Location : Gas Pipe On Side Of Boiler No.1 Boiler Room*

Interruptible Gas/Dual Fuel

99%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$127,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. 2 Heat Exchangers To Convert Hot Water For Heating Devices*

Distribution

Hot Wtr Piping/Pump

20%

2038

* *

4

\$1,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Air Handlers**Explanation : Glycol System, Basement Only*

Steam Piping/Pump

10%

0-2

\$34,200

2050

* *

*Steam Traps Faulty, Extent : Moderate, Area Affected : 75%**Location : And Defective Thermostats, Throughout.*

Steam Piping/Pump

70%

2040

* *

Terminal Devices

Air Handler

4%

0-2

\$3,600

2030

\$72,600

1

\$2,900

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : The Unit For Gymnasium.*

Air Handler

16%

2030

\$290,200

1

\$12,800

Convector/Radiator

5%

0-2

\$1,700

2035

* *

1

\$1,900

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : At Pipe Connections, Various Locations.*

Convector/Radiator

40%

2035

* *

1

\$16,700

Fan Coil Unit/Heat

20%

2025

\$386,400

1

\$8,300

Unit Heater - Steam

15%

2025

\$69,200

4

\$2,700

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Split Unit	5%			2030	\$137,700		
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Units, Computer Room And Laboratories.</i>								
	Window/Wall Unit	15%			2028	\$40,300	1	
	No Component	80%						
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2030	\$24,500	1	\$2,100
	No Component	95%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2030	\$2,600	2	\$4,500
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$113,900
Exhaust Fans								
	Interior	18%	0-2	\$4,100	2030	\$82,600	2	\$600
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
	Interior	42%			2030	\$192,800	2	\$1,700
	Roof	12%	0-2	\$2,600	2025	\$25,700	2	\$400
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
	Roof	28%			2025	\$60,000	2	\$1,100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	10%	2-4	\$3,100	2025	\$7,900	2	\$200
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Gas Fired	90%			2025	\$70,800	2	\$1,700
Sanitary Piping								
	Cast Iron	30%	0-2	\$5,700	LIFE	**	1	
<i>Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
	Cast Iron	70%			LIFE	**	1	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JANE ADDAMS VOCATIONAL H.S. - BX
Asset # : 350

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	20%	0-2	\$1,100	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : The Lower Roof</i>						
	Cast Iron	80%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2035	**	1	\$7,900
	Fixtures							
	Generic	100%						
		<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Various Locations</i>						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
	Standpipe							
	Generic	100%			2040	**	1-5	\$65,000
	Sprinkler							
	No Component	85%						
	Generic	15%			2040	**	1-2	\$5,400
	Fire Pump							
	Generic	100%			2033	**	1	\$24,100
	Chemical System							
	No Component	99%						
	Generic	1%			2028	\$300	1-3	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JOHN ADAMS HIGH SCHOOL - Q
Address : 101-01 ROCKAWAY BLVD.
Borough : QUEENS **Agency's Number** : Q480
Program / Asset # : BOE0885.000 / 1477 **Yr Built/Renovated** : 1930 / 2012
Area Sq Ft : 261,450 **Project Type** : EDUCATION
Date of Survey : 06-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,atc
Block : 9522 **Lot** : 29 **BIN** : 4201987

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,624,700	\$556,300
Interior Architecture	\$1,894,900	\$1,191,900
Electrical	\$41,600	\$2,972,900
Mechanical	\$3,081,400	\$3,317,200
Total	\$6,642,600	\$8,038,300
Importance Code A	\$1,624,700	\$2,338,100
Importance Code B	\$4,802,500	\$5,170,100
Importance Code C	\$215,400	\$530,100
Total	\$6,642,600	\$8,038,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,700		
Interior Architecture	\$32,800	\$46,300	\$7,300	\$9,800
Electrical	\$19,700	\$46,400	\$8,900	\$7,300
Mechanical	\$66,500	\$43,800	\$59,000	\$41,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,000	\$147,200	\$79,200	\$62,000
Importance Code A	\$25,900	\$33,200	\$25,900	\$25,900
Importance Code B	\$97,100	\$114,000	\$53,300	\$36,200
Importance Code C				
Total	\$123,000	\$147,200	\$79,200	\$62,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$747,800	LIFE	**	5	\$168,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornices</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornices</i>								
<i>Explanation : Netting In Place</i>								
Masonry: Brick	80%			LIFE	**	5	\$215,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Courtyard</i>								
Masonry: Granite	5%			LIFE	**	5	\$10,100	
Masonry: Limestone	5%			LIFE	**	5	\$10,100	
Stucco Cement	2%			2032	**	5	\$13,400	
Windows								
Aluminum	95%			2043	**	5	\$149,700	
Glass Block	3%			LIFE	**	5	\$3,000	
Wood	2%	Now	\$94,400	2052	**	5	\$15,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$95,700	LIFE	**	5	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%			LIFE	**	5	\$39,700	
Masonry: Limestone	2%			LIFE	**	5	\$1,100	
Roof								
Built-Up (BUR)	90%	Now	\$612,000	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Gymnasium</i>								
Copper/Terne	10%			2055	**	10	\$58,700	

Interior

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Floors

Cast in Place Concrete	20%			LIFE	**	5	\$170,700	
Ceramic Tile	3%			2030	\$242,200	5	\$11,700	
Mosaic Tile	2%			2032	**	5	\$19,500	
Terrazzo	5%			LIFE	**	5	\$15,200	
Vinyl Tile	15%			2035	**	3	\$22,000	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Corridors

Vinyl Tile 9" X 9"	35%			2022	\$1,606,300	3	\$51,200	
Wood	20%			2042	**	5	\$146,300	

Interior Walls

Cast in Place Concrete	5%	Now	\$215,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Exterior Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Pool Wall</i>								
Ceramic Tile	5%			2030	\$469,800	5	\$15,900	
Masonry: Brick	15%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	63%			LIFE	**	5	\$60,300	
SGFT/Glazed Masonry	10%			LIFE	**			

Ceilings

AcousTile,Adhered	10%			2032	**	5	\$39,000	
AcousTileSusp.Lay-In	5%			2044	**	5	\$19,500	
Exposed Concrete	10%			LIFE	**	5	\$6,100	
Metal Panel	3%			LIFE	**	5	\$14,600	
Plaster	70%			LIFE	**	5	\$170,700	
Plaster	2%	Now	\$32,800	LIFE	**	5	\$4,900	

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Stair 3/4

Paint Peeling, Extent : Severe, Area Affected : 50%

Location : Stair 3/4

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$89,700	5	\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 2500 Amperes

Switchgear / Switchboard

Fused Disc Sw	95%			2027	\$495,700	5	\$1,100	
Fused Disc Sw	5%			2047	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2027	\$555,400	1	
	Conduit	10%			2047	**	1	
Panelboards								
	Fused Disc Sw	5%			2026	\$25,500	5	\$300
	Fused Disc Sw	5%			2043	**	5	\$300
	Molded Case Bkrs	60%			2026	\$306,400	5	\$4,100
	Molded Case Bkrs	30%			2035	**	5	\$2,100
Wiring								
	Braided Cloth	5%	2-4	\$41,600	2052	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	Thermoplastic	85%			2037	**	1	
	Thermoplastic	10%			2027	\$83,200	1	
Motor Controllers								
	Locally Mounted	50%			2025	\$122,900	5	\$900
	Locally Mounted	50%			2040	**	5	\$900
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,800
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
	Fluorescent	97%			2027	\$597,200	10	\$232,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	1%			2032	**	10	\$2,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
	<i>Explanation : Compact Fluorescent Lighting Fixtures</i>							
	HID	1%			2022	\$4,500	10	\$100
	Incandescent	1%			2022	\$31,000	2	\$100
Egress Lighting								
	Emergency, Battery	50%			2035	**	10	\$31,600
	Exit, Service	50%			2035	**	1	
Exterior Lighting								
	HID	20%			2027	\$210,800	10	\$200
	No Component	80%						
Alarm								

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2027

\$253,400

1

\$29,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement, Hallways And Outside**Explanation : CCTV Surveillance System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$48,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Toilets, Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2027

\$513,800

5

\$81,000

Conversion Equipment

Steam Boiler

100%

2025

\$1,692,000

1

\$258,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

* *

4

\$19,300

Terminal Devices

Air Handler

20%

2022

\$735,300

1

\$32,300

Convector/Radiator

50%

2025

\$699,800

1

\$42,200

Fan Coil Unit/Heat

30%

Now

\$117,500

2022

\$1,174,700

1

\$22,800

*Not in Service, Extent : Severe, Area Affected : 25%**Location : Throughout***Air Conditioning**

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Split Unit

5%

2035

* *

*Other Observation, Extent : Light, Area Affected : 5%**Location : Outside Of Clinic**Explanation : R-410a Refrigerant*

Window/Wall Unit

10%

2022

\$54,500

1

No Component

85%

Terminal Devices

Fan Coil - 2 Pipe

5%

2035

* *

1

\$4,200

No Component

95%

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DEPARTMENT OF EDUCATION - 040
JOHN ADAMS HIGH SCHOOL - Q
Asset # : 1477

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	5%			2035	**	2	\$9,100
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,800
Exhaust Fans								
	Interior	95%			2022	\$883,700	2	\$7,600
	Roof	5%			2027	\$21,700	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$229,400	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$38,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$10,900	LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Boiler Room</i>								
<i>Explanation : Water Backs Up At Cafeteria And Boiler Room When It Rains</i>								
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$5,500
Pool Filter/Treatment								
	Sand	100%			2025		4	
Sewage Ejector(s)								
	Electric	100%			2022	\$75,300	4	\$15,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2027	\$76,800	1-2	\$2,200
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JOHN BOWNE HIGH SCHOOL - Q
Address : 63-25 MAIN ST. FLUSHING @ REEVES AVE.
Borough : QUEENS **Agency's Number** : Q425
Program / Asset # : BOE0873.000 / 1493 **Yr Built/Renovated** : 1964 / 2009
Area Sq Ft : 271,000 **Project Type** : EDUCATION
Date of Survey : 16-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6507 **Lot** : 1 **BIN** : 4439900

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$845,300	\$1,628,700
Interior Architecture	\$3,407,400	\$545,700
Electrical	\$860,300	\$1,989,900
Mechanical	\$314,200	\$5,096,200
Total	\$5,427,300	\$9,260,500
Importance Code A	\$845,300	\$3,472,300
Importance Code B	\$4,582,000	\$5,605,200
Importance Code C		\$183,000
Total	\$5,427,300	\$9,260,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,700	\$23,700		\$22,700
Interior Architecture	\$24,000	\$14,800		\$44,300
Electrical	\$33,100	\$30,100	\$29,200	\$66,100
Mechanical	\$175,300	\$70,400	\$142,800	\$70,700
Site Enclosure	\$10,500			
Site Pavements	\$54,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$348,000	\$142,900	\$176,000	\$207,800
Importance Code A	\$73,500	\$50,500	\$26,800	\$50,100
Importance Code B	\$222,200	\$92,400	\$149,200	\$157,700
Importance Code C	\$52,300			
Total	\$348,000	\$142,900	\$176,000	\$207,800



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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	**	5	\$157,400	
Masonry: Brick Cavity	5%			LIFE	**	5	\$11,200	
Masonry: Brick Cavity	3%	Now	\$27,000	LIFE	**	5	\$6,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exits 5/6, 7/8, 9/10</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exits 5/6, 7/8, 9/10</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Minor Brick Bulging</i>								
Metal/Glass Curt Wall	15%			LIFE	**	5	\$63,200	
Metal Sect. OHD	2%			2042	**	5	\$14,100	
Window Wall	5%			2049	**	5	\$42,200	
Windows								
Aluminum	98%			2051	**	5	\$39,300	
Metal Louvers	2%			2038	**	10	\$5,000	
Parapets								
Masonry: Brick Cavity	58%			LIFE	**	5	\$9,800	
Masonry: Brick Cavity	5%			LIFE	**	5	\$800	
Metal Panel	5%			2049	**	5	\$3,300	
Metal Rail	30%			2042	**	5-10	\$91,400	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,100	
Roof								
Built-Up (BUR)	60%	Now	\$526,600	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
Built-Up (BUR)	5%			2037	**	10	\$15,100	
Copper/Terne	5%			2057	**	10	\$37,900	
Modified Bitumen	30%	Now	\$263,300	2029			\$1,316,400	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Auditorium, Corridors</i>								
Soffits								
Stucco Cement	100%			2042	**	5	\$33,300	
Interior								

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$103,400	
Ceramic Tile	3%	4+	\$14,700	2038	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Terrazzo	2%	4+	\$9,400	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Lobby</i>								
Vinyl Tile	5%	Now	\$214,500	2039	**	3	\$8,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	10%			2037	**	3	\$17,700	
Vinyl Tile	15%			2034	**	3	\$26,600	
Vinyl Tile 9" X 9"	50%	0-2	\$277,900	2024	\$2,778,900	3	\$88,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cross Corridor</i>								
Wood	5%	0-2	\$41,600	2057	**	5	\$22,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stage</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$24,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$12,000	
Masonry: Brick	3%			LIFE	**			
Plaster	55%			LIFE	**	5	\$99,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs 1/2, 5/6, 7/8, 9/10</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	2%			LIFE	**	5	\$48,000	
Ceilings								
AcousTileSusp.Lay-In	40%			2046	**	5	\$189,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 324, 354</i>								
AcousTileSusp.Lay-In	5%			2034	**	5	\$23,600	
Exposed Concrete	30%			LIFE	**	5	\$22,200	
Exposed Struc: Steel	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Fiber Board	5%			2029	\$164,800			
Metal Panel	5%			LIFE	**	5	\$29,500	
Plaster	10%			LIFE	**	5	\$29,500	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Fence/Gates									
Chain Link	25%			2049	**				
Iron Picket	75%	4+	\$10,500	2064	**				
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Street</i>									
Free Standing Walls									
Masonry: Brick	100%			2049	**				
Retaining Walls									
Cast in Place Concrete	100%			2079	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$12,700	2042	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Reeves Avenue And Main Street</i>									
On-Site Walkways									
Asphalt	80%	4+	\$4,900	2038	**				
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various</i>									
Cast in Place Concrete	20%	4+	\$11,300	2042	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various</i>									
Parking/Driveway									
Asphalt	100%	4+	\$25,600	2038	**				
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Parking</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2029	\$89,700	5	\$1,200		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>									
Transformers									
Dry Type	100%			2034	**	5	\$1,000		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 500 Kilovolt-ampere And 75 Kilovolt-ampere, 480/277/120 Volts</i>									
Switchgear / Switchboard									
Fused Disc Sw	85%			2029	\$443,500	5	\$1,000		
Fused Disc Sw	5%			2039	**	5	\$100		
Molded Case Bkrs	10%			2039	**	5	\$700		

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$555,400	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$51,100	5	\$600	
Molded Case Bkrs	70%			2028	\$357,500	5	\$5,000	
Molded Case Bkrs	20%			2037	**	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$582,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2039	**	1		
Thermoplastic	20%			2029	\$166,500	1		
Motor Controllers								
Locally Mounted	80%			2027	\$196,600	5	\$1,500	
Motor Control Center	20%			2042	**	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$83,400	
Generators								
Natural Gas	100%			2025	\$129,600	1	\$105,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 50 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$10,000	
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$198,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	16%			2034	**	10	\$39,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Emergency, Battery	10%			2024	\$39,000	10	\$6,500	
Exit, Service	40%			2024	\$31,200	1		
Alarm								

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$30,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$50,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$84,000

Conversion Equipment

Steam Boiler

100%

2027

\$1,753,800

1

\$268,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

Distribution

Central Plant Steam

100%

2039

* *

4

\$13,400

Piping/Pmp

Terminal Devices

Air Handler

25%

2029

\$952,700

1

\$41,900

Convactor/Radiator

75%

2034

* *

1

\$65,600

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

70%

2038

* *

1

\$205,300

*R-134a Refrigerant, Extent : Light, Area Affected : 90%**Location : Court Yard AC Room*

Window/Wall Unit

10%

2024

\$56,500

1

No Component

20%

Distribution

CW & CHW Wtr

70%

2055

* *

4

\$9,400

Pipe/Pump

No Component

30%

Terminal Devices

Air Handler/Cool/Ht

70%

2029

\$1,702,000

1

\$117,300

No Component

30%

Heat Rejection

Water Cooling Tower

70%

2033

* *

2

\$190,900

No Component

30%

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DEPARTMENT OF EDUCATION - 040
JOHN BOWNE HIGH SCHOOL - Q
Asset # : 1493

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,100	
Exhaust Fans								
Interior	25%			2029	\$241,000	2	\$2,100	
Roof	75%	Now	\$33,700	2029	\$337,500	2	\$5,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$215,800	2039	**	4	\$26,800	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1 Of 2 Units Not Working In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$11,300	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$20,700	2034	**	4	\$5,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$3,800	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JOHN DEWEY HIGH SCHOOL - BK
Address : 50 AVENUE X @STILLWELL AVE. BTWN: WEST 12 ST., WEST 11 ST.
Borough : BROOKLYN **Agency's Number** : K540
Program / Asset # : BOE0645.000 / 1208 **Yr Built/Renovated** : 1969 / 2015
Area Sq Ft : 300,718 **Project Type** : EDUCATION
Date of Survey : 17-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7185 **Lot** : 20 **BIN** : 3194998

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$4,942,700	\$6,859,900
Interior Architecture	\$1,743,500	\$4,143,100
Electrical	\$541,100	\$2,770,500
Mechanical	\$180,200	\$10,688,600
Site Pavements	\$593,500	\$1,804,400
Total	\$8,001,100	\$26,266,500
Importance Code A	\$4,942,700	\$8,806,000
Importance Code B	\$2,205,900	\$17,336,000
Importance Code C	\$852,500	\$124,500
Total	\$8,001,100	\$26,266,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$36,600		\$44,600	\$33,800
Electrical	\$38,200	\$29,900	\$30,900	\$35,700
Mechanical	\$73,900	\$61,900	\$100,400	\$47,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$152,700	\$95,700	\$179,900	\$120,800
Importance Code A	\$30,400	\$29,800	\$29,800	\$29,800
Importance Code B	\$109,100	\$66,000	\$133,600	\$91,000
Importance Code C	\$13,200		\$16,500	
Total	\$152,700	\$95,700	\$179,900	\$120,800



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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	0-2	\$476,800	LIFE	**	5	\$238,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Painted Surfaces, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%			2050	**	5-10	\$86,200	
Windows								
Aluminum	95%	Now	\$3,805,400	2055	**	5	\$42,500	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
			<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
Steel	5%	Now	\$249,700	2055	**	5	\$28,000	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout.</i>					
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Various Throughout.</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout.</i>					
Parapets								
Masonry: Brick Cavity	95%	2-4	\$106,100	LIFE	**	5	\$43,100	
			<i>Painted Surfaces, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Interior Face Of Parapet Wall</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Interior Face Of Parapet Wall</i>					
Metal Panel	5%			2040	**	5	\$8,800	
Roof								
Built-Up (BUR)	90%			2030	\$5,485,300	10	\$378,600	
Modified Bitumen	10%	Now	\$304,700	2030	\$609,500			
			<i>Blisters, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Auditorium Roof</i>					
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2029	\$306,700	3	\$33,800	
Cast in Place Concrete	10%			LIFE	**	5	\$196,900	
Ceramic Tile	5%			2033	**	5	\$22,500	
Sheet Vinyl/Rubber	3%	0-2	\$85,600	2030	\$427,800	5	\$10,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Terrazzo	5%			LIFE	**	5	\$35,200	
Traffic Topping	2%			2038	**	5	\$11,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Science Laboratories</i>								
Vinyl Tile	5%			2030	\$204,300	3	\$11,300	
Vinyl Tile 9" X 9"	55%	Now	\$291,100	2030	\$2,911,300	3	\$92,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Door Thresholds Throughout</i>								
Wood	10%	Now	\$475,500	2045	**	5	\$42,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dance Studio Room 108</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stage Floor - Auditorium And Gymnasiums</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$32,900	
Concrete Masonry Unit	10%	Now	\$78,100	LIFE	**	5	\$26,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Staircase, Mechanical Penthouses And Various Locations Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$26,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Acoustic Block</i>								
Folding Partition	2%	Now	\$56,000	2038	**	5	\$16,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Plaster	43%	0-2	\$48,500	LIFE	**	5	\$84,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%			LIFE	**	10	\$115,200	

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	2-4	\$43,100	2035	**	5	\$10,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	Now	\$46,900	2035	**	5	\$54,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								
Fiber Board	2%	Now	\$3,000	2030	\$60,500			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Small Gymnasium</i>								
Metal Panel	13%			LIFE	**	5	\$141,100	
Plaster	55%	Now	\$334,600	LIFE	**	5	\$149,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$38,900	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	95%	0-2	\$334,900	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			2035	**			
Parking/Driveway								
Asphalt	100%	0-2	\$219,800	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Traffic Topping	100%			2030	\$1,804,400			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Athletic Field</i>								
<i>Explanation : Athletic Field</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2056	**	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5,000 Ampere Service Switch And Associated Equipment Installed In 2017.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2056	**	5	\$1,300
Raceway								
	Conduit	60%			2030	\$370,300	1	
	Conduit	10%			2050	**	1	
	Conduit	30%			2056	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$51,100	5	\$700
	Molded Case Bkrs	10%			2046	**	5	\$800
	Molded Case Bkrs	80%			2029	\$408,500	5	\$6,300
Wiring								
	Braided Cloth	65%	2-4	\$541,100	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	25%			2040	**	1	
	Thermoplastic	10%			2050	**	1	
Motor Controllers								
	Locally Mounted	98%			2028	\$240,900	5	\$2,000
	Locally Mounted	2%			2043	**	5	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Fan 3 Staircase 2</i>								
<i>Explanation : Variable Frequency Drive Type.</i>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2047	**	1	\$92,500
Generators								
	Natural Gas	100%			2043	**	1	\$116,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor</i>								
<i>Explanation : New Gas Fuel Generator Installed In 2017. Generator Platform Not Accessible.</i>								
Batteries								
	Not Accessible	100%						
Fuel Storage								
	Not Accessible	100%						

Lighting

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$262,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Mostly T-8 Lamps</i>								
HID	3%			2030	\$15,400	10	\$300	
Incandescent	2%			2030	\$71,300	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$36,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	60%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Exterior LED Fixtures Installed In 2018.</i>								
No Component	40%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby</i>								
<i>Explanation : Internet Protocol Digital Video System Type</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$1,330,100	1-3	\$76,400	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2030	\$591,000	5	\$93,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room Vault</i>								
<i>Explanation : Two 20,000 Gallon Tanks</i>								
Conversion Equipment Steam Boiler	100%			2028	\$1,946,200	1	\$297,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Four No. 4 Oil Burning Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$1,329,700			

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%	Now	\$105,700	2025	\$2,114,300	1	\$83,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse And First Floor Fan Rooms</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : First Floor Fan Rooms</i>								
<i>Explanation : Choral Room Exhaust Has Faulty Bearings. HV - 13 Not In Service.</i>								
Convactor/Radiator	50%			2028	\$805,000	1	\$48,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2030	\$255,200	1	\$14,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Kitchen And Cafeteria Air Handlers.</i>								
Split Unit	5%			2035	**			
Window/Wall Unit	80%			2025	\$501,300	1		
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2040	**	4	\$700	
No Component	95%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2030	\$159,700	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Northwest Penthouse Fan Room</i>								
<i>Explanation : Unit Serves The Library</i>								
Air Handler/Cool/Ht	5%			2025	\$160,200	1	\$9,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Fan Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Fan Room</i>								
<i>Explanation : Chilled Water Coils Installed In Ductwork</i>								
No Component	90%							
Heat Rejection								
Dry Cooler	5%			2035	**	2	\$10,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$265,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	40%			2025	\$427,900	2	\$3,700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gymnasium And Auditorium Fan Rooms</i>						
Roof	60%			2025	\$299,600	2	\$5,500	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$1,319,500	1		
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout, Deteriorating Domestic Hot And Cold Water Piping</i>						
Water Heater								
Electric	10%			2023	\$26,500	4	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 50 Gallon Possibly For Kitchen</i>						
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%			2030	\$478,900	4	\$44,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units For Domestic HW Use.</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$45,900	4	\$9,500	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Pit</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Duplex Unit</i>						
Sewage Ejector(s)								
Electric	100%			2025	\$86,600	4	\$18,000	
Backflow Preventer								
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Local Protection For Science Laboratories And Boilers Only</i>						
Generic	10%			2035	**	1	\$1,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
JOHN DEWEY HIGH SCHOOL - BK
Asset # : 1208

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$4,200
Chemical System								
	No Component	98%						
	Generic	2%			2025	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JOHN F. KENNEDY HIGH SCHOOL - BX
Address : WEST 230 ST AND TIBBETT AVE. 99 TERRACE VIEW AVE, MANHATTAN
Borough : BRONX **Agency's Number** : X475
Program / Asset # : BOE0332.000 / 1101 **Yr Built/Renovated** : 1972 / 2011
Area Sq Ft : 477,518 **Project Type** : EDUCATION
Date of Survey : 23-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,s,Ph
Block : 2215 **Lot** : 80 **BIN** : 1064532

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,143,600	\$1,352,800
Interior Architecture	\$4,053,700	\$4,487,200
Electrical	\$2,502,300	\$2,956,500
Mechanical	\$2,460,500	\$3,853,100
Total	\$10,160,000	\$12,649,700
Importance Code A	\$1,298,100	\$4,443,200
Importance Code B	\$6,688,600	\$8,015,900
Importance Code C	\$2,173,300	\$190,600
Total	\$10,160,000	\$12,649,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,800			
Interior Architecture			\$3,800	\$53,400
Electrical	\$41,300	\$61,400	\$37,600	\$37,700
Mechanical	\$57,000	\$92,300	\$142,800	\$88,000
Elevators/Escalators	\$55,100	\$55,100	\$55,100	\$55,100
Total	\$185,200	\$208,900	\$239,300	\$234,200
Importance Code A	\$31,800	\$48,300	\$47,300	\$47,300
Importance Code B	\$153,400	\$160,600	\$192,000	\$186,900
Importance Code C				
Total	\$185,200	\$208,900	\$239,300	\$234,200



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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$701,700	LIFE	**	5	\$217,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$87,700	LIFE	**	5	\$27,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	4%			LIFE	**	5	\$10,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	0-2	\$31,800	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	1%			2040	**	5	\$8,500	
Windows								
Aluminum	100%	Now	\$79,300	2052	**	5	\$17,700	
<i>Vandalism, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	65%	Now	\$67,900	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%	Now	\$66,300	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	40%			2032	**	10	\$85,900	
IRMA/Protected Membrane	60%	Now	\$54,800	2027	\$1,096,900			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	13%	Now	\$44,100	LIFE	**	5	\$173,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	5%	Now	\$126,300	2036	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	0-2	\$121,200	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	0-2	\$776,000	2027	\$3,879,800	3	\$160,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2032	**	3	\$11,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$107,500	2042	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$231,700	2036	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$47,200	
Folding Partition	5%	Now	\$1,336,200	2035	**	5	\$49,100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**			
Plaster	35%	Now	\$117,900	LIFE	**	5	\$82,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$11,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%	Now	\$487,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Limited Areas</i>								

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	40%	Now	\$461,200	2040	**	5	\$116,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$18,100	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	30%	Now	\$244,100	LIFE	**	5	\$108,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$18,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2037	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	40%			2037	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2057	**	5	\$400	
Transformers								
Dry Type	100%			2032	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt-ampere, One 225 Kilovolt-ampere And One 75 Kilovolt-ampere 480/277v Pri - 208/120v Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2037	**	5	\$1,800	
Fused Disc Sw	10%			2057	**	5	\$200	
Raceway								
Conduit	70%			2027	\$648,000	1		
Conduit	10%			2057	**	1		
Conduit	20%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$78,200	5	\$1,100	
Molded Case Bkrs	50%			2026	\$391,000	5	\$6,300	
Molded Case Bkrs	30%			2035	**	5	\$3,800	
Molded Case Bkrs	10%			2052	**	5	\$1,300	
Wiring								
Thermoplastic	70%			2027	\$874,100	1		
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2057	**	1		
Motor Controllers								
Locally Mounted	30%			2025	\$110,600	5	\$1,000	
Locally Mounted	20%			2032	**	5	\$600	
Motor Control Center	30%			2025	\$694,000	5	\$3,900	
Variable Frequency Drive	20%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$146,900	
Generators								
Diesel	100%			2042	**	1	\$184,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 550 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$17,700	
Fuel Storage								
Main Tank	100%			2067	**	5	\$14,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 285 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2032	**	10	\$350,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2037	**	10	\$43,800	
HID	3%			2027	\$24,500	10	\$500	
Incandescent	4%			2022	\$226,500	2	\$400	
LED	3%			2037	**			

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting

Emergency, Service	45%			2032	**	1		
Emergency, Service	5%			2037	**	1		
Emergency, Battery	10%			2027	\$68,800	10	\$11,500	
Exit, Service	5%			2037	**	1		
Exit, Service	35%			2027	\$48,100	1		

Exterior Lighting

HID	100%			2022	\$1,925,400	10	\$1,500	
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Alarm

Security System

No Component	90%							
Generic	10%			2037	**	1	\$17,800	

Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2037	**	1-3	\$29,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4	100%			2037	**	5	\$147,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Sub-basement

Explanation : 3 Tanks Of 20,000 Gallons Each

Conversion Equipment

Steam Boiler	100%	Now	\$154,500	2025	\$3,090,300	1	\$425,600	
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Cracked, Extent : Moderate, Area Affected : 25%

Location : Boilers

Other Observation, Extent : Light, Area Affected : 100%

Location : Sub-basement

Explanation : 4 Units

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$161,600	2037	**	4	\$23,500	
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Leak Evident, Extent : Severe, Area Affected : 10%

Location : Vacuum Pump And Condensate Return Pipe In The Basement

Terminal Devices

Air Handler	50%			2032	**	1	\$147,600	
Convactor/Radiator	50%	Now	\$63,900	2032	**	1	\$69,400	

Other Observation, Extent : Severe, Area Affected : 10%

Location : Throughout

Explanation : Stream Traps Faulty

Air Conditioning

Energy Source

Electricity	100%			2043	**	1		
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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2027	\$386,700	2	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	80%			2022	\$796,000	1		
No Component	10%							
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$266,300	
Exhaust Fans								
Interior	85%			2032	**	2	\$12,400	
Roof	15%			2035	**	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$291,200	2	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Unit</i>								
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$70,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$699,000	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Sub-basement</i>								
Storm Drain Piping								
Cast Iron	100%	0-2	\$99,500	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Water Penetration At Sub Basement Electrical Room</i>								
Sump Pump(s)								
Non-Submersible	80%			2022	\$58,200	4	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Non-Submersible	20%			2037	**	4	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								

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DEPARTMENT OF EDUCATION - 040
JOHN F. KENNEDY HIGH SCHOOL - BX
Asset # : 1101

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	100%			2035	**	4	\$19,000
	Backflow Preventer Generic	100%			2027	\$121,300	1	\$29,200
	Fixtures Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Toilet Rooms</i>					
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 8th Floor</i>					
			<i>Explanation : 4 Units</i>					
	Escalators Under 20' Rise	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) 1st To 2nd Floor, (2) 2nd To 4th Floor, (2) 4th To 6th Floor, (2) 6th To 8th Floor</i>					
			<i>Explanation : 7 Units</i>					
Fire Suppression								
	Standpipe Generic	100%			2047	**	1-5	\$240,800
	Sprinkler No Component Generic	75%			2037	**	1-2	\$33,400
	Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 7th Floor Kitchen</i>					
			<i>Explanation : Good Condition</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JOHN JAY CAMPUS HIGH SCHOOLS- BK
Address : 237 SEVENTH AVE BTWN: 5 ST., 4 ST.
Borough : BROOKLYN **Agency's Number** : K460
Program / Asset # : BOE0633.000 / 1229 **Yr Built/Renovated** : 1903 / 2015
Area Sq Ft : 265,000 **Project Type** : EDUCATION
Date of Survey : 23-Apr-2019 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 1082 **Lot** : 1 **BIN** : 3025510

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,940,900	\$2,218,300
Interior Architecture	\$2,618,600	\$678,800
Electrical	\$528,300	\$3,268,900
Mechanical	\$1,200,100	\$6,294,600
Site Enclosure	\$49,600	
Total	\$7,337,400	\$12,460,600
Importance Code A	\$2,940,900	\$2,218,300
Importance Code B	\$2,953,000	\$10,168,000
Importance Code C	\$1,443,600	\$74,200
Total	\$7,337,400	\$12,460,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$18,000	
Interior Architecture	\$41,400		\$22,000	\$2,400
Electrical	\$45,800	\$18,200	\$21,400	\$20,200
Mechanical	\$60,600	\$53,100	\$55,700	\$40,000
Site Enclosure	\$14,500			
Site Pavements	\$11,700			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$183,900	\$81,200	\$127,000	\$72,500
Importance Code A	\$26,200	\$26,200	\$44,300	\$26,200
Importance Code B	\$118,200	\$54,900	\$82,800	\$46,300
Importance Code C	\$39,500			
Total	\$183,900	\$81,200	\$127,000	\$72,500



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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$87,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	10%	4+	\$142,800	LIFE	**	5	\$135,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 5th Street</i>								
Masonry: Brick	68%	Now	\$414,000	LIFE	**	5	\$118,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Roof Bulkheads And Interior Courtyard</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Elevation</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Courtyard</i>								
<i>Explanation : Severe Deterioration Of Brick And Mortar At Exterior Stair</i>								
Masonry: Limestone	15%	Now	\$734,200	LIFE	**	5	\$19,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fascia Band Located At 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fascia Band Located At 5th Floor, North Elevation</i>								
Metal Panel	2%			2050	**	5-10	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkheads On Roof</i>								
<i>Explanation : Metal Rainscreen Cladding</i>								
Windows								
Aluminum	100%	Now	\$668,200	2046	**	5	\$68,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Guards</i>								
<i>Explanation : Damaged By Air Conditioning Unit Installations</i>								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$93,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Cornice</i>								
Copper/Terne	5%			2050	**	5	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Cornices</i>								
<i>Explanation : Cap Flashing</i>								
Masonry: Brick	65%	Now	\$286,200	LIFE	**	5	\$21,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$89,800	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
Metal Rail	5%			2043	**	5-10	\$29,700	
Roof								
Built-Up (BUR)	75%	Now	\$362,700	2025	\$1,813,600			
<i>Embed. Gravel Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Roofs</i>								
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof, North Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof Above Cafeteria</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Broken Drain Cover</i>								
Copper/Terne	10%			2045	**	10	\$38,400	
Modified Bitumen	10%			2035	**	10	\$15,400	
Skylight, Metal/Glass	5%	Now	\$131,600	2040	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Bulkhead On Main Roof</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$47,200	LIFE	**	5	\$85,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$132,000	2033	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Toilet Rooms, Cafeteria, And Pool</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Area</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Toilet Rooms</i>								
Terrazzo	5%	Now	\$52,800	LIFE	**	5	\$15,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Lobby</i>								
Vinyl Tile	45%			2035	**	3	\$66,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%			2025	\$250,000	3	\$9,800	
Wood	30%	Now	\$224,600	2045	**	5	\$110,100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasiums</i>								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$604,900	LIFE		**		
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Column</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%	Now	\$52,800	2033		**	5	\$16,500
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pool Area</i>								
Masonry: Brick	10%	Now	\$372,800	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cellar Bathroom Area</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Fan Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cellar Bathroom Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cellar Bathroom Area</i>								
Marble Panels	2%	Now	\$182,900	LIFE		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry Vestibule</i>								
Plaster	60%	Now	\$230,200	LIFE		**	5	\$74,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pool Storage Area, Auditorium, Rooms 202, 302, 402, 416, 418, 420, Various Fifth Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Storage Area, Auditorium, Various Classrooms On Fourth Floor</i>								
SGFT/Glazed Masonry	10%			LIFE		**	10	\$20,600

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$18,400	2043	**	5	\$24,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors Throughout</i>								
AcousTileSusp.Lay-In	10%			2035	**	5	\$39,100	
Exposed Concrete	10%	Now	\$292,100	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Beams And Arches</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Beams</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pool Locker Rooms</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$39,100	
Plaster	65%	Now	\$387,300	LIFE	**	5	\$159,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 5th Floor Classrooms At Window Heads And Pool Bathrooms</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 5th Floor Classrooms At Window Heads</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Pool Bathroom</i>								
<i>Explanation : Ceiling Collapsed</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%	4+	\$3,000	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Play Yard</i>								
Iron Picket	80%	4+	\$4,600	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	70%			2050		**		
Masonry: Brick	5%	Now	\$6,900	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Area</i>								
Masonry: Fieldstone	25%	Now	\$49,600	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaway On North Side Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Areaway On North Side Of Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaway On North Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035		**		
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$2,700	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Areaway On North Side Of Building</i>								
Masonry: Granite	3%			LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance On 7th Avenue</i>								
Pavers/Stone	2%			2033		**		
Parking/Driveway								
Asphalt	100%	2-4	\$8,600	2039		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%	4+	\$500	2039		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2060		**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Electrical Service Replaced In 2018. Service Switch Rated 1,200 Amperes</i>								
Fused Disc Sw	50%			2040		**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor Electrical Service</i>								
<i>Explanation : 4,000 Ampere Service Switch</i>								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	30%			2060	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Service Room</i>								
<i>Explanation : Service Equipment Replaced In 2018</i>								
	Fused Disc Sw	70%			2030	\$396,800	5	\$800
Raceway								
	Conduit	90%			2030	\$603,500	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	15%			2055	**	5	\$900
	Fused Disc Sw	35%			2038	**	5	\$2,100
	Molded Case Bkrs	50%			2038	**	5	\$3,500
Wiring								
	Braided Cloth	30%	2-4	\$271,300	2055	**	1	
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
	Thermoplastic	70%			2050	**	1	
Motor Controllers								
	Locally Mounted	50%			2050	**	5	\$900
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
	Locally Mounted	50%			2028	\$133,500	5	\$900
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$7,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Watermain</i>								
Stand-by Power								
Generators								
	Natural Gas	100%	Now	\$140,900	2045	**	1	\$92,400
<i>Engine Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2035	**	10	\$194,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Classrooms</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
LED	20%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasiums And Auditorium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$207,300	10	\$32,000	
Exit, Service	50%			2030	\$41,500	1		
Exterior Lighting								
HID	20%	Now	\$116,100	2030	\$232,200			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2045	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Upper Section Of Roof Provided With Lightning Protection</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$186,000	1	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inadequate Coverage</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2030	\$1,273,600	1-3	\$67,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$262,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Controls Issue. Inactive Lead - Lag Function. 3 Boilers Were Recently Installed.</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cracked Valves On Steam Header In Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Float And Thermostatic Traps At Basement Mains</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Vacuum Pumps In Basement</i>								
<i>Explanation : Leaking And Rusting</i>								
Terminal Devices								
Air Handler	40%	Now	\$647,800	2030	\$1,619,500	1	\$59,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Air Handlers In Basement On Second And Fifth Floor Fan Rooms</i>								
Convactor/Radiator	40%	2-4	\$61,700	2028	\$616,600	1	\$30,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Floors</i>								
Fan Coil Unit/Heat	20%			2030	\$862,400	1	\$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	2%			2035	**			
Window/Wall Unit	60%			2028	\$360,000	1		
No Component	38%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$140,400	
No Component	40%							
Exhaust Fans								
Interior	80%	Now	\$409,800	2030	\$819,500	2	\$5,200	
<i>Broken, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Fans In Basement, Second Floor And Fifth Floor Fan Rooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Second And Fifth Floor Fan Rooms</i>								
<i>Explanation : New Starters Installed But Not Connected</i>								
Roof	20%			2025	\$95,600	2	\$1,600	
Plumbing								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2030	\$1,502,500	1		
Galvanized Steel	30%	4+	\$19,000	2028	\$379,000	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Service Valves Rusting In Basement</i>								
<i>Explanation : 2 Water Services</i>								
Water Heater								
Gas Fired	10%			2028	\$17,600	2	\$400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Capacity Unknown</i>								
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$39,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Pool Filter/Treatment								
Sand	100%			2043	**	4		
Sewage Ejector(s)								
Electric	100%	Now	\$41,500	2035	**	4	\$10,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Clogged And Malfunctioning In Basement</i>								
Backflow Preventer								
No Component	98%							
Generic	2%			2035	**	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Boilers Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor And Basement To Street</i>								
<i>Explanation : 1 Passenger And 1 Freight</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
JOHN JAY CAMPUS HIGH SCHOOLS- BK
Asset # : 1229

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%			2050	**	1-2	\$14,900

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JONAS BRONCK ACADEMY
Address : 400 EAST FORDHAM ROAD
Borough : BRONX **Agency's Number** : LEASE-X283
Program / Asset # : BOE1100.000 / 14451 **Yr Built/Renovated** :
Area Sq Ft : 40,123 **Project Type** : EDUCATION
Date of Survey : 18-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1,4,5
Block : 3033 **Lot** : 7501 **BIN** : 2116415

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$36,800
Total		\$36,800
Importance Code B		\$36,800
Total		\$36,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$10,100	\$4,500	\$4,900	\$28,500
Electrical	\$3,900	\$3,900	\$4,900	\$4,500
Mechanical	\$34,100	\$6,600	\$10,000	\$6,200
Total	\$48,200	\$15,000	\$19,700	\$39,300
Importance Code A			\$100	
Importance Code B	\$41,100	\$15,000	\$19,600	\$39,300
Importance Code C	\$7,100			
Total	\$48,200	\$15,000	\$19,700	\$39,300



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DEPARTMENT OF EDUCATION - 040
JONAS BRONCK ACADEMY
Asset # : 14451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Floors

Cast in Place Concrete	5%			LIFE	**	5	\$6,600	
Ceramic Tile	10%			2036	**	5	\$6,000	
Quarry Tile	10%			2040	**	5	\$9,000	
Sheet Vinyl/Rubber	10%			2032	**	5	\$9,000	
Vinyl Tile	65%			2032	**	3	\$14,600	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Lobby, Fourth And Fifth Floors

Explanation : The School Occupies Leased Space

Interior Walls

Ceramic Tile	20%			2036	**	5	\$14,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Gypsum Board	70%			LIFE	**	5	\$30,000	

Ceilings

AcousTileSusp.Lay-In	95%			2044	**	5	\$57,100	
Exposed Struc: Steel	5%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : 4th Floor Electrical Room

Explanation : Main Service Switch Rated At 1200 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2053	**	5	\$200	
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Raceway

Conduit	100%			2053	**	1		
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Panelboards

Fused Disc Sw	10%			2049	**	5	\$100	
Molded Case Bkrs	90%			2049	**	5	\$1,000	

Wiring

Thermoplastic	100%			2053	**	1		
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Motor Controllers

Locally Mounted	50%			2044	**	5	\$100	
Variable Frequency Drive	50%			2044	**			

Ground

Grounding Devices

Not Accessible	100%							
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Stand-by Power

Transfer Switches

Automatic	100%			2044	**	1	\$12,300	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
JONAS BRONCK ACADEMY
Asset # : 14451

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Interior Lighting

Fluorescent

95%

2035

**

10

\$35,000

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5%

2035

**

10

\$1,800

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Lobby And Hallways*

Egress Lighting

Emergency, Service

20%

2035

**

1

Emergency, Battery

30%

2035

**

10

\$2,900

Exit, Service

50%

2035

**

1

Exterior Lighting

HID

5%

2035

**

10

No Component

95%

Alarm

Security System

No Component

70%

Generic

30%

2035

**

1

\$4,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2035

**

1-3

\$24,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Terminal Devices

Air Handler

100%

Now

\$11,300

2032

**

1

\$22,300

*Other Observation, Extent : Severe, Area Affected : 100%**Location : 4th And 5th Floors**Explanation : Building Management System Malfunctioning***Air Conditioning**

Terminal Devices

Air Handler/Cool/Ht

100%

2032

**

1

\$24,800

*Other Observation, Extent : Severe, Area Affected : 100%**Location : 4th And 5th Floors**Explanation : Building Management System Malfunctioning***Ventilation**

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DEPARTMENT OF EDUCATION - 040
JONAS BRONCK ACADEMY
Asset # : 14451

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$18,500	LIFE	**	2-5	\$22,400	
<i>Unbalanced System, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Exhaust Fans								
Interior	100%			2032	**	2	\$1,200	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
<hr/>								
Water Heater								
Gas Fired	100%			2025	\$24,500	2	\$600	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Not Accessible	100%							
<hr/>								
Sump Pump(s)								
Not Accessible	100%							
<hr/>								
Sewage Ejector(s)								
Not Accessible	100%							
<hr/>								
Backflow Preventer								
Not Accessible	100%							
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors 1-6</i>								
<i>Explanation : 2 Units - Service Provided By Building Owner</i>								
<hr/>								
Fire Suppression								
Standpipe								
Not Accessible	100%							
<hr/>								
Sprinkler								
Generic	100%			2053	**	1-2	\$11,200	
<hr/>								
Fire Pump								
Not Accessible	100%							
<hr/>								
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	
<hr/>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : JULIA RICHMAN EDU. COMPLEX - M
Address : 317 E. 67 STREET @SECOND AVENUE
Borough : MANHATTAN **Agency's Number** : M480
Program / Asset # : BOE0130.000 / 1623 **Yr Built/Renovated** : 1924 / 2005
Area Sq Ft : 301,350 **Project Type** : EDUCATION
Date of Survey : 24-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,6
Block : 1442 **Lot** : 1 **BIN** : 1083343

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$495,000	\$463,300
Interior Architecture	\$3,367,300	\$2,252,900
Electrical	\$625,400	\$1,936,100
Mechanical	\$1,563,800	\$5,348,800
Site Enclosure	\$238,300	
Site Pavements	\$96,900	
Total	\$6,386,700	\$10,001,100
Importance Code A	\$495,000	\$463,300
Importance Code B	\$3,400,600	\$9,344,300
Importance Code C	\$2,491,100	\$193,500
Total	\$6,386,700	\$10,001,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,200			\$30,500
Interior Architecture	\$41,300	\$22,500	\$21,200	\$39,300
Electrical	\$44,600	\$12,200	\$8,400	\$12,500
Mechanical	\$23,800	\$23,500	\$53,300	\$14,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$168,600	\$75,900	\$100,700	\$114,800
Importance Code A	\$41,200	\$8,900		\$31,100
Importance Code B	\$127,500	\$62,600	\$100,700	\$83,700
Importance Code C		\$4,400		
Total	\$168,600	\$75,900	\$100,700	\$114,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$68,600	
Cast Stone/Terra Cotta	5%	0-2	\$103,700	LIFE	**	5	\$107,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Second Avenue, North</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Second Avenue, North</i>								
Masonry: Brick	88%			LIFE	**	5	\$241,400	
Masonry: Brick	2%	0-2	\$17,700	LIFE	**	5	\$5,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Southeast Entry</i>								
Windows								
Aluminum	100%			2045	**	5	\$41,700	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$18,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : E 67th Street Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	5%	Now	\$23,500	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Southwest Roof</i>								
Roof								
Built-Up (BUR)	15%			2034	**	10	\$30,500	
Metal Panel	15%			2042	**	10	\$55,900	
Modified Bitumen	20%			2037	**	10	\$40,700	
Paver: Asphalt	45%	Now	\$175,100	2032	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Drains Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$160,400	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Elevator Machine Room, 2nd Avenue</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$33,000	2028	\$329,500	3	\$36,300	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Library Stairs</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Basement Library</i>							
Cast in Place Concrete	20%			LIFE	**	5	\$211,600	
Ceramic Tile	5%	0-2	\$250,200	2038	**	5	\$12,100	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	10%			2037	**	5	\$108,800	
Quarry Tile	5%			2042	**	5	\$36,300	
Terrazzo	5%	0-2	\$240,000	LIFE	**	5	\$18,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	5%	0-2	\$87,800	2034	**	3	\$9,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	35%			2029	\$1,536,500	3	\$63,500	
Wood	10%			2057	**	5	\$90,700	
Interior Walls								
Cast in Place Concrete	9%	Now	\$529,800	LIFE	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Basement At Steam Pipe</i>							
Ceramic Tile	1%			2032	**	5	\$8,700	
Folding Partition	2%	Now	\$740,700	2045	**	5	\$21,800	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Gymnasium</i>							
Masonry: Brick	10%	0-2	\$181,400	LIFE	**			
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Gymnasium 2nd Floor</i>							
Marble Panels	4%	Now	\$593,400	LIFE	**			
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Cafeteria</i>							
Plaster	74%	Now	\$110,500	LIFE	**	5	\$193,500	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : First Floor Room 100, Library</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Library</i>							

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$48,400	
AcousTileConcealSpLn	10%	2-4	\$8,400	2034	**	5	\$30,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 100</i>								
Exposed Concrete	5%			LIFE	**	5	\$3,800	
Metal Panel	5%	Now	\$86,200	LIFE	**	5	\$30,200	
<i>Loose Units, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen, Tiles Falling</i>								
Plaster	9%	0-2	\$34,200	LIFE	**	5	\$27,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Plaster	61%	Now	\$413,400	LIFE	**	5	\$184,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor Classrooms, Back Of Stage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor Classrooms, Back Of Stage, Library</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$238,300	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%	0-2	\$96,900	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs Throughout</i>								
Masonry: Granite	5%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 2,000 Amperes Each And One 800 Ampere Switch Labeled Emergency</i>								

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Transformers								
	Dry Type	20%	Now	\$3,400	2049	**	5	\$100
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 315 Kilovolt-ampere Rectifier 208 Volt AC To 230 Volt DC Operates Exhaust And Ventilation Systems</i>								
	No Component	80%						
Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	**	5	\$1,300
Raceway								
	Conduit	100%			2039	**	1	
Panelboards								
	Fused Disc Sw	50%			2037	**	5	\$3,500
	Molded Case Bkrs	50%			2037	**	5	\$4,000
Wiring								
	Braided Cloth	35%	2-4	\$291,400	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	65%			2039	**	1	
Motor Controllers								
	Locally Mounted	100%			2034	**	5	\$2,000
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,400
Lighting								
Interior Lighting								
	Fluorescent	95%			2034	**	10	\$262,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Incandescent	2%			2024	\$71,500	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library And Auditorium</i>								
<i>Explanation : Incandescent Fixtures Observed</i>								
	LED	2%			2034	**		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Gymnasium</i>								
	LED	1%	Now	\$15,400	2034	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Gymnasium</i>								
<i>Explanation : 10 Percent Of New LED Fixtures Have Failed And Need To Be Replaced</i>								
Egress Lighting								
	Emergency, Battery	50%			2029	\$217,000	10	\$36,400
	Exit, Battery	50%			2029	\$148,100	10	\$10,200

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	20%			2029	\$243,000	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System No Component Generic	70%							
	30%	Now	\$5,800	2029	\$292,000	1	\$30,400	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Custodian Office</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm And CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component Generic, Analog	70%							
	30%	Now	\$20,000	2029	\$999,700	1-3	\$50,600	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : System Does Not Down Fans - Needs Reprogramming</i>								
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2039	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$17,900	
Distribution Ductwork/Diffusers	20%			LIFE	* *	2-5	\$33,600	
Steam Piping/Pump	65%			2029	\$866,100			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Piping Steam And Condensate</i>								
Steam Piping/Pump	15%			2049	* *			

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2029	\$847,500	1	\$37,300	
Convactor/Radiator	80%			2027	\$1,290,600	1	\$77,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout, Equipment Is Beyond Useful Life Cycle</i> <i>Other Observation, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout The Building</i> <i>Explanation : 15 Percent Of Thermostats Are Defective. Room 233 Radiator Valve Defective Quantity 1.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$502,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$117,600	
No Component	30%							
Exhaust Fans								
Interior	98%	Now	\$1,050,700	2039	**	2	\$7,200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i> <i>Location : Fan Rooms - Basement And Throughout The Building</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Fan Rooms - Basement And Throughout The Building</i> <i>Explanation : All The Exhaust Fans Are Not Working.</i>								
Interior	1%			2024	\$10,700	2	\$100	
Roof	1%	Now	\$5,000	2039	**	2	\$100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 2 Units Malfunctioning</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$2,246,400	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 10%</i> <i>Location : Basement - Main And New Building. 2 Units, 1 Pump Is Missing On Each Unit.</i> <i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Basement - Main And New Building</i> <i>Explanation : Booster Pump W/tank 2 Units With 3 Pump Each. 1 Of 3 Pump/motor Is Missing On Each Unit.</i>								
HW Heat Exchanger								
Steam Fired	100%			2055	**	4	\$29,800	

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DEPARTMENT OF EDUCATION - 040
JULIA RICHMAN EDU. COMPLEX - M
Asset # : 1623

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$45,900	4	\$9,500
	Pool Filter/Treatment							
	Under Construction	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : All The Equipment For The Pool Is Under Construction Since 2009 As Per Our Escort.</i>					
	Backflow Preventer							
	Generic	100%			2034	**	1	\$18,500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units From Basement To 5th Floor; 1 Unit From Basement To 6th Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%			2039	**	1-2	\$16,900
	Chemical System							
	No Component	99%						
	Generic	1%			2024	\$300	1-3	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Only For Kitchen Stove</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : LA GUARDIA H.S. PERFORM. ARTS -M
Address : 100 AMSTERDAM AVE @ W.65 ST.
Borough : MANHATTAN **Agency's Number** : M485
Program / Asset # : BOE0131.000 / 1624 **Yr Built/Renovated** : 1984 / 2015
Area Sq Ft : 485,000 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1156 **Lot** : 30 **BIN** : 1030341

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$162,900	\$1,297,000
Interior Architecture	\$1,000,400	\$877,500
Electrical	\$2,433,400	\$5,733,200
Mechanical	\$4,096,100	\$17,063,900
Site Pavements	\$86,400	
Total	\$7,779,200	\$24,971,600
Importance Code A	\$162,900	\$1,431,600
Importance Code B	\$7,312,900	\$23,105,900
Importance Code C	\$303,400	\$434,100
Total	\$7,779,200	\$24,971,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$75,800
Interior Architecture	\$31,800	\$23,100	\$30,600	\$42,300
Electrical	\$53,400	\$55,600	\$62,600	\$46,300
Mechanical	\$168,900	\$140,900	\$268,000	\$117,800
Elevators/Escalators	\$73,500	\$73,500	\$73,500	\$73,500
Total	\$327,600	\$293,100	\$434,700	\$355,700
Importance Code A		\$14,400		\$76,800
Importance Code B	\$327,600	\$278,700	\$404,100	\$278,900
Importance Code C			\$30,600	
Total	\$327,600	\$293,100	\$434,700	\$355,700



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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$173,400	
Masonry: Brick	5%	Now	\$42,500	LIFE	**	5	\$17,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2049	**	5-10	\$119,200	
Pre-Cast Concrete	75%			LIFE	**	5	\$845,500	
Window Wall	5%			2049	**	5	\$65,000	
Windows								
Aluminum	97%			2045	**	5	\$113,400	
Metal Louvers	3%			2038	**	10	\$21,900	
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,500	
Metal Panel	15%			2049	**	5	\$13,100	
Metal Rail	20%			2042	**	5-10	\$81,400	
Pre-Cast Concrete	55%			LIFE	**	5	\$78,000	
Roof								
Built-Up (BUR)	85%			2034	**	10	\$71,000	
Cast in Place Concrete	10%			LIFE	**			
Modified Bitumen	5%			2034	**	10	\$4,200	
Soffits								
Pre-Cast Concrete	75%			LIFE	**	5		
Stucco Cement	25%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$134,600	
Ceramic Tile	5%	2-4	\$31,800	2038	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms All Floors</i>								
Quarry Tile	5%			2042	**	5	\$46,100	
Terrazzo	10%			LIFE	**	5	\$48,100	
Vinyl Tile	55%	2-4	\$307,200	2034	**	3	\$126,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	15%			2057	**	5	\$173,100	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$61,100	
Concrete Masonry Unit	35%			LIFE	**	5	\$171,200	
Folding Partition	5%			2045	**	5	\$152,900	
Gypsum Board	15%			LIFE	**	5	\$110,100	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
SGFT/Glazed Masonry	30%	Now	\$303,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs A, B, And D.</i>								

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	13%	Now	\$130,400	2042	**	5	\$47,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	20%			2042	**	5	\$145,200	
AcousTileSusp.Lay-In	2%	Now	\$100,300	2049	**	5	\$5,800	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Catwalk Above Little Flower Theatre.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Catwalk Above Little Flower Theatre.</i>								
<i>Explanation : This Actually Vertically Applied Tectum Panels.</i>								
Exposed Concrete	60%			LIFE	**	5	\$54,400	
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$86,400	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 64th And 65th Streets</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 65th Street</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 64th And 65th Streets</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$134,600	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere, Three 2000 Ampere, One 2500 Ampere And Five 1200 Ampere Main Disconnect Switches</i>								

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2027	\$16,900	5	\$1,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Three 750 Kilovolt-ampere, Two 1,000 Kilovolt-ampere</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$782,600	5	\$2,100	
Raceway								
Conduit	100%			2029	\$925,700	1		
Panelboards								
Fused Disc Sw	10%			2028	\$78,200	5	\$1,100	
Molded Case Bkrs	90%			2028	\$703,800	5	\$11,500	
Wiring								
Thermoplastic	100%			2029	\$1,248,700	1		
Motor Controllers								
Locally Mounted	30%			2027	\$110,600	5	\$1,000	
Motor Control Center	70%			2027	\$1,619,300	5	\$9,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$149,200	
Generators								
Diesel	100%			2025	\$129,600	1	\$187,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 175 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$18,000	
Fuel Storage								
Day Tank	30%			2028	\$11,300	5	\$27,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room 9th Floor</i>						
		<i>Explanation : 90 Gallons</i>						
Main Tank	70%			2032	**	5	\$10,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallons</i>						
Lighting								

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	96%			2034	**	10	\$427,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$8,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2039	**			
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	30%			2024	\$41,900	1		
Exit, Service	10%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$1,955,600	10	\$1,500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$36,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2034	**	1-3	\$59,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$28,800	
Distribution								
Hot Wtr Piping/Pump	60%			2037	**	4	\$21,500	
Central Plant Steam Piping/Pmp	40%			2029	\$3,283,400	4	\$14,300	

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	40%	Now	\$136,400	2029	\$2,727,900	1	\$108,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Heating Coils</i>								
Fan Coil Unit/Heat	60%	0-2	\$435,800	2029	\$4,358,100	1	\$84,600	
<i>Damaged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%	Now	\$1,482,000	2032	**	1	\$425,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Ninth Floor</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Ninth Floor</i>								
<i>Explanation : Pneumatic Control Valve Is Malfunctioning</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$23,900	
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$244,800	2029	\$4,895,500	1	\$269,900	
<i>Broken, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Heat Rejection								
Water Cooling Tower	100%			2023	\$1,656,500	2	\$488,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$270,400	
Exhaust Fans								
Interior	80%			2029	\$1,380,400	2	\$11,900	
Roof	20%	0-2	\$32,200	2029	\$161,000	2	\$2,400	
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2039	**	1		
Galvanized Steel	80%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$77,200	2039	**	4	\$48,000	
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement And Ninth Floor</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
LA GUARDIA H.S. PERFORM. ARTS -M
Asset # : 1624

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$74,000	4	\$15,400
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit From 1st To 8th Floor, 1 Unit From 1st To 9th Floor</i>					
			<i>Explanation : 2 Units</i>					
	Escalators							
	Under 20' Rise	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : 1st To 7th Floor</i>					
			<i>Explanation : 16 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2049	**	1-5	\$244,500
	Sprinkler							
	No Component	95%						
	Generic	5%			2049	**	1-2	\$6,800
	Fire Pump							
	Generic	100%			2038	**	1	\$90,600
	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : LAFAYETTE HIGH SCHOOL - BK
Address : 2630 BENSON AVE. @ BAY 43 ST.
Borough : BROOKLYN **Agency's Number** : K400
Program / Asset # : BOE0621.000 / 1232 **Yr Built/Renovated** : 1939 / 2008
Area Sq Ft : 275,000 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Pen
Block : 6883 **Lot** : 1 **BIN** : 3186454

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$226,000	\$104,500
Interior Architecture	\$1,584,200	\$470,600
Electrical	\$416,200	\$2,205,800
Mechanical	\$2,681,900	\$2,614,700
Site Pavements	\$147,000	
Total	\$5,055,200	\$5,395,600
Importance Code A	\$226,000	\$194,200
Importance Code B	\$4,575,700	\$5,125,000
Importance Code C	\$253,600	\$76,400
Total	\$5,055,200	\$5,395,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,400			
Interior Architecture	\$69,800		\$6,100	\$19,300
Electrical	\$34,700	\$10,700	\$8,900	\$9,200
Mechanical	\$62,500	\$38,700	\$88,600	\$60,500
Site Enclosure	\$21,100			
Site Pavements	\$30,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$280,100	\$53,400	\$107,500	\$93,000
Importance Code A	\$84,200	\$26,800	\$27,400	\$26,800
Importance Code B	\$120,500	\$26,500	\$80,100	\$66,100
Importance Code C	\$75,300			
Total	\$280,100	\$53,400	\$107,500	\$93,000



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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Masonry: Brick	68%			LIFE	**	5	\$104,500	
Masonry: Granite	5%			LIFE	**	5	\$5,800	
Masonry: Limestone	25%			LIFE	**	5	\$28,800	
Windows								
Aluminum	70%			2036	**	5	\$45,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows Single Pane Glass</i>								
<i>Explanation : Thermally Inefficieint</i>								
Aluminum	20%			2036	**	5	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	5%			LIFE	**	5	\$2,000	
Metal Louvers	5%			2041	**	10	\$20,300	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$12,100	
Masonry: Limestone	10%			LIFE	**	5	\$1,800	
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Parapet Wall</i>								
Metal Rail	5%			2041	**	5-10	\$12,900	
Roof								
Built-Up (BUR)	75%			2033	**	10	\$125,300	
Metal Panel	25%	0-2	\$100,600	2041	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse And Gymnasium Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At 4th Floor Gymnasium, Throughout Penthouse, Above Principal Office</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$44,300	
Ceramic Tile	3%	0-2	\$25,200	2031	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Upper Floor Bathrooms</i>								
Ceramic Tile	3%			2041	**	5	\$12,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Bathrooms And Kitchen</i>								
Sheet Vinyl/Rubber	2%			2033	**	5	\$12,200	
Traffic Topping	2%			2036	**	5	\$10,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Science Laboratories</i>								
Vinyl Tile	18%			2033	**	3	\$36,500	
Vinyl Tile 9" X 9"	20%	Now	\$47,700	2023	\$953,600	3	\$30,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Library And Auditorium Floors</i>								
Wood	47%			2043	**	5	\$357,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%	0-2	\$18,200	2031	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Floor Bathrooms</i>								
Ceramic Tile	3%			2041	**	5	\$12,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Bathrooms And Kitchen</i>								
Marble Panels	2%			LIFE	**			
Plaster	62%			LIFE	**	5	\$76,400	
SGFT/Glazed Masonry	25%	2-4	\$212,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 7%</i>								
<i>Location : Cafeteria, Basement Corridors, Bay 43rd Street Exit</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cafeteria, Basement Corridors, Bay 43rd Street Exit</i>								
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$10,700	
Plaster	80%	2-4	\$192,000	LIFE	**	5	\$171,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement, Cafeteria, Wight Room And Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Gymnasium And Penthouse</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Site Enclosure								
Fence/Gates								
	Chain Link	50%			2048		**	
<i>Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Parking Lot</i>								
	Iron Picket	50%	Now	\$14,400	2048		**	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Footings, Hinges And Uprights At Ll Perimeter Fencing</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Gates On Bay 43rd Street And Benson Avenue</i>								
Free Standing Walls								
	Cast in Place Concrete	100%	Now	\$6,100	2048		**	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Base Of Fence At Bay 43rd Street And Benson Avenue</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Base Of Fence At Bay 43rd Street And Benson Avenue, Concrete Platform Adjacent To Play Field</i>								
Retaining Walls								
	Cast in Place Concrete	100%	Now	\$600	2048		**	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bay 43rd Street Stairs</i>								
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$105,700	2033		**	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Benson Avenue Sidewalk Flags</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Planters Along Bay 43rd Street And Benson Ave Abandoned And Without Protective Barriers</i>								
On-Site Walkways								
	Cast in Place Concrete	50%			2033		**	
	Masonry: Granite	50%	Now	\$30,600	LIFE		**	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs At Bay 43rd Street Closer To Play Field</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entry Stairs At Bay 43rd Street Closer To Play Field</i>								
Parking/Driveway								
	Asphalt	40%	Now	\$41,300	2031		**	
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance To Parking Lot And At Fieldhouse</i>								
	Cast in Place Concrete	60%			2041		**	
Activity Yard								
	Asphalt	40%			2031		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sports Field</i>								
<i>Explanation : This Component Actually Astro Turf</i>								
	Cast in Place Concrete	30%			2041		**	
	Rubber Matting	30%			2033		**	

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2028	\$89,700	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 1600 Amperes Each.</i>								
<hr/>								
Switchgear / Switchboard Fused Disc Sw	100%			2028	\$521,800	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 8- Vertical Sections</i>								
<hr/>								
Raceway Conduit	85%			2028	\$524,600	1		
Conduit	15%			2054	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2050	**	5	\$300	
Fused Knife Sw	3%	2-4	\$15,300	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Molded Case Bkrs	82%			2027	\$418,800	5	\$5,900	
Molded Case Bkrs	10%			2050	**	5	\$700	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$416,200	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<hr/>								
Thermoplastic	35%			2028	\$291,400	1		
Thermoplastic	15%			2054	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2045	**	5	\$1,300	
Variable Frequency Drive	30%			2045	**			
<hr/>								
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$4,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting Fluorescent	95%			2036	**	10	\$236,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Fluorescent	2%			2028	\$12,800	10	\$5,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
<hr/>								
LED	3%			2036	**			

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$32,700	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2028	\$110,900	10	\$100	
No Component	90%							

Alarm

Security System								
No Component	70%							
Generic	30%			2036	**	1	\$30,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$52,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Steam Boiler	100%			2045	**	1	\$268,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								

Distribution

Steam Piping/Pump	15%	Now	\$3,600	2054	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Head Valve On #4 Boiler, Boiler Room</i>								
Steam Piping/Pump	85%	Now	\$101,800	2028	\$1,018,100			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Thermostats, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								

Terminal Devices

Air Handler	20%			2023	\$761,800	1	\$33,500	
Convactor/Radiator	60%			2033	**	1	\$52,500	
Fan Coil Unit/Heat	20%			2023	\$811,300	1	\$17,500	

Air Conditioning

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2026	\$338,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,000	
Exhaust Fans								
Interior	100%			2023	\$963,700	2	\$8,300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%	0-2	\$11,900	2026	\$594,300	1		
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Main Valve, Basement Cafeteria Area</i>								
Water Heater								
Gas Fired	100%			2026	\$165,200	2	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger								
Steam Fired	100%			2028	\$431,400	4	\$26,800	
Sanitary Piping								
Cast Iron	100%	Now	\$39,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Yard, Between The Field House And Main Building.</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$11,300	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse Ceiling</i>								
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$5,800	
Sewage Ejector(s)								
Electric	100%			2036	**	4	\$10,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$3,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK
Asset # : 1232

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2023	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchen</i> <i>Explanation : 1 Set</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE
Address : 2630 BENSON AVENUE @ BAY 43 ST.
Borough : BROOKLYN **Agency's Number** : K400
Program / Asset # : BOE0621.010 / 13431 **Yr Built/Renovated** : 1939 / 2004
Area Sq Ft : 5,000 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 6883 **Lot** : 1 **BIN** : 3186454

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$229,200	
Electrical	\$55,300	\$48,400
Mechanical		\$74,900
Total	\$284,400	\$123,300
Importance Code A	\$229,200	
Importance Code B	\$55,300	\$123,300
Total	\$284,400	\$123,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,100		\$15,800	
Interior Architecture	\$2,600			
Electrical	\$200	\$500	\$16,600	\$600
Mechanical	\$1,400	\$400	\$12,600	\$400
Total	\$8,300	\$1,000	\$45,100	\$1,000
Importance Code A	\$5,300	\$200	\$16,100	\$200
Importance Code B	\$1,100	\$700	\$29,000	\$800
Importance Code C	\$1,900			
Total	\$8,300	\$1,000	\$45,100	\$1,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE
Asset # : 13431

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
Masonry: Brick Cavity	95%			LIFE	**	5	\$13,300	

Windows

Metal Louvers	100%			2031	**	10	\$4,100	
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Roof

Modified Bitumen	100%			2023	\$229,200	10	\$15,800	
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Soffits

Pre-Cast Concrete	100%			LIFE	**	5	\$17,400	
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Interior

Floors

Cast in Place Concrete	80%			LIFE	**	5	\$11,700	
Ceramic Tile	20%			2031	**	5	\$1,300	

Interior Walls

Ceramic Tile	20%			2031	**	5	\$3,800	
Concrete Masonry Unit	80%			LIFE	**	5	\$6,100	

Ceilings

Exposed Concrete	100%			LIFE	**	5	\$1,100	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$2,700	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 200 Amperes.

Raceway

Conduit	100%			2028	\$14,800	1		
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Panelboards

Fused Disc Sw	50%			2027	\$12,000	5	\$100	
Molded Case Bkrs	50%			2027	\$12,000	5	\$100	

Wiring

Thermoplastic	100%			2028	\$19,800	1		
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Motor Controllers

Locally Mounted	100%			2026	\$48,400	5		
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%			2036	**	10	\$4,600	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throghout The Building

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE

Asset # : 13431

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting Emergency, Battery	100%			2036	**	10	\$1,200	
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Alarm

Security System Generic	100%			2023	\$16,200	1	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

Fire/Smoke Detection Generic, Analog	100%	2-4	\$55,300	2038	**	1-3	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Natural Gas	100%			2038	**	1		
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Conversion Equipment Furnace	100%	Now	\$1,200	2028	\$11,800	1	\$2,200	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 3 Units</i>								

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800	
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Terminal Devices Fan Coil Unit/Heat	100%			2028	\$74,900	1	\$1,600	
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800	
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Exhaust Fans Roof	100%			2023	\$8,300	2	\$200	
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Plumbing

H/C Water Piping Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$11,000	1		

Water Heater Gas Fired	100%			2023	\$3,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 4 Units</i>								

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DEPARTMENT OF EDUCATION - 040
LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE

Asset # : 13431

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2036	**	1	\$300
	Fixtures							
	Generic	100%						

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : LEON M. GOLDSTEIN H.S. - BK
Address : 1830 SHORE BLVD. @ KINGSBOROUGH CAMPUS
Borough : BROOKLYN **Agency's Number** : K535
Program / Asset # : BOE1024.000 / 13466 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 142,352 **Project Type** : EDUCATION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 8760 **Lot** : 60 **BIN** : 3326938

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,987,200	\$85,000
Interior Architecture	\$399,600	\$88,400
Electrical		\$121,400
Mechanical	\$35,300	\$1,740,300
Site Pavements	\$69,200	
Total	\$2,491,300	\$2,035,200
Importance Code A	\$1,987,200	\$85,000
Importance Code B	\$343,800	\$1,950,200
Importance Code C	\$160,300	
Total	\$2,491,300	\$2,035,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,800			
Interior Architecture	\$114,800		\$3,200	\$20,000
Electrical	\$46,100	\$11,500	\$18,300	\$11,500
Mechanical	\$65,800	\$38,600	\$68,400	\$36,900
Site Pavements	\$44,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$322,700	\$58,000	\$97,800	\$76,200
Importance Code A	\$50,900	\$7,000	\$7,000	\$7,000
Importance Code B	\$180,000	\$51,000	\$90,800	\$69,200
Importance Code C	\$91,800			
Total	\$322,700	\$58,000	\$97,800	\$76,200



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DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$6,000	LIFE	**	5	\$25,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Columns Along Main Entrance</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$170,000	
Window Wall	10%	Now	\$25,700	2050	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Lobby Above Entrance Doors</i>								
Windows								
Aluminum	90%	Now	\$1,644,300	2046	**	5	\$30,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Lintels Throughout</i>								
Glass Block	5%			LIFE	**	5	\$4,300	
Metal Louvers	5%			2039	**	10	\$21,300	
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5-10	\$65,300	
Metal Panel	5%			2050	**	5	\$3,100	
Metal Rail	25%			2043	**	5-10	\$71,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$20,000	
Roof								
Built-Up (BUR)	98%	Now	\$158,600	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Lower Roof On West Side</i>								
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof At West Roof Drain</i>								
Copper/Terne	2%			2058	**	10	\$5,600	
Soffits								
Cast in Place Concrete	20%			LIFE	**	5		
Stucco Cement	80%			2043	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040

LEON M. GOLDSTEIN H.S. - BK

Asset # : 13466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Interior								
Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$46,600
	Ceramic Tile	5%	Now	\$4,400	2039	**	5	\$5,300
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Toilets Throughout</i>							
	Quarry Tile	2%			2043	**	5	\$6,400
	Terrazzo	5%			LIFE	**	5	\$16,600
	Vinyl Tile	75%	Now	\$145,100	2035	**	3	\$59,900
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout 3rd And 4th Floor Corridors</i>							
	Wood	8%	Now	\$75,000	2058	**	5	\$16,000
	<i>Deteriorated Finish, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Throughout Gymnasium</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Gymnasium</i>							
Interior Walls								
	Ceramic Tile	5%	Now	\$4,500	2039	**	5	\$3,800
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Toilets Throughout</i>							
	Concrete Masonry Unit	50%	0-2	\$91,100	LIFE	**	5	\$30,700
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Gymnasium</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Gymnasium</i>							
	Glass Block	5%			LIFE	**	10	\$3,100
	Gypsum Board	10%			LIFE	**	5-10	\$26,100
	SGFT/Glazed Masonry	30%			LIFE	**	10	\$23,100
Ceilings								
	AcousTileSusp.Lay-In	83%			2043	**	5	\$176,800
	<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Gymnasium At Old Leaks</i>							
	Exposed Struc: Steel	5%			LIFE	**	10	\$21,300
	Gypsum Board	10%	Now	\$4,600	LIFE	**	5	\$26,600
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Library Ceiling</i>							
	Metal Panel	2%			LIFE	**	5	\$10,700
Site Enclosure								
Fence/Gates								
	Aluminum Rail	100%			2043	**	5-10	
Free Standing Walls								
	Cast in Place Concrete	100%			2065	**		
Retaining Walls								
	Cast in Place Concrete	100%			2065	**		
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete	60%			2043	**			
Masonry: Granite	5%	Now	\$15,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance And Throughout</i>								

Pavers/Stone	35%	Now	\$69,200	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance And Throughout</i>								

Parking/Driveway

Asphalt	100%	4+	\$29,000	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2050	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	10%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								

Transformers

Dry Type	100%			2043	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 750 Kilovolt-ampere And One 112.5 Kilovolt-ampere</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$600	
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Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2038	**	5	\$300	
Molded Case Bkrs	90%			2038	**	5	\$3,400	

Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	20%			2035	**	5	\$200	
Motor Control Center	80%			2043	**	5	\$3,100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$4,200	
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DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$43,800	
Generators								
Diesel	100%			2039	**	1	\$55,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 350 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$31,700	
Fuel Storage								
Day Tank	50%			2046	**	5	\$13,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room - Roof</i>						
		<i>Explanation : One 100 Gallons</i>						
Main Tank	50%			2058	**	5	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room 1st Floor</i>						
		<i>Explanation : 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	93%			2035	**	10	\$121,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%	4+	\$10,100	2035	**			
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Gymnasium</i>						
HID	2%			2035	**	10	\$100	
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
HID	20%			2035	**	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter</i>						
		<i>Explanation : Operated Via Photocell</i>						
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$4,200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$16,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
HTHW/HW	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : From Kingsborough College Central Plant</i>								

Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2039	**	1	\$70,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 4 Units</i>								

Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$10,500	

Terminal Devices								
Air Handler	60%			2030	\$1,201,000	1	\$52,800	
Convactor/Radiator	35%			2043	**	1	\$16,100	
Unit Heater - Hot Water	5%			2035	**			

Air Conditioning

Energy Source								
District Chilled Water	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : From Kingsborough College Central Plant</i>								

Conversion Equipment								
Split Unit	10%			2035	**			
No Component	90%							

Distribution								
CW & CHW Wtr Pipe/Pump	50%			2040	**	4	\$3,500	
Ductwork/Diffusers	50%			LIFE	**	2	\$115,800	

Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$159,700	1	\$88,000	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$125,700	

Exhaust Fans								
Interior	40%			2030	\$202,600	2	\$1,700	
Roof	60%			2030	\$141,800	2	\$2,600	

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
LEON M. GOLDSTEIN H.S. - BK
Asset # : 13466

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2040	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Triplex Booster Pumps</i>								
HW Heat Exchanger	HTHW/HW	100%			2040	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Hi-temp Instantaneous/ No Storage</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Backflow Preventer	Generic	100%			2035	**	1	\$8,700
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe	Generic	100%			2050	**	1-5	\$71,800
Sprinkler	Generic	100%			2050	**	1-2	\$39,900
Fire Pump	Generic	100%			2039	**	1	\$26,600
Chemical System	No Component	95%						
	Generic	5%			2028	\$1,400	1-3	\$200

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : LIBERTY HIGH SCHOOL - M
Address : 250 WEST 18 ST. @ 8TH AVE
Borough : MANHATTAN **Agency's Number** : M451
Program / Asset # : BOE0986.000 / 4158 **Yr Built/Renovated** : 1903 / 1994
Area Sq Ft : 38,785 **Project Type** : EDUCATION
Date of Survey : 05-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 767 **Lot** : 68 **BIN** : 1013858

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$260,300
Interior Architecture	\$129,900	\$70,900
Electrical		\$671,100
Mechanical		\$825,900
Total	\$129,900	\$1,828,200
Importance Code A		\$260,300
Importance Code B		\$1,497,000
Importance Code C	\$129,900	\$70,900
Total	\$129,900	\$1,828,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$111,200		\$17,500	
Interior Architecture	\$79,500		\$8,300	\$6,600
Electrical	\$10,900	\$5,300	\$9,200	\$6,000
Mechanical	\$24,400	\$17,700	\$15,900	\$18,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$235,900	\$32,900	\$60,800	\$41,200
Importance Code A	\$115,000	\$3,800	\$21,300	\$3,800
Importance Code B	\$84,000	\$29,100	\$39,500	\$33,700
Importance Code C	\$36,800			\$3,700
Total	\$235,900	\$32,900	\$60,800	\$41,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$69,900	
Masonry: Brick	40%			LIFE	**	5	\$55,900	
Masonry: Brick Cavity	25%			LIFE	**	5	\$34,900	
Metal Panel	5%			2050	**	5-10	\$24,000	
Stucco Cement	20%			2043	**	5	\$34,900	
Windows								
Aluminum	100%			2046	**	5	\$9,900	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$27,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,500	
Roof								
Built-Up (BUR)	100%			2030	\$260,300	10	\$18,000	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Carpet	5%	Now	\$39,600	2032	**	3	\$4,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Library</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Library</i>								
Ceramic Tile	5%			2039	**	5	\$2,900	
Quarry Tile	5%			2043	**	5	\$4,400	
Vinyl Tile	85%			2035	**	3	\$18,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$18,500	
Ceramic Tile	5%			2039	**	5	\$7,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,900	
Gypsum Board	80%			LIFE	**	5-10	\$200,800	
Masonry: Brick	5%	Now	\$15,400	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas And Pump Room</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2035	**	5	\$45,500	
Plaster	20%	Now	\$3,200	LIFE	**	5	\$7,100	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Classroom 520</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classroom 520</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

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DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2040	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Is A 2,000 Ampere Main Disconnect Switch Which Is In Satisfactory Condition.</i>								
	Fused Disc Sw	30%			2040	**	5	\$100
Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$200
Raceway								
	Conduit	100%			2040	**	1	
Panelboards								
	Fused Disc Sw	10%			2038	**	5	\$100
	Molded Case Bkrs	90%			2038	**	5	\$900
Wiring								
	Thermoplastic	100%			2040	**	1	
Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$11,900
Generators								
	Diesel	100%			2033	**	1	\$15,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : The Generator Set Size Is 150 Kilowatt. It Is In Good Condition.</i>								
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$8,600
Fuel Storage								
	Day Tank	50%			2038	**	5	\$3,600
	Main Tank	50%			2045	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Tank Capacity Is 550 Gallons. It Is In Good Condition.</i>								
Lighting								
Interior Lighting								
	Fluorescent	94%			2030	\$85,900	10	\$33,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.</i>								
	Fluorescent	4%			2035	**	10	\$1,400
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Stairway</i>								
	HID	2%			2030	\$1,300	10	

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DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Service	60%			2030	\$12,200	1		
Exit, Service	40%			2030	\$4,500	1		
Exterior Lighting								
HID	100%			2030	\$156,400	10	\$100	

Alarm

Security System								
No Component	70%							
Generic	30%			2035	**	1	\$4,400	
Fire/Smoke Detection								
Generic, Analog	100%			2030	\$428,900	1-3	\$24,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Vault</i>						
		<i>Explanation : 1- 15,000 Gallon Tank For No.2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$38,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Boilers With Heat Exchangers For Hot Water Coils</i>						
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	60%			2035	**	1	\$14,400	
Convactor/Radiator	40%			2043	**	1	\$5,000	

Air Conditioning

Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2030	\$312,700	1	\$17,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Chillers In Penthouse</i>						
Split Unit	5%			2035	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$1,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$435,000	1	\$24,000	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LIBERTY HIGH SCHOOL - M
Asset # : 4158

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$78,200	2	\$27,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,200	
Exhaust Fans								
Interior	60%			2035	**	2	\$700	
Roof	40%			2035	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement / Triplex Pumps</i>								
Water Heater								
Gas Fired								
	100%			2028	\$23,700	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1- 80 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$800	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$1,500	
Backflow Preventer								
No Component								
Generic	30%			2035	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement And Penthouse Mechanical Room</i>								
<i>Explanation : On Spinkler Service And Cold Water Make Up</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction								
	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2050	**	1-2	\$10,900	
Fire Pump								
Generic	100%			2033	**	1	\$7,200	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : LONG ISLAND CITY HIGH SCHOOL - Q
Address : 14-30 BROADWAY
Borough : QUEENS **Agency's Number** : Q450
Program / Asset # : BOE0990.000 / 4473 **Yr Built/Renovated** : 1995 / 2009
Area Sq Ft : 300,000 **Project Type** : EDUCATION
Date of Survey : 04-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Ph
Block : 529 **Lot** : 2 **BIN** : 4467709

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,273,500	\$350,400
Interior Architecture	\$1,408,400	\$515,800
Electrical		\$5,064,700
Mechanical	\$74,300	\$10,026,000
Site Pavements	\$264,100	
Total	\$5,020,300	\$15,957,000
Importance Code A	\$3,273,500	\$350,400
Importance Code B	\$1,146,100	\$15,363,100
Importance Code C	\$600,800	\$243,400
Total	\$5,020,300	\$15,957,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,600			
Interior Architecture	\$348,800		\$81,500	\$34,600
Electrical	\$56,600	\$41,000	\$50,700	\$46,600
Mechanical	\$193,900	\$154,600	\$184,800	\$153,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$658,700	\$213,400	\$334,700	\$253,000
Importance Code A	\$71,300	\$29,700	\$29,700	\$29,700
Importance Code B	\$575,700	\$183,600	\$305,000	\$199,900
Importance Code C	\$11,700			\$23,400
Total	\$658,700	\$213,400	\$334,700	\$253,000



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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	40%	Now	\$524,900	LIFE	**	5	\$131,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade And Mechanical Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade And Mechanical Penthouse</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : North Facade</i>								
Masonry: Brick Cavity	55%			LIFE	**	5	\$360,600	
Granite Panels	3%			LIFE	**	5	\$14,800	
Window Wall	2%			2050	**	5	\$24,600	
Windows								
Aluminum	90%	Now	\$1,047,400	2046	**	5	\$39,000	
<i>Crtrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	8%			LIFE	**	5	\$8,700	
Metal Louvers	2%			2039	**	10	\$10,800	
Parapets								
Concrete Masonry Unit	20%			LIFE	**	5-10	\$27,700	
Masonry: Brick Cavity	75%	Now	\$186,400	LIFE	**	5	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$15,900	
Roof								
IRMA/Protected Membrane	100%	0-2	\$1,334,400	2040	**			
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Art Rooms 613, 619, 675,674,648, Corridor And Staircase A</i>								
Soffits								
Stucco Cement	100%			2043	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	Now	\$306,200	2032	**	3	\$33,700	
<i>Worn/Eroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	10%	Now	\$149,700	LIFE	**	5	\$98,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pool Deck</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Water Meter Room B44, Room B55 And Filter Room B49</i>								
<i>Explanation : Ground Water Penetration</i>								
Mosaic Tile	5%			2043	**	5	\$56,200	
Quarry Tile	5%			2043	**	5	\$33,700	
Vinyl Tile	65%			2035	**	3	\$109,500	
Wood	10%			2065	**	5	\$84,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$117,000	
Ceramic Tile	5%			2039	**	5	\$46,800	
Concrete Masonry Unit	50%			LIFE	**	5	\$374,500	
Fabric on Framing	5%			2031	**	5	\$23,400	
Gypsum Board	10%			LIFE	**	5-10	\$159,100	
SGFT/Glazed Masonry	25%	Now	\$193,500	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Pool Area Near Windows</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$77,600	2043	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 613, 615</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 613, 615</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 613, 617, 619, 715</i>								
AcousTileSusp.Lay-In	40%			2043	**	5	\$179,800	
Exposed Concrete	10%	2-4	\$30,900	LIFE	**	5	\$7,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms B53 And B55</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$89,900	
Fiber Board	25%			2035	**			
Metal Panel	5%	Now	\$400,600	LIFE	**	5	\$28,100	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Kitchen And Room 648</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Kitchen And Room 648</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Kitchen</i>								

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$40,400	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Tree Pits And Various Sidewalk Locations</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Tree Pits</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2043	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	95%	0-2	\$167,000	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%	Now	\$56,800	2040	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 1,200 Amperes</i>								
Transformers								
Dry Type	100%			2035	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$700	
Molded Case Bkrs	90%			2038	**	5	\$7,100	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Motor Control Center	98%			2035	**	5	\$8,000	
Variable Frequency Drive	2%			2035	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$92,300	
Generators								
Diesel	100%			2033	**	1	\$116,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 800 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$11,100	
Fuel Storage								
Day Tank								
	15%			2038	**	5	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 75 Gallons Rated Capacity</i>								
Main Tank								
	85%			2045	**	5	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 500 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2030	\$692,300	10	\$269,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	1%			2030	\$7,100	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
HID								
	1%			2030	\$5,100	10	\$100	
Egress Lighting								
Emergency, Service								
Exit, Service	50%			2030	\$78,800	1		
	50%			2030	\$43,200	1		
Exterior Lighting								
HID	30%			2030	\$362,900	10	\$300	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2045	**	5	\$8,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$290,700	1	\$33,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$3,317,300	1-3	\$190,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$297,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Units, 2 Heat Converters To Produce Hot Water For Radiators And Fan Coil Units Throughout The Building</i>								
Distribution								
Hot Wtr Piping/Pump	70%			2038	**	4	\$15,500	
Steam Piping/Pump	30%			2040	**			
Terminal Devices								
Air Handler	50%			2030	\$2,109,200	1	\$92,800	
Convactor/Radiator	5%			2035	**	1	\$4,800	
Fan Coil Unit/Heat	45%			2030	\$2,021,800	1	\$43,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	20%	0-2	\$13,600	2033	**	1	\$58,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units Of 650 Tons Each - Refrigerant Hcfc - 123</i>								
Centrifugal, Elec Chiller	80%			2033	**	1	\$259,700	

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$14,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$3,364,600	1	\$185,500	
Heat Rejection								
Water Cooling Tower	60%	0-2	\$34,200	2028	\$683,100	2	\$144,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Water Cooling Tower	40%			2028	\$455,400	2	\$120,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$264,900	
Exhaust Fans								
Interior	90%			2030	\$960,600	2	\$8,300	
Roof	10%			2030	\$49,800	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$183,000	2	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Units, 1 Reserve Electrical Unit</i>								
Sanitary Piping								
Cast Iron	10%	0-2	\$4,400	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room B53</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	5%	0-2	\$600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof, One Drain Is Clogged</i>								
Cast Iron	95%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$45,700	4	\$9,500	
Pool Filter/Treatment								
Sand	100%	0-2	\$10,400	2050	**	4		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Pump Room</i>								
<i>Explanation : 2 Obsolete Units</i>								
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$11,900	
Backflow Preventer								
Generic	100%			2035	**	1	\$18,400	

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DEPARTMENT OF EDUCATION - 040
LONG ISLAND CITY HIGH SCHOOL - Q
Asset # : 4473

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Two Passenger Units From 1st To 6th Floor, One Freight Unit From Basement To Penthouse</i>						
		<i>Explanation : 3 Units - Two Passenger, One Freight</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050		**	1-5	\$151,300
Sprinkler								
Generic	100%			2050		**	1-2	\$84,000
Fire Pump								
Generic	100%			2039		**	1	\$56,000
Chemical System								
Generic	100%			2025	\$27,900		1-3	\$4,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 2 Sets</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : LOUIS D. BRANDEIS HIGH SCHOOL -M
Address : 145 W. 84 ST BTWN: AMSTERDAM AV - COLUMBUS AV
Borough : MANHATTAN **Agency's Number** : M470
Program / Asset # : BOE0128.000 / 699 **Yr Built/Renovated** : 1965 / 2005
Area Sq Ft : 259,000 **Project Type** : EDUCATION
Date of Survey : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1215 **Lot** : 1 **BIN** : 1032128

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$334,800	\$3,804,200
Interior Architecture	\$1,927,100	\$2,158,100
Electrical	\$1,780,600	\$2,598,700
Mechanical	\$559,400	\$10,340,300
Total	\$4,601,900	\$18,901,200
Importance Code A	\$334,800	\$5,525,200
Importance Code B	\$4,013,300	\$13,306,600
Importance Code C	\$253,800	\$69,400
Total	\$4,601,900	\$18,901,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$27,400		
Interior Architecture	\$18,500	\$58,200		\$34,400
Electrical	\$5,600	\$17,500	\$2,900	\$3,600
Mechanical	\$83,500	\$36,900	\$93,900	\$36,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,600	\$144,000	\$100,700	\$78,900
Importance Code A	\$25,700	\$53,300	\$25,900	\$25,700
Importance Code B	\$85,900	\$90,600	\$74,800	\$53,300
Importance Code C				
Total	\$111,600	\$144,000	\$100,700	\$78,900



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DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	2-4	\$201,400	LIFE	**	5	\$334,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Masonry: Brick	70%			LIFE	**	5	\$187,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : All Facades</i>								
Metal Panel	5%			2047	**	5-10	\$92,000	
Windows								
Aluminum	100%			2043	**	5	\$94,600	
Parapets								
Metal Panel	5%			2047	**	5	\$4,700	
Metal Rail	90%			2040	**	5-10	\$391,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,600	
Roof								
Built-Up (BUR)	55%			2027	\$1,792,500	10	\$123,700	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Solar Panels</i>								
Copper/Terne	5%			2055	**	10	\$28,100	
Paver: Asphalt	40%	Now	\$86,100	2030	\$860,900			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Courtyard Pavers</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
Interior								
Floors								
Ceramic Tile	5%			2030	\$438,300	5	\$21,200	
Quarry Tile	10%			2032	**	5	\$63,500	
Terrazzo	10%	0-2	\$420,500	LIFE	**	5	\$33,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwells</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%			2027	\$1,345,900	3	\$74,100	
Vinyl Tile	30%	Now	\$1,153,700	2037	**	3	\$47,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Fourth Floor</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Wood	10%			2042	**	5	\$79,400	

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DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Concrete Masonry Unit	18%			LIFE	**	5	\$30,300	
Folding Partition	5%			2035	**	5	\$52,600	
Mosaic Tile	22%	2-4	\$253,800	LIFE	**			

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Corridors

Caulking Deteriorated, Extent : Moderate, Area Affected : 25%

Location : Corridors

Plaster	55%			LIFE	**	5	\$69,400	
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Ceilings

AcousTileConcealSpLn	10%			2032	**	5	\$53,000	
AcousTileSusp.Lay-In	10%			2040	**	5	\$42,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$132,400	
Plaster	50%	Now	\$59,400	LIFE	**	5	\$132,400	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Various Classrooms From Radiators Above

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2027	\$44,900	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4,000 Ampere Main Disconnect Switch

Fused Disc Sw	50%			2053	**	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 1600 Ampere Main Disconnect Switches

Switchgear / Switchboard

Fused Disc Sw	30%			2053	**	5	\$300	
Fused Disc Sw	70%			2027	\$365,200	5	\$800	

Raceway

Conduit	90%			2027	\$555,400	1		
Conduit	10%			2053	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$51,100	5	\$600	
Molded Case Bkrs	70%			2026	\$357,500	5	\$4,800	
Molded Case Bkrs	20%			2049	**	5	\$1,400	

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DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$582,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$166,500	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$245,800	5	\$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,800	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$213,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2035	**	10	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : CFL (Compact Fluorescent Lamps)</i>								
HID	3%			2022	\$13,300	10	\$300	
Incandescent	5%			2022	\$153,600	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2027	\$186,500	10	\$31,300	
Exit, Service	50%			2027	\$37,300	1		
Exterior Lighting								
HID	100%			2022	\$1,044,300	10	\$800	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$83,700	1	\$9,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$286,400	1-3	\$16,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 6	100%			2027	\$681,000	5	\$80,200	

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DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$1,676,200	1	\$256,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$438,300	2027	\$4,383,500	4	\$12,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room And Throughout</i>								
<hr/>								
Terminal Devices Air Handler	20%			2027	\$728,400	1	\$32,000	
Convactor/Radiator	80%			2032	**	1	\$66,900	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	75%			2027	\$1,573,100	2	\$11,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 75%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Package Units</i>								
<hr/>								
Window/Wall Unit	15%			2022	\$81,000	1		
No Component	10%							
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	75%			2037	**	4	\$14,400	
No Component	25%							
<hr/>								
Heat Rejection Dry Cooler	75%			2027	\$950,700	2	\$135,300	
No Component	25%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$144,400	
<hr/>								
Exhaust Fans Interior	70%			2032	**	2	\$5,600	
Roof	30%			2027	\$129,000	2	\$2,400	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
<hr/>								
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$38,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
LOUIS D. BRANDEIS HIGH SCHOOL -M
Asset # : 699

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2027	\$39,500	4	\$5,500	
Sewage Ejector(s) Electric	100%			2027	\$74,600	4	\$10,300	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2037	**	1-2	\$3,600	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : M. S. 51 - BK
Address : 350 5TH AVENUE BTWN: 5 ST., 4 ST.
Borough : BROOKLYN **Agency's Number** : K051
Program / Asset # : BOE0380.000 / 2516 **Yr Built/Renovated** : 1951 / 2007
Area Sq Ft : 113,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 988 **Lot** : 11 **BIN** : 3021392

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,255,200	\$55,000
Interior Architecture	\$2,300,000	\$100,200
Electrical	\$280,700	\$658,400
Mechanical	\$314,200	\$104,900
Total	\$4,150,000	\$918,500
Importance Code A	\$1,255,200	\$55,000
Importance Code B	\$2,634,200	\$863,500
Importance Code C	\$260,700	
Total	\$4,150,000	\$918,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,000			
Interior Architecture	\$40,300	\$7,700		\$20,900
Electrical	\$3,400	\$4,700	\$3,400	\$7,700
Mechanical	\$17,200	\$20,500	\$34,200	\$36,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,800	\$36,900	\$41,500	\$69,300
Importance Code A	\$24,200	\$11,200	\$11,200	\$11,400
Importance Code B	\$36,500	\$25,700	\$30,300	\$51,800
Importance Code C	\$17,100			\$6,100
Total	\$77,800	\$36,900	\$41,500	\$69,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$177,100	LIFE	**	5	\$55,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%	Now	\$67,500	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$85,100	2045	**	5	\$9,500	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	10%	2-4	\$117,900	2054	**	5	\$13,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	Now	\$165,900	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$8,800	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Coping</i>								
Metal Rail	5%	2-4	\$1,100	2042	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$194,900	2034	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pitch Pockets Damaged</i>								
Copper/Terne	3%	2-4	\$3,000	2057	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	2-4	\$446,700	2059	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$4,600	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$8,500	2038	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	8%	2-4	\$42,100	2034	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$40,900	LIFE	**	5	\$6,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	62%	Now	\$278,500	2024	\$928,500	3	\$38,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	10%			2039	**	3	\$8,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$15,500	

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DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$12,800	2032	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	3%	Now	\$4,300	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney Into Basement</i>								
Operable Wall	2%			2039	**	5	\$12,100	
Plaster	55%	Now	\$81,600	LIFE	**	5	\$28,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$179,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Areas In Corridors And Stairs</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas In Corridors And Stairs</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2046	**	5	\$16,000	
Exposed Concrete	10%	2-4	\$110,200	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk Vault</i>								
Metal Panel	20%	Now	\$571,700	LIFE	**	5	\$40,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
Plaster	60%	Now	\$67,400	LIFE	**	5	\$60,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	55%			2064	**			
Masonry: Brick	5%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : The Main Service Switch Is Rated At 1,600 Amperes. It Is In Good Condition.*

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$500	
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Raceway

Conduit	90%			2039	**	1		
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Conduit	10%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2037	**	5	\$300	
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Molded Case Bkrs	90%			2045	**	5	\$2,700	
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Wiring

Braided Cloth	90%			2028	\$286,700	1		
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*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2049	**	1		
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Motor Controllers

Locally Mounted	80%			2027	\$98,300	5	\$600	
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Locally Mounted	20%			2042	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : These Starters Have Been Refurbished During The Last Few Years.*

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2034	**	10	\$93,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Fixtures Were Installed A Few Years Ago. They Are In Good Condition.</i>								
Fluorescent	5%			2034	**	10	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Gymnasium Lighting Fixtures Were Replaced With Compact Fluorescent A Few Years Ago. They Are In Good Condition.</i>								
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Auditorium Lighting Fixtures Were Replaced With LED Type Fixtures A Few Years Ago. Fixtures Are In Good Condition.</i>								
Egress Lighting								
Exit, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$3,800	
Exterior Lighting								
HID	40%	Now	\$182,300	2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : 9 Exterior HID Fixtures Are Not Working, Also The Lighting Clock Is Malfunctioning.</i>								
HID	60%			2029		10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$8,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2034	**	1-3	\$27,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$35,000	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Tanks Of 10,000 Gallons Each</i>								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$111,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$5,600	
Terminal Devices								
Air Handler	20%			2034	**	1	\$14,000	
Convactor/Radiator	80%			2034	**	1	\$29,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	**	1	\$5,200	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One Unit. Refrigerant Type 407c</i>						
Split Unit	2%			2034	**			
Window/Wall Unit	70%			2024	\$164,800	1		
No Component	18%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2049	**	4	\$800	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2034	**	1	\$7,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Serves Auditorium Only</i>						
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	**	2	\$7,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,000	
Exhaust Fans								
Interior	78%			2034	**	2	\$2,700	
Interior	20%	Now	\$80,400	2039	**	2	\$600	
		<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : All The Toilet Exhuast Fans In Mechanical Rooms</i>						
Roof	2%			2034	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2039	**	1		
Galvanized Steel	10%			2027	\$49,600	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2024	\$68,900	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Storage. Back Up Feed To Stem Heat Exchanger</i>								
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$55,300	1-2	\$1,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : M. S. / H. S. 368 - BX
Address : 2975 TIBBETT AVENUE @W. 230 STREET
Borough : BRONX **Agency's Number** : X368
Program / Asset # : BOE1044.000 / 14257 **Yr Built/Renovated** : 2004 /
Area Sq Ft : 162,477 **Project Type** : EDUCATION
Date of Survey : 26-May-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 5716 **Lot** : 725 **BIN** : 2112838

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$72,200	\$269,100
Interior Architecture	\$121,600	\$193,700
Electrical	\$146,000	
Mechanical	\$367,400	\$139,400
Site Pavements	\$165,100	
Total	\$872,300	\$602,200
Importance Code A	\$72,200	\$269,100
Importance Code B	\$695,600	\$261,000
Importance Code C	\$104,500	\$72,200
Total	\$872,300	\$602,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$16,000
Interior Architecture	\$101,700	\$11,100		\$28,300
Electrical	\$20,200	\$15,800	\$36,900	\$22,600
Mechanical	\$82,800	\$63,100	\$117,400	\$69,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$212,600	\$97,900	\$162,100	\$144,600
Importance Code A	\$14,500	\$14,500	\$14,800	\$30,500
Importance Code B	\$198,200	\$78,500	\$147,300	\$114,100
Importance Code C		\$5,000		
Total	\$212,600	\$97,900	\$162,100	\$144,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%			LIFE	**	5	\$63,800	
Glass Block	5%			LIFE	**	5	\$4,900	
Masonry: Brick	15%			LIFE	**	5	\$23,600	
Metal/Glass Curt Wall	15%			LIFE	**	5	\$44,200	
Windows								
Aluminum	100%			2044	**	5	\$32,000	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$12,600	
Metal Rail	40%			2045	**	5-10	\$161,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$14,000	
Roof								
IRMA/Protected Membrane	100%	4+	\$72,200	2033	**			
<i>Insul Miss/Displaced, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
Soffits								
Cement-Fiber Panel	100%			2036	**	10		
Interior								
Floors								
Carpet	2%	Now	\$66,300	2030	\$66,300	3	\$7,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	3%			LIFE	**	5	\$16,000	
Ceramic Tile	5%			2037	**	5	\$12,200	
Quarry Tile	4%			2041	**	5	\$14,600	
Vinyl Tile	85%			2036	**	3	\$103,400	
Wood	1%			2056	**	5	\$4,600	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$10,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
Gypsum Board	60%			LIFE	**	5	\$72,200	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	80%			2041	**	5	\$243,200	
Exposed Concrete	10%			LIFE	**	5	\$3,800	
Gypsum Board	10%			LIFE	**	5	\$30,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%			2045	**			
Pavers/Stone	5%			2041	**			

Parking/Driveway

Asphalt	100%	4+	\$104,500	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area</i>								

Activity Yard

Asphalt	100%	4+	\$60,600	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Activity Yards</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch For Emergency</i>								

Fused Disc Sw	90%			2048	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 4000 Amperes Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$700	
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Raceway

Conduit	100%			2048	**	1		
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Panelboards

Fused Disc Sw	10%			2044	**	5	\$400	
Molded Case Bkrs	90%			2044	**	5	\$3,900	

Wiring

Thermoplastic	100%			2048	**	1		
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Motor Controllers

Locally Mounted	25%			2041	**	5	\$300	
Motor Control Center	70%			2041	**	5	\$3,100	
Variable Frequency Drive	5%			2045	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,400	
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Stand-by Power

Transfer Switches

Automatic	100%			2041	**	1	\$50,000	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$62,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room 2nd Floor Roof</i>								
<i>Explanation : 300 Kilowatts/ Caterpillar</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$36,200	
Fuel Storage								
Day Tank								
	25%			2044	**	5	\$7,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons</i>								
Main Tank	75%			2056	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 360 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2033	**	10	\$141,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2033	**	10	\$4,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
HID	2%			2033	**	10	\$100	
Egress Lighting								
Emergency, Service								
	60%			2033	**	1		
Exit, Service								
	40%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$500	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2033	**	1	\$18,200	
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2033	**	1-3	\$31,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2037	**	1	\$16,100	
Steam Boiler	80%			2041	**	1	\$128,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$5,100	2044	**	4	\$1,600	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$110,000	2048	**	4	\$6,400	
<i>Leak Evident, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Vacuum Pump</i>								
Terminal Devices								
Air Handler	80%	Now	\$91,400	2033	**	1	\$72,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Control System</i>								
Convactor/Radiator	20%	Now	\$8,700	2041	**	1	\$9,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2037	**	1	\$158,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
Ext Pkg Unit - Heating/Cooling	10%			2033	**	2	\$1,000	
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2048	**	4	\$7,200	
No Component	10%							

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%	Now	\$91,100	2033	**	1	\$90,400
<i>Unbalanced System, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Duct</i>								
<i>Explanation : Valve(s) Need To Be Replaced</i>								
	Heat Rejection Dry Cooler	100%			2033	**	2	\$113,200
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$74,900	LIFE	**	2-5	\$90,600
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fire Damper Actuators Malfunctioning</i>								
<i>Explanation : Duct</i>								
	Exhaust Fans Roof	100%			2033	**	2	\$5,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Gas Fired	100%			2028	\$99,100	2	\$2,400
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2033	**	4	\$5,100
	Backflow Preventer Generic	100%			2033	**	1	\$10,000
	Fixtures Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st: 3rd, 1st: Penthouse</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$85,000
Sprinkler								
	Generic	100%			2048	**	1-2	\$45,500
Fire Pump								
	Generic	100%			2037	**	1	\$30,300

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DEPARTMENT OF EDUCATION - 040

M. S. / H. S. 368 - BX

Asset # : 14257

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Wet	10%		2026	\$2,800	1-3	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul-102</i>					
	No Component	70%						
	Generic	20%		2026	\$5,600	1-3	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : M. S. 52 - BX
Address : 681 KELLY STREET BTWN: AVE ST.JOHN - LEGGETT AVE.
Borough : BRONX **Agency's Number** : X052
Program / Asset # : BOE0194.000 / 702 **Yr Built/Renovated** : 1915 / 1998
Area Sq Ft : 137,000 **Project Type** : EDUCATION
Date of Survey : 09-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2686 **Lot** : 20 **BIN** : 2005133

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$312,600
Interior Architecture	\$1,002,700	\$2,132,200
Electrical	\$505,800	\$926,900
Mechanical	\$331,600	\$917,700
Total	\$1,840,100	\$4,289,400
Importance Code A	\$44,300	\$357,500
Importance Code B	\$1,445,800	\$2,697,600
Importance Code C	\$350,000	\$1,234,400
Total	\$1,840,100	\$4,289,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$16,600	\$14,800	\$11,400
Interior Architecture	\$10,300	\$15,400		\$17,500
Electrical	\$8,600	\$44,900	\$8,800	\$6,900
Mechanical	\$41,800	\$41,100	\$30,800	\$19,600
Total	\$60,600	\$118,100	\$54,300	\$55,400
Importance Code A		\$30,500	\$28,300	\$25,000
Importance Code B	\$60,600	\$87,600	\$26,000	\$30,400
Importance Code C				
Total	\$60,600	\$118,100	\$54,300	\$55,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$127,300	
Masonry: Brick Cavity	30%			LIFE	**	5	\$58,800	
Masonry: Limestone	5%			LIFE	**	5	\$7,300	
Windows								
Aluminum	100%			2043	**	5	\$29,500	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$17,700	
Metal Rail	5%			2044	**	5-10	\$18,800	
Metal Security Bars	5%			2055	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$6,500	
Roof								
Copper/Terne	5%			2062	**	10	\$16,600	
Modified Bitumen	95%			2035	**	10	\$126,500	
Interior								
Floors								
Terrazzo	2%			LIFE	**	5	\$3,200	
Vinyl Tile	40%			2027		3	\$747,300	
Vinyl Tile	28%	Now	\$523,100	2037	**	3	\$21,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
Wood	30%			2042	**	5	\$115,800	
Interior Walls								
Ceramic Tile	10%	Now	\$350,000	2030		5	\$1,166,700	\$19,800
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Restrooms</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Restrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$15,800	
Marble Panels	3%			LIFE	**			
Plaster	35%			LIFE	**	5	\$41,600	
Plaster	22%			LIFE	**	5	\$26,100	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2032	**	5	\$30,900	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%	0-2	\$71,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	3%			LIFE	**	5	\$7,700	
Plaster	72%			LIFE	**	5	\$92,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches, No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2047	**	5	\$200	
Molded Case Bkrs	70%			2027	\$164,400	5	\$2,500	
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$35,900	5	\$500	
Molded Case Bkrs	5%			2043	**	5	\$200	
Molded Case Bkrs	80%			2026	\$191,500	5	\$2,900	
Wiring								
Braided Cloth	80%	0-2	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2027	\$55,600	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	60%			2025	\$73,700	5	\$600	
Variable Frequency Drive	40%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$123,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$98,600	10	\$16,500	
Exit, Service	50%			2022	\$19,700	1		
Exterior Lighting								
HID	20%			2022	\$110,500	10	\$100	
No Component	80%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$15,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2035

* *

1-3

\$59,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement, Some Classrooms**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2047

* *

5

\$42,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

Now

\$44,300

2032

* *

1

\$122,100

*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Boilers**Malfunctioning, Extent : Severe, Area Affected : 5%**Location : #1 Burner**Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Units, Need Chemical Treatment Of Boiler And Make Up Water Tank*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$115,900

2037

* *

4

\$6,800

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Return Line Underneath Of Auditorium*

Terminal Devices

Air Handler

20%

2032

* *

1

\$16,900

Convactor/Radiator

80%

2025

\$586,700

1

\$35,400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

60%

2022

\$171,300

1

No Component

40%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,400	
Exhaust Fans								
Interior	70%			2035	**	2	\$2,900	
Roof	30%			2035	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2025	\$180,300	1		
Water Heater								
Gas Fired	100%			2026	\$83,600	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 250 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$14,300	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$20,900	2037	**	4	\$2,900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Condensate Pump</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$67,100	1-2	\$1,900	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MABEL D. BACON HIGH SCHOOL - M
Address : 127 E. 22 ST. @LEXINGTON AVE.
Borough : MANHATTAN **Agency's Number** : M660
Program / Asset # : BOE0149.000 / 2609 **Yr Built/Renovated** : 1918 / 2011
Area Sq Ft : 81,480 **Project Type** : EDUCATION
Date of Survey : 10-Sep-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,7,8,9,10
Block : 878 **Lot** : 16 **BIN** : 1018014

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,769,700	\$1,091,400
Interior Architecture	\$546,900	\$460,700
Electrical	\$296,300	\$1,059,600
Mechanical	\$441,700	\$2,613,800
Total	\$3,054,600	\$5,225,400
Importance Code A	\$1,769,700	\$1,134,300
Importance Code B	\$1,099,100	\$3,740,200
Importance Code C	\$185,800	\$351,000
Total	\$3,054,600	\$5,225,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,900	\$2,900		
Interior Architecture		\$14,000	\$155,000	\$2,400
Electrical	\$2,200	\$1,700	\$1,500	\$1,200
Mechanical	\$41,500	\$41,400	\$26,600	\$17,600
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$82,300	\$81,600	\$204,900	\$42,900
Importance Code A	\$25,000	\$11,100	\$8,100	\$8,100
Importance Code B	\$57,300	\$70,500	\$196,800	\$34,900
Importance Code C				
Total	\$82,300	\$81,600	\$204,900	\$42,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	47%	2-4	\$1,283,200	LIFE	**	5	\$530,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - Decorative Elements</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2071	**	10	\$16,900	
Masonry: Brick	45%			LIFE	**	5	\$65,000	
Masonry: Marble	3%			LIFE	**	5	\$3,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Windows								
Metal Clad	25%	Now	\$486,600	2052	**	5	\$25,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations, West Facade</i>								
Wood	50%			2035	**	5	\$161,400	
Wood	25%			2035	**	5	\$80,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium And Throughout</i>								
<i>Explanation : Protective Metal Grilles And Curved Top Sash Windows</i>								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$4,200	
Masonry: Brick	65%			LIFE	**	5	\$1,700	
Metal Rail	10%			2040	**	5-10	\$4,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$800	
Roof								
Built-Up (BUR)	70%			2027	\$253,400	10	\$16,100	
<i>Debris Present, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Remnants Of Roof Garden</i>								
Copper/Terne	5%			2062	**	10	\$2,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Bulkhead</i>								
Modified Bitumen	25%			2035	**	10	\$5,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over 10th Floor</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2023	\$145,000	3	\$14,700	
Cast in Place Concrete	10%			LIFE	**	5	\$21,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drain Lines Back Up - Flooding In Basement Subsurface Water Pressure</i>								
Ceramic Tile	3%			2030	\$66,000	5	\$2,900	
Quarry Tile	3%			2040	**	5	\$4,400	
Terrazzo	7%	2-4	\$110,900	LIFE	**	5	\$5,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, 2nd And 3rd Floor Lobbies</i>								
Vinyl Tile	42%			2032	**	3	\$15,400	
Vinyl Tile 9" X 9"	20%	Now	\$250,200	2037	**	3	\$7,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 8th Floor Corridor</i>								
Wood	5%			2042	**	5	\$9,200	
Interior Walls								
Ceramic Tile	8%	2-4	\$35,100	2030	\$351,000	5	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	
Gypsum Board	10%			LIFE	**	5	\$8,200	
Masonry: Brick	5%	Now	\$62,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Foundation Wall Abutting Neighboring Construction</i>								
Marble Panels	7%	Now	\$88,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor Near Elevator</i>								
Plaster	55%			LIFE	**	5	\$22,600	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2032	**	5	\$18,700	
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Metal Panel	5%			LIFE	**	5	\$6,200	
Plaster	70%			LIFE	**	5	\$43,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$38,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,300	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$158,700	5	\$300	
Fused Disc Sw	20%			2037	**	5	\$100	
Raceway								
Conduit	95%			2027	\$190,200	1		
Conduit	5%			2057	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$20,800	5	\$200	
Molded Case Bkrs	85%			2026	\$176,900	5	\$1,800	
Molded Case Bkrs	5%			2052	**	5	\$100	
Wiring								
Braided Cloth	75%	2-4	\$222,300	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	5%			2057	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$70,100	5	\$400	
Locally Mounted	20%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	99%			2032	**	10	\$74,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	1%			2027	\$10,500	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$63,700	10	\$9,800	
Exit, Service	50%			2027	\$12,700	1		
Exterior Lighting								
HID	100%			2027	\$357,000	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$28,600	1	\$3,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$10,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2047	**	1		
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Conversion Equipment

Steam Boiler	100%			2040	**	1	\$80,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Dual Fuel Steam Boilers

Distribution

Central Plant Steam Piping/Pmp	80%			2027	\$1,198,700	4	\$3,200	
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On Extended Life, Extent : Moderate, Area Affected : 80%

Location : Beyond The Boiler Room

Central Plant Steam Piping/Pmp	20%			2047	**	4	\$800	
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Terminal Devices

Convactor/Radiator	100%			2025	\$474,000	1	\$26,300	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Air Conditioning

Energy Source

Electricity	100%			2035	**	1		
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Conversion Equipment

Split Unit	10%			2027	\$189,000			
Window/Wall Unit	70%			2022	\$129,100	1		
Window/Wall Unit	10%	0-2	\$18,400	2027	\$18,400	1		

Malfunctioning, Extent : Moderate, Area Affected : 10%

Location : Various Classrooms Throughout, Multiple Mechanical And Or Electrical Defects

No Component	10%							
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Ventilation

Distribution

Ductwork/Diffusers	100%	0-2	\$81,600	LIFE	**	2-5	\$45,400	
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Needs Cleaning, Extent : Severe, Area Affected : 100%

Location : Throughout

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DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	50%	Now	\$157,500	2037	**	2	\$1,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Ceiling Of Each Floor Lobby, Multiple Mechanical And Or Electrical Defects.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Ceiling Of Each Floor Lobby</i>								
Roof	50%	Now	\$73,500	2037	**	2	\$1,000	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Units On The Roof Used To Bring In Fresh Air To The Building</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galvanized Steel	80%			2025	\$310,800	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2025	\$54,000	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$3,700	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2022	\$13,500	4	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Backflow Preventer								
Generic	100%			2032	**	1	\$5,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 11th Floor, 1 Unit From Basement To 10th Floor</i>								
<i>Explanation : Elevator Cabs Recently Replaced</i>								
Fire Suppression								
Standpipe								
Generic	100%			2027	\$369,000	1-5	\$42,600	
Sprinkler								
Generic	100%			2037	**	1-2	\$22,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MABEL D. BACON HIGH SCHOOL - M
Asset # : 2609

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2036	**	1	\$15,200
Chemical System	Generic	100%			2025	\$30,300	1-3	\$3,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

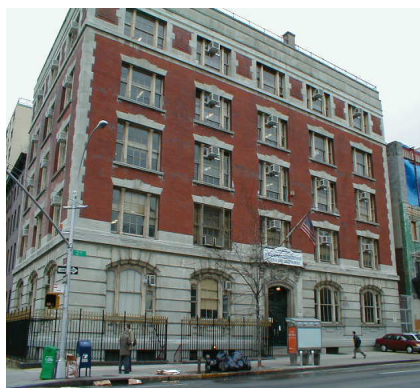
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MANH COMP NIGHT AND DAY H.S. - M
Address : 240 2ND AVENUE @E. 15 STREET
Borough : MANHATTAN **Agency's Number** : M661
Program / Asset # : BOE0150.000 / 518 **Yr Built/Renovated** : 1904 / 2008
Area Sq Ft : 46,000 **Project Type** : EDUCATION
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 921 **Lot** : 64 **BIN** : 1020416

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$598,700	\$100,300
Interior Architecture	\$1,265,100	\$255,500
Electrical	\$110,400	\$126,300
Mechanical	\$57,500	\$1,030,700
Total	\$2,031,800	\$1,512,900
Importance Code A	\$598,700	\$100,300
Importance Code B	\$1,083,200	\$1,333,900
Importance Code C	\$349,900	\$78,700
Total	\$2,031,800	\$1,512,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,600	\$10,200	\$6,300	
Interior Architecture	\$63,000	\$4,500		\$14,600
Electrical	\$6,900	\$4,400	\$4,400	\$4,100
Mechanical	\$24,000	\$47,100	\$7,200	\$4,500
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$142,500	\$72,000	\$23,900	\$29,000
Importance Code A	\$42,900	\$10,600	\$6,600	\$300
Importance Code B	\$87,200	\$61,400	\$17,300	\$28,700
Importance Code C	\$12,300			
Total	\$142,500	\$72,000	\$23,900	\$29,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$323,100	LIFE	**	5	\$100,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	Now	\$29,200	LIFE	**	5	\$3,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	17%	0-2	\$169,800	LIFE	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$11,900	2047	**	5	\$28,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steps</i>								
Stucco Cement	5%			2032	**	5	\$19,300	
Windows								
Aluminum	85%			2043	**	5	\$12,500	
Wood	15%	Now	\$66,300	2052	**	5	\$11,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$1,500	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5	\$1,000	
Metal Rail	25%			2040	**	5-10	\$24,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	80%	Now	\$39,400	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, 605, 610</i>								
Skylight, Metal/Glass	5%			2037	**	10	\$5,700	
Slate	15%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Explanation : Slate Panels Over Membrane Roofing</i>								
Interior								
Floors								
Carpet	10%	Now	\$16,200	2026	\$162,300	3	\$17,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$6,600	LIFE	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$12,300	2030	\$123,200	5	\$3,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$7,600	2032	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	Now	\$92,100	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2032	**	5	\$8,900	
Vinyl Tile	28%	Now	\$90,800	2032	**	3	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$126,100	2022	\$420,300	3	\$13,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$125,800	2042	**	5	\$11,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$55,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	7%	0-2	\$5,100	LIFE	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%	0-2	\$7,300	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	Now	\$69,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$224,700	LIFE	**	5	\$78,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	7%	Now	\$1,300	2032	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	8%	0-2	\$3,700	2032	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$2,900	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$60,100	LIFE	**	5	\$53,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$200	
Raceway								
Conduit	80%			2027	\$59,300	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$5,600	5	\$100	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	60%			2026	\$67,000	5	\$700	
Molded Case Bkrs	30%			2043	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$68,300	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$14,200	
Generators								
Diesel	100%			2036	**	1	\$17,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 125 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$1,700	
Fuel Storage								
Main Tank	100%			2055	**	5	\$1,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallons</i>						
Lighting								

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DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2032	**	10	\$42,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2027	\$6,600	1		
Exterior Lighting HID	100%			2032	**	10	\$100	
Alarm								
Security System No Component	80%							
Generic	20%			2035	**	1	\$3,400	
Fire/Smoke Detection No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$5,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	85%			2037	**	1		
Natural Gas	15%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 6th Floor</i>								
<i>Explanation : Serves Combined Air Conditioning And Furnace Units</i>								
Conversion Equipment Furnace	15%			2027	\$16,200	1	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. Furnace And Air Conditioning Units Combined</i>								
Pres. Reducing Valve/LP Steam	85%			2030	\$25,900	5	\$2,300	
Distribution								
Central Plant Steam Piping/Pmp	85%	Now	\$13,200	2027	\$661,800	4	\$1,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Return Pump</i>								
No Component	15%							
Terminal Devices								
Convactor/Radiator	85%			2025	\$209,300	1	\$12,600	
No Component	15%							
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2027	\$86,400	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof, AC Units</i>						
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units Serve 6 Floor</i>						
Split Unit	10%			2032	* *			
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 6 Units, Various</i>						
Window/Wall Unit	60%			2022	\$57,500	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2032	* *	1	\$1,500	
No Component	90%							
Heat Rejection								
Evaporative Condenser	10%			2032	* *	2	\$3,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$6,400	
No Component	75%							
Exhaust Fans								
Roof	25%			2027	\$19,100	2	\$400	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$73,300	4	\$4,500	
Sanitary Piping								
Cast Iron	100%	Now	\$6,700	LIFE	* *	1		
		<i>Other Observation, Extent : Severe, Area Affected : 3%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Steam Room Flooding When It Rains</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$7,000	4	\$1,500	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
MANH COMP NIGHT AND DAY H.S. - M
Asset # : 518

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 6th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2037	**	1-5	\$23,200
	Sprinkler							
	No Component	90%						
	Generic	10%			2037	**	1-2	\$1,300
	Fire Pump							
	Generic	100%			2030	\$29,600	1	\$8,600
	Chemical System							
	Generic	100%			2022	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MANH. CTR. FOR MATH AND SCI. - M
Address : E. 116 ST. AND F.D.R. DRIVE
Borough : MANHATTAN **Agency's Number** : M435
Program / Asset # : BOE0122.000 / 1644 **Yr Built/Renovated** : 1942 / 2008
Area Sq Ft : 229,000 **Project Type** : EDUCATION
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1713 **Lot** : 1 **BIN** : 1053152

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$37,400	\$426,600
Interior Architecture	\$2,103,700	\$712,000
Electrical	\$1,309,000	\$1,254,500
Mechanical	\$422,300	\$2,582,800
Total	\$3,872,400	\$4,975,900
Importance Code A	\$37,400	\$426,600
Importance Code B	\$3,693,200	\$4,168,700
Importance Code C	\$141,900	\$380,600
Total	\$3,872,400	\$4,975,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,300	\$11,400		
Interior Architecture	\$21,900	\$19,500		\$19,500
Electrical	\$2,400	\$64,500	\$5,300	\$2,200
Mechanical	\$48,100	\$61,000	\$54,100	\$32,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$109,600	\$160,300	\$63,300	\$58,400
Importance Code A	\$56,000	\$34,600	\$22,700	\$22,700
Importance Code B	\$53,600	\$125,800	\$40,700	\$35,700
Importance Code C				
Total	\$109,600	\$160,300	\$63,300	\$58,400



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DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$162,000	
Masonry: Granite	2%			LIFE	**	5	\$3,000	
Masonry: Limestone	15%			LIFE	**	5	\$22,800	
Metal Panel	3%			2037	**	5-10	\$41,800	
Windows								
Aluminum	97%			2049	**	5	\$74,800	
Metal Louvers	3%			2036	**	10	\$14,500	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$25,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$3,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	80%			2035	**	10	\$123,900	
Copper/Terne	15%	Now	\$33,300	2055	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Corridor By Room 475</i>								
Sloped Glazing	5%			LIFE	**	5	\$103,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,200	
Ceramic Tile	5%	Now	\$96,800	2036	**	5	\$7,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Kitchen, Serving Area And Bathrooms</i>								
Terrazzo	5%			LIFE	**	5	\$12,200	
Vinyl Tile	20%	0-2	\$566,400	2037	**	3	\$23,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
Vinyl Tile 9" X 9"	30%	Now	\$110,100	2022	\$1,100,700	3	\$35,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	30%			2042	**	5	\$175,500	

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DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Cast in Place Concrete	5%	Now	\$39,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$102,700	2030	\$342,200	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$38,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTileConcealSpLn	10%			2032	**	5	\$39,000	
Plaster	10%	Now	\$21,900	LIFE	**	5	\$19,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 475</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridor Near Room 475</i>								
Plaster	80%			LIFE	**	5	\$156,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Disconnect Switches Rated At 1200 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$1,000	
Raceway								
Conduit	90%			2027	\$555,400	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$51,100	5	\$500	
Molded Case Bkrs	90%			2043	**	5	\$5,400	

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DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$166,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2047	**	1		
Thermoplastic	30%			2027	\$249,700	1		
Motor Controllers								
Locally Mounted	80%			2025	\$196,600	5	\$1,200	
Locally Mounted	20%			2040	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$189,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2035	**	10	\$12,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallway First Floor</i>								
Incandescent	2%			2022	\$54,300	2	\$100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$164,900	10	\$27,600	
Exit, Service	50%			2022	\$33,000	1		
Exterior Lighting								
HID	100%			2022	\$923,400	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$8,600	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$14,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2040	**	1	\$226,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$16,900	
Terminal Devices Air Handler	20%	Now	\$64,400	2027	\$644,000	1	\$25,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Unit In The Basement And 1 Unit In The Room B53</i>								
Convactor/Radiator	80%			2032	**	1	\$59,200	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Window/Wall Unit No Component	75%			2022	\$357,900	1		
	25%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$127,700	
Exhaust Fans Interior	100%			2027	\$814,700	2	\$7,000	
Plumbing								
H/C Water Piping Brass/Copper Galvanized Steel	30%			2037	**	1		
	70%			2025	\$703,400	1		
Water Heater Gas Fired	100%			2026	\$139,700	2	\$3,300	
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$34,000	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$4,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MANH. CTR. FOR MATH AND SCI. - M
Asset # : 1644

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2027	\$224,200	1-2	\$6,400
Chemical System	Generic	100%			2022	\$27,900	1-3	\$3,700

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M
 Address : 320 E. 96 STREET BTWN: 1 AVENUE, 2 AVENUE
 Borough : MANHATTAN Agency's Number : M645
 Program / Asset # : BOE0147.000 / 542 Yr Built/Renovated : 1905 / 1998
 Area Sq Ft : 94,000 Project Type : EDUCATION
 Date of Survey : 12-Feb-2019 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 1558 Lot : 34 BIN : 1050338

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,475,100	\$340,500
Interior Architecture	\$727,400	\$828,000
Electrical	\$207,900	\$802,400
Mechanical	\$754,900	\$717,300
Total	\$3,165,400	\$2,688,100
Importance Code A	\$1,657,600	\$340,500
Importance Code B	\$1,398,000	\$2,305,800
Importance Code C	\$109,800	\$41,900
Total	\$3,165,400	\$2,688,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,700		\$11,300	
Interior Architecture	\$69,600		\$10,100	\$22,800
Electrical	\$3,500	\$1,800	\$2,100	\$2,200
Mechanical	\$30,800	\$13,900	\$22,000	\$12,900
Total	\$133,600	\$15,600	\$45,500	\$37,900
Importance Code A	\$29,700	\$9,300	\$20,600	\$9,300
Importance Code B	\$98,700	\$6,300	\$24,900	\$19,900
Importance Code C	\$5,200			\$8,700
Total	\$133,600	\$15,600	\$45,500	\$37,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M
Asset # : 542

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$536,700	LIFE	**	5	\$120,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Building Wall Corners</i>								
Copper/Terne	2%			2065	**	10	\$7,200	
Masonry: Brick	68%			LIFE	**	5	\$210,000	
Masonry: Limestone	20%			LIFE	**	5	\$46,300	
Windows								
Aluminum	100%	Now	\$401,900	2046	**	5	\$22,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	35%	Now	\$361,500	LIFE	**	5	\$55,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Tall Ornamental Parapets On Main Roof</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%	Now	\$70,000	LIFE	**	5	\$11,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Inner Side Of Parapets On Main Roof</i>								
Metal Rail	5%			2043	**	5-10	\$18,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$13,000	
Roof								
Copper/Terne	5%			2058	**	10	\$7,700	
Modified Bitumen	95%			2035	**	10	\$58,900	
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	**	5	\$84,600	
Ceramic Tile	5%			2039	**	5	\$8,100	
Mosaic Tile	3%	Now	\$30,900	2035	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2043	**	5	\$12,100	
Traffic Topping	10%			2035	**	5	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Corridors</i>								
<i>Explanation : This Is Actually A Fluid Applied Epoxy Resin Floor</i>								
Vinyl Tile	15%	Now	\$43,900	2035	**	3	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Entrance Lobby</i>								
Vinyl Tile 9" X 9"	35%			2030		3	\$28,200	
Wood	15%	Now	\$170,200	2045	**	5	\$22,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M
Asset # : 542

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%			2039	**	5	\$17,500	
Masonry: Brick	10%			LIFE	**	10	\$5,200	
Plaster	10%	Now	\$44,900	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	65%			LIFE	**	5-10	\$96,400	
Plaster	5%	Now	\$2,500	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$8,100	
Exposed Concrete	15%			LIFE	**	5-10	\$30,200	
Plaster	80%	Now	\$361,300	LIFE	**	5	\$80,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Bolted Pressure Contact Switch Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$400	
Raceway								
Conduit	70%			2030		1	\$129,000	
Conduit	30%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M
Asset # : 542

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$200	
Molded Case Bkrs	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	80%			2046	**	5	\$2,000	
Wiring								
Thermoplastic	80%			2050	**	1		
Thermoplastic	20%			2030	\$54,600	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	92%			2035	**	10	\$79,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-12 Fixtures Were Replaced With T-8 Fixtures 3 Years Ago.</i>								
Incandescent	3%			2030	\$33,400	2	\$100	
LED	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium/ Gymnasium</i>								
<i>Explanation : LED Fixture Installed 3 Years Ago.</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$11,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2025	\$379,000	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$60,700	1	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : CCTV Surveillance Camera System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	0-2	\$207,900	2040	**	1-3	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M
Asset # : 542

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	**	5	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Two 6,000 Gallon Tanks For No. 2 Fuel Oil</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$182,500	2035	**	1	\$83,800	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 3 Boilers</i>								
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$79,500	2040	**	4	\$4,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	100%	Now	\$50,300	2028	\$503,200	1	\$27,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Thermostats Broken</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
<hr/>								
Conversion Equipment								
Split Unit	20%			2035	**			
Window/Wall Unit	80%			2025	\$156,700	1		
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,000	
<hr/>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$41,200	2035	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various</i>								
<hr/>								
Water Heater								
Gas Fired	100%	Now	\$57,300	2030	\$57,300	2	\$1,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 900 Gallon Unit, Broken Since 2012</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%	Now	\$344,000	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Half Of Risers Are Broken</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MANHATTAN VOC/TECHNICAL H.S. - M LIFE SCIENCES SECONDARY SCH - M
Asset # : 542

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$14,300	4	\$3,000	
Sewage Ejector(s) Electric	100%			2035	**	4	\$3,700	
Fixtures								
Generic	100%	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2050	**	1-2	\$3,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MARTIN LUTHER KING, JR H.S. - M
Address : 122 AMSTERDAM AVE @W. 66 STREET
Borough : MANHATTAN **Agency's Number** : M490
Program / Asset # : BOE0133.000 / 1625 **Yr Built/Renovated** : 1974 / 1998
Area Sq Ft : 403,446 **Project Type** : EDUCATION
Date of Survey : 02-Aug-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 1157 **Lot** : 25 **BIN** : 1030343

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,470,000	\$433,800
Interior Architecture	\$478,900	\$4,383,000
Electrical	\$2,347,400	\$4,721,500
Mechanical	\$966,400	\$16,260,700
Total	\$7,262,800	\$25,799,000
Importance Code A	\$3,470,000	\$568,400
Importance Code B	\$3,792,700	\$24,857,200
Importance Code C		\$373,400
Total	\$7,262,800	\$25,799,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,000	\$4,100	\$34,300	
Interior Architecture	\$15,100		\$34,000	\$49,100
Electrical	\$59,400	\$57,600	\$61,400	\$53,900
Mechanical	\$191,000	\$126,500	\$225,900	\$105,300
Site Pavements	\$5,700			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$288,000	\$203,100	\$370,400	\$223,100
Importance Code A	\$2,000	\$9,400	\$34,300	\$4,400
Importance Code B	\$286,000	\$193,700	\$336,100	\$218,600
Total	\$288,000	\$203,100	\$370,400	\$223,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	1%	0-2	\$2,000	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Skylights On Roof</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Skylights On Roof</i>								
Cast in Place Concrete	9%			LIFE	**	5	\$73,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,100	
Masonry: Brick	30%			LIFE	**	5	\$48,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : North And East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal/Glass Curt Wall	50%			LIFE	**	5	\$152,100	
Windows								
Metal Louvers	40%			2036	**	10	\$22,900	
Steel	50%			2043	**	5	\$57,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Windows Around Perimeter</i>								
<i>Explanation : Windows Located On 2nd Floor</i>								
Steel	10%			2043	**	5	\$11,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Skylights On Roof</i>								
Parapets								
Cast in Place Concrete	70%			LIFE	**	5	\$151,900	
Masonry: Brick	20%			LIFE	**	5	\$4,200	
Metal Panel	10%			2047	**	5	\$8,100	
Roof								
Built-Up (BUR)	55%	0-2	\$2,726,500	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	45%	Now	\$743,600	2047	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rear Plaza</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rear Plaza</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Rear Plaza</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Plaza</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$198,100	
Ceramic Tile	5%			2036	**	5	\$30,200	
Panel/Paver: Cer/Brk	5%			2043	**	5	\$67,900	
Quarry Tile	5%			2040	**	5	\$45,300	
Vinyl Tile	65%	2-4	\$356,300	2027	\$3,563,100	3	\$147,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Perimeter Corridors</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, 2nd Floor</i>								
Wood	5%			2055	**	5	\$56,600	
<i>Uneven Surface, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Auditorium Stage</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Auditorium Stage</i>								
<i>Explanation : Water Damaged Floor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	50%			LIFE	**	5	\$186,700	
Metal Panel	40%			LIFE	**			
Wood	5%			LIFE	**	5	\$186,700	
Ceilings								
AcousTileSusp.Lay-In	50%	Now	\$122,600	2032	**	5	\$141,900	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : First Floor Under Rear Plaza</i>								
Exposed Concrete	30%			LIFE	**	5	\$26,600	
Fiber Board	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Gym</i>								
<i>Explanation : Recent Replace Evident</i>								
Gypsum Board	15%			LIFE	**	5	\$106,500	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2047	**			
Iron Picket	2%			2062	**			
Site Pavements								
Activity Yard								
Cast in Place Concrete	100%	2-4	\$5,700	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bleachers At Rear Plaza</i>								

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DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$134,600	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Service Switches, Two Rated At 2500 And One Rated At 2000 Amperes</i>								
<hr/>								
Transformers								
Dry Type	100%			2025	\$16,900	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Kilovolt-ampere, 30 Kilovolt-ampere, 45 Kilovolt-ampere, 75 Kilovolt-ampere, 500 Kilovolt-ampere And 750 Kilovolt-ampere</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$782,600	5	\$1,700	
<hr/>								
Raceway								
Conduit	95%			2027	\$879,400	1		
Conduit	5%			2047	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	95%			2026	\$742,900	5	\$10,100	
Molded Case Bkrs	5%			2043	**	5	\$500	
<hr/>								
Wiring								
Thermoplastic	90%			2027	\$1,123,800	1		
Thermoplastic	10%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	60%			2025	\$221,200	5	\$1,600	
Locally Mounted	40%			2040	**	5	\$1,100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	50%			2025	\$11,700	1	\$62,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : .</i>								
Automatic	50%			2040	**	1	\$62,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 600 Amperes And 30 Amperes</i>								
<hr/>								
Generators								
Natural Gas	100%			2023	\$129,600	1	\$156,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Generator Has An Exhaust Leak And The Fan Only Works Manually</i>								

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DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$89,900	
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$475,000	10	\$185,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	2%			2022	\$19,000	10	\$7,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	20%			2022	\$190,000	10	\$74,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	10%			2027	\$95,000	10	\$37,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
HID	1%			2027	\$6,900	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mechanical Room</i>								
Incandescent	5%			2022	\$239,200	2	\$500	
LED	12%			2032	**			
Egress Lighting								
Emergency, Service								
	50%			2022	\$105,900	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exit, Service	50%			2022	\$58,100	1		
Exterior Lighting								
HID	40%			2022	\$650,700	10	\$500	
Incandescent	60%			2022	\$828,400	2	\$400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$30,100	
Fire/Smoke Detection								
Generic, Digital	99%			2032	**	1-3	\$246,100	
Generic, Digital	1%	Now	\$900	2037	**	1-3	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Hear Detector Needs To Be Reconnected</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2037	**	1		
Conversion Equipment								
HTHW/HW Exchanger	90%			2040	**	2	\$22,200	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Room</i>					
Pres. Reducing Valve/LP Steam	10%			2030	\$26,700	5	\$2,400	
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$29,800	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Room</i>					
Terminal Devices								
Air Handler	80%			2027	\$4,538,400	1	\$199,600	
			<i>Leak Evident, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Penthouse & Basement Mechanical Room</i>					
			<i>Noisy/Vibrating, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Penthouse Mechanical Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Penthouse Mechanical Room</i>					
			<i>Explanation : Spring Isolators Corroded</i>					
Fan Coil Unit/Heat	20%	Now	\$120,800	2027	\$1,208,400	1	\$23,500	
			<i>Broken, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Hallways</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	33%	Now	\$753,400	2030	\$1,506,700	1	\$129,700	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : basement mechanical room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Chillers</i>					
			<i>Explanation : R-11 Refrigerant</i>					
Centrifugal, Elec Chiller	33%			2030	\$1,506,700	1	\$144,100	
Centrifugal, Elec Chiller	33%			2040	**	1	\$144,100	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Room</i>					
Split Unit	1%			2035	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$19,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$4,524,800	1	\$249,500	

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DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	100%			2025	\$1,531,000	2	\$406,000	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$225,000	
Exhaust Fans								
Interior	90%			2027	\$1,291,800	2	\$11,100	
Roof	10%			2035	**	2	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2032	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2047	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	Now	\$13,700	2022	\$13,700	4	\$8,500	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$24,700	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Pressure Is Reduced Because Of The Installation Of The Rpz - Booster Pump System Is Needed</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 5th Floor, 1 Unit From 1st To 2nd Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$203,400	

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**DEPARTMENT OF EDUCATION - 040
MARTIN LUTHER KING, JR H.S. - M
Asset # : 1625**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%	Now	\$39,500	2047	**	1-2	\$2,000
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MARTIN VAN BUREN HIGH SCHOOL - Q
Address : HILLSIDE AVE. AND 232 ST.
Borough : QUEENS **Agency's Number** : Q435
Program / Asset # : BOE0875.000 / 197 **Yr Built/Renovated** : 1954 / 2003
Area Sq Ft : 309,811 **Project Type** : EDUCATION
Date of Survey : 04-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7930 **Lot** : 2 **BIN** : 4166101

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$604,600	\$486,400
Interior Architecture	\$3,821,400	\$1,045,300
Electrical	\$1,898,900	\$1,961,900
Mechanical	\$356,900	\$11,719,100
Total	\$6,681,800	\$15,212,700
Importance Code A	\$604,600	\$2,581,100
Importance Code B	\$6,019,600	\$12,446,900
Importance Code C	\$57,600	\$184,700
Total	\$6,681,800	\$15,212,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$14,100		
Interior Architecture	\$19,700			\$42,200
Electrical	\$9,300	\$9,700	\$3,500	\$3,600
Mechanical	\$45,700	\$99,000	\$86,800	\$44,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,700	\$126,800	\$94,200	\$94,100
Importance Code A	\$30,700	\$45,500	\$30,700	\$30,700
Importance Code B	\$48,000	\$81,300	\$63,500	\$63,400
Total	\$78,700	\$126,800	\$94,200	\$94,100



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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$230,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Granite Panels	2%			LIFE	**	5	\$3,800	
Panel/Paver: Limestone	3%			LIFE	**	5	\$5,600	
Window Wall	3%			2047	**	5	\$28,200	
Windows								
Aluminum	98%			2043	**	5	\$87,700	
Metal Louvers	2%			2036	**	10	\$11,200	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$36,300	
Metal Rail	15%			2040	**	5-10	\$122,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$14,300	
Roof								
Built-Up (BUR)	92%	Now	\$560,700	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 362</i>								
Copper/Terne	5%			2055	**	10	\$52,600	
Skylight, Plastic	3%			2040	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$98,500	
Ceramic Tile	5%			2036	**	5	\$22,500	
Terrazzo	5%			LIFE	**	5	\$17,600	
Vinyl Tile	60%	Now	\$2,451,500	2037	**	3	\$101,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second And Third Floor Corridors</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second And Third Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second And Third Floor Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	15%			2027	\$612,900	3	\$33,800	
Wood	5%			2055	**	5	\$42,200	
Interior Walls								
Concrete Masonry Unit	22%			LIFE	**	5	\$57,900	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	3%			LIFE	**			
Metal Panel	5%			LIFE	**			
Operable Wall	5%			2047	**	5	\$115,200	
Plaster	35%			LIFE	**	5	\$69,100	
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileConcealSpLn	35%	Now	\$1,312,200	2047	**	5	\$95,000	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 30%
Location : Basement, Second And Third Floor Corridors, Cafeteria

Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : Basement, Second And Third Floor Corridors, Cafeteria

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Basement, Second And Third Floor Corridors, Cafeteria, Corridor Near Rooms 331, 356

Exposed Concrete	45%			LIFE	**	5	\$30,500	
Metal Panel	10%			LIFE	**	5	\$54,300	
Plaster	10%			LIFE	**	5	\$27,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$89,700	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Service Switches, No Ratings Available

Switchgear / Switchboard

Fused Knife Sw	100%	0-2	\$521,800	2057	**	5	\$700	
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Obsolete Equipment, Extent : Severe, Area Affected : 100%

Location : Electrical Room

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Obsolete Equipment

Raceway

Conduit	90%			2027	\$555,400	1		
Conduit	10%			2037	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$51,100	5	\$700	
Fused Knife Sw	15%	2-4	\$76,600	2052	**	5	\$500	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Obsolete Equipment

Fused Toggle Switch	60%	2-4	\$306,400	2052	**	5	\$2,100	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Molded Case Bkrs	10%			2026	\$51,100	5	\$800	
Molded Case Bkrs	5%			2035	**	5	\$400	

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	\$707,600	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2037	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$221,200	5	\$1,900	
Locally Mounted	10%			2044	**	5	\$200	
Ground								
Grounding Devices								
Generic	50%	0-2	\$5,100	LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe And Painted.</i>								
Generic	50%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$715,000	10	\$278,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2022	\$5,300	10	\$100	
Incandescent	1%			2022	\$36,700	2	\$100	
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2022	\$249,800	10	\$200	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$608,800	5	\$96,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$2,005,000	1	\$306,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%			2027	\$5,243,400	4	\$15,300	
<hr/>								
Terminal Devices Air Handler	25%			2027	\$1,089,100	1	\$47,900	
Convector/Radiator	70%			2025	\$1,161,000	1	\$70,000	
Unit Heater - Steam	5%			2022	\$55,400	4	\$2,100	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
<hr/>								
Conversion Equipment Window/Wall Unit	10%			2022	\$64,600	1		
No Component	90%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$172,800	
<hr/>								
Exhaust Fans Interior	95%			2027	\$1,047,100	2	\$9,000	
Roof	5%			2022	\$25,700	2	\$500	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
<hr/>								
Water Heater Gas Fired	100%			2022	\$189,000	2	\$4,500	
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Non-Submersible	100%			2027	\$47,200	4	\$6,500	
<hr/>								
Sewage Ejector(s) Electric	100%			2027	\$89,200	4	\$12,300	
<hr/>								
Fixtures Generic	100%							
<hr/>								
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q
Asset # : 197

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2027	\$303,400	1-2	\$8,700
Chemical System	Generic	100%			2022	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE
Address : HILLSIDE AVE. AND 232 ST.
Borough : QUEENS **Agency's Number** : Q435
Program / Asset # : BOE0875.010 / 13397 **Yr Built/Renovated** : 1954 /
Area Sq Ft : 6,000 **Project Type** : EDUCATION
Date of Survey : 04-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7930 **Lot** : 2 **BIN** : 4166101

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$175,400	\$434,900
Electrical		\$36,300
Total	\$175,400	\$471,200
Importance Code A	\$175,400	\$434,900
Importance Code B		\$36,300
Total	\$175,400	\$471,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,500		
Interior Architecture	\$1,000	\$2,900		\$100
Electrical	\$10,300	\$21,600	\$100	\$100
Mechanical	\$10,300	\$4,000	\$800	\$300
Total	\$21,600	\$31,000	\$900	\$400
Importance Code A	\$300	\$2,800	\$300	\$300
Importance Code B	\$20,700	\$28,200	\$600	\$100
Importance Code C	\$500			
Total	\$21,600	\$31,000	\$900	\$400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13397

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$14,300	
Metal Coiling Doors	10%			2032	**	5	\$5,000	
Windows								
Aluminum	100%	Now	\$88,400	2052	**	5	\$1,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$87,000	2027	\$434,900			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$16,600	
Ceramic Tile	10%			2036	**	5	\$900	
Vinyl Tile	5%			2027	\$4,100	3	\$200	
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$1,100	
Concrete Masonry Unit	90%			LIFE	**	5	\$3,800	
Ceilings								
AcousTileSusp.Lay-In	65%			2032	**	5	\$5,800	
Exposed Struc: Steel	20%			LIFE	**			
Plaster	15%			LIFE	**	5	\$800	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes.</i>								
Raceway								
Conduit	100%			2027	\$14,800	1		
Panelboards								
Molded Case Bkrs	50%			2026	\$12,000	5	\$100	
Molded Case Bkrs	50%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13397

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	75%			2025	\$36,300	5		
Locally Mounted	25%			2032	**	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Connected To Main Water Pipe And Painted</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2032	**	10	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	1%			2022	\$700	2		
Egress Lighting								
Exit, Service	20%			2032	**	1		
No Component	80%							
Exterior Lighting								
HID	10%			2027	\$2,400	10		
Incandescent	10%			2022	\$2,100	2		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$13,300	1-3	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Locker Rooms</i>								
<i>Explanation : Manual Pull Station And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2032	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Throughout</i>								
<i>Explanation : 6 Modine Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13397

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$10,000	2037	**	2	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$3,700	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MASPETH HIGH SCHOOL - Q
Address : 54-40 74TH STREET
Borough : QUEENS **Agency's Number** : Q585
Program / Asset # : BOE1160.000 / 14906 **Yr Built/Renovated** :
Area Sq Ft : 165,257 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2803 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$115,800	\$383,400
Interior Architecture	\$167,200	\$384,600
Electrical	\$151,600	
Mechanical	\$129,300	\$141,700
Total	\$563,800	\$909,700
Importance Code A	\$179,500	\$383,400
Importance Code B	\$310,200	\$234,800
Importance Code C	\$74,100	\$291,500
Total	\$563,800	\$909,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,900			
Interior Architecture	\$5,600	\$44,200		\$11,600
Electrical	\$16,100	\$20,400	\$20,800	\$16,900
Mechanical	\$74,500	\$24,000	\$91,800	\$20,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$137,000	\$98,400	\$122,400	\$59,100
Importance Code A	\$30,900	\$8,200	\$8,200	\$8,500
Importance Code B	\$106,100	\$90,300	\$114,300	\$50,600
Importance Code C				
Total	\$137,000	\$98,400	\$122,400	\$59,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	**	5	\$68,000	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$132,800	
Masonry: Brick Cavity	60%			LIFE	**	5	\$102,000	
Masonry: Granite	5%			LIFE	**	5	\$6,400	
Metal, Corrugated	5%			2055	**	1		
Metal Panel	2%			2055	**	5-10	\$23,400	
Window Wall	10%			2055	**	5	\$63,700	
Windows								
Aluminum	100%			2051	**	5	\$55,300	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$8,800	
Metal Rail	2%			2046	**	5-10	\$8,000	
Pre-Cast Concrete	58%			LIFE	**	5	\$80,600	
Roof								
IRMA/Protected Membrane	100%			2034	**	10	\$115,800	
Soffits								
Metal Panel	98%			2055	**	5-10	\$41,200	
Stucco Cement	2%			2046	**	5	\$300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,100	
Ceramic Tile	7%			2042	**	5	\$17,300	
Quarry Tile	3%			2046	**	5	\$11,100	
Sheet Vinyl/Rubber	5%			2037	**	5	\$18,600	
Terrazzo	10%			LIFE	**	5	\$19,300	
Traffic Topping	5%			2037	**	5	\$15,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Science Laboratories</i>						
		<i>Explanation : This Is Actually A Fluid Applied Resinous Flooring</i>						
Vinyl Tile	60%			2037	**	3	\$55,700	
Wood	5%			2064	**	5	\$23,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	30%			2042	**	5	\$148,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$19,800	
Gypsum Board	40%			LIFE	**	5	\$118,600	
Masonry: Brick	5%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$98,800	
Ceilings								
AcousTileSusp.Lay-In	80%			2046	**	5	\$186,200	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2037	**			
Gypsum Board	5%			LIFE	**	5	\$14,500	
Metal Panel	5%			LIFE	**	5	\$14,500	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	75%			2046	**			
Pavers/Stone	25%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Asphalt	10%			2042	**			
Cast in Place Concrete	10%			2046	**			
Traffic Topping	80%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Athletic Field</i>								
<i>Explanation : This Is Actually Artificial Grass Turf</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Ampere Main Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$700	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	20%			2045	**	5	\$800	
Molded Case Bkrs	80%			2045	**	5	\$3,500	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2042	**	5	\$900	
Motor Control Center	20%			2042	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Stand-by Power								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$50,800	
Generators								
Diesel	100%			2038	**	1	\$64,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : 70 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$6,100	
Fuel Storage								
Day Tank	100%			2045	**	5	\$30,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$144,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	5%			2034	**	10	\$7,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby, Gymnasium And Auditorium</i>						
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Controlled Via Photocell And Timer</i>						
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$4,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$18,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$30,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%	Now	\$63,700	2042	**	1	\$73,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Building Management System Is Not Operational</i>								
Distribution Hot Wtr Piping/Pump	100%			2045	**	4	\$12,200	
Terminal Devices Convactor/Radiator	100%			2042	**	1	\$53,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Insufficient Heat</i>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	98%	Now	\$65,600	2034	**	2	\$7,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop Unit Dirty Filters</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Building Management System Is Not Operational</i>								
Split Unit	2%			2034	**			
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$215,000	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$92,100	
Exhaust Fans Roof	100%			2034	**	2	\$5,100	
Plumbing								
H/C Water Piping Brass/Copper	100%	0-2	\$24,600	2049	**	1		
<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Heat Tracing Required To Prevent Frozen Pipes</i>								
Water Heater Gas Fired	100%	Now	\$5,000	2027	\$100,800	2	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Penthouse</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Penthouse</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MASPETH HIGH SCHOOL - Q
Asset # : 14906

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2034	**	4	\$9,900	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : 2 Elevators</i>						
Fire Suppression								
Sprinkler Generic	100%	0-2	\$32,400	2049	**	1-2	\$40,100	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Pipes Freeze In Winter Heat Trace Required</i>						
Fire Pump Generic	100%			2038	**	1	\$30,900	
Chemical System								
No Component Generic	98%							
	2%			2027	\$600	1-3	\$100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

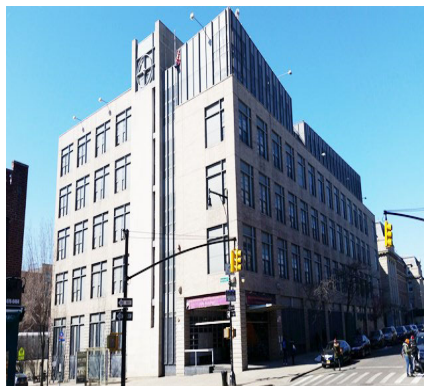
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK
Address : 1186 CARROLL STREET @NOSTRAND AVE.
Borough : BROOKLYN **Agency's Number** : K590
Program / Asset # : BOE1010.000 / 13403 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 112,000 **Project Type** : EDUCATION
Date of Survey : 23-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 1289 **Lot** : 25 **BIN** : 3348092

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$121,700	\$276,600
Interior Architecture		\$61,900
Electrical	\$102,700	
Mechanical	\$68,300	\$609,100
Total	\$292,700	\$947,700
Importance Code A	\$121,700	\$276,600
Importance Code B	\$171,000	\$671,000
Total	\$292,700	\$947,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,900		\$27,100	\$27,800
Interior Architecture	\$47,700	\$6,100	\$2,400	\$15,000
Electrical	\$13,800	\$10,900	\$25,800	\$18,200
Mechanical	\$57,500	\$53,800	\$88,600	\$62,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$156,600	\$85,600	\$158,700	\$137,800
Importance Code A	\$34,000	\$11,100	\$38,400	\$38,900
Importance Code B	\$122,600	\$72,400	\$120,300	\$98,900
Importance Code C		\$2,100		
Total	\$156,600	\$85,600	\$158,700	\$137,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK
Asset # : 13403

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$133,500	
Masonry: Limestone	10%			LIFE	**	5	\$14,300	
Metal Panel	15%			2048	**	5-10	\$196,700	
Slate Panels	5%			LIFE	**	5	\$7,200	
Windows								
Aluminum	100%			2044	**	5	\$55,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$16,200	
Masonry: Brick	55%			LIFE	**	5	\$11,500	
Metal Panel	25%			2048	**	5	\$20,200	
Metal Rail	10%			2041	**	5-10	\$37,700	
Roof								
Built-Up (BUR)	80%			2033	**	10	\$68,100	
Modified Bitumen	20%			2033	**	10	\$17,000	
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$8,000	
Quarry Tile	5%			2041	**	5	\$12,000	
Sheet Vinyl/Rubber	2%			2033	**	5	\$4,800	
Slate	10%			LIFE	**	5	\$16,900	
Vinyl Tile	75%			2033	**	3	\$59,800	
Wood	3%			2056	**	5	\$9,000	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$4,300	
Concrete Masonry Unit	55%			LIFE	**	5	\$18,800	
Gypsum Board	20%			LIFE	**	5	\$10,200	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%			2041	**	5	\$29,700	
AcousTileSusp.Lay-In	15%			2041	**	5	\$14,900	
Exposed Concrete	5%			LIFE	**	5	\$800	
Gypsum Board	50%			LIFE	**	5	\$61,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Cast in Place Concrete	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK

Asset # : 13403

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere And Two 2000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2041	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kilovolt-ampere 480/277hv-208lv And One 225 Kilovolt-ampere 480hv-208/120lv And 15 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$500	
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$300	
Molded Case Bkrs	90%			2044	**	5	\$2,700	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	30%			2041	**	5	\$200	
Motor Control Center	70%			2041	**	5	\$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$34,500	
Generators								
Diesel	100%			2037	**	1	\$43,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 400 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$25,000	
Fuel Storage								
Day Tank								
	50%			2044	**	5	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 60 Gallon</i>								
Main Tank								
	50%			2056	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2500 Gallon</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK
Asset # : 13403

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2033	**	10	\$102,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2033	**	10	\$300	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$12,600	
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$21,300	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$110,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	0-2	\$9,900	2048	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Terminal Devices								
Air Handler	60%			2033	**	1	\$41,600	
Convactor/Radiator	40%			2041	**	1	\$14,500	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		

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DEPARTMENT OF EDUCATION - 040
MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK
Asset # : 13403

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2033	**	1	\$51,900
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units - Penthouse</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$5,500
Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$69,300
Heat Rejection								
	Dry Cooler	100%			2028	\$609,100	2	\$78,000
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,500
Exhaust Fans								
	Interior	95%	Now	\$7,600	2033	**	2	\$2,600
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1 Unit, Penthouse</i>								
	Roof	5%			2028	\$9,300	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Gas Fired	100%			2023	\$68,300	2	\$1,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$17,100	4	\$2,400
Sewage Ejector(s)								
	Electric	100%			2028	\$32,300	4	\$4,500
Backflow Preventer								
	Generic	100%			2033	**	1	\$6,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	85%			LIFE	**		
<i>Other Observation, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : 1 Unit From Basement To Penthouse, 1 Unit From Basement To 5th Floor</i>								
<i>Explanation : 2 Units. 1 Unit Is Down For A Year, Waiting For Parts.</i>								
	Hydraulic	15%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Freight Unit</i>								

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DEPARTMENT OF EDUCATION - 040
MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK
Asset # : 13403

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2048	**	1-5	\$58,600
	Sprinkler							
	Generic	100%			2038	**	1-2	\$31,400
	Fire Pump							
	Generic	100%	Now	\$3,600	2031	**	1	\$18,800
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : And Leaking From The Pump, Basement Sprinkler Valve Room</i>					
	Chemical System							
	Generic	100%			2023	\$27,900	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : METROPOLITAN AVENUE CAMPUS - Q
Address : 91-30 METROPOLITAN AVENUE
Borough : QUEENS **Agency's Number** : Q686
Program / Asset # : BOE1114.000 / 14570 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 323,106 **Project Type** : EDUCATION
Date of Survey : 23-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3886 **Lot** : 800 **BIN** : 4447233

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$331,900	\$351,500
Interior Architecture	\$1,222,900	\$810,700
Electrical		\$296,300
Mechanical	\$80,100	\$277,100
Site Enclosure	\$85,900	\$55,600
Total	\$1,720,800	\$1,791,200
Importance Code A	\$331,900	\$351,500
Importance Code B	\$516,800	\$868,200
Importance Code C	\$872,100	\$571,600
Total	\$1,720,800	\$1,791,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$121,900		\$6,000	
Interior Architecture	\$82,500		\$87,400	\$12,100
Electrical	\$50,900	\$44,100	\$43,000	\$38,700
Mechanical	\$62,500	\$37,300	\$72,400	\$38,000
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$347,400	\$110,900	\$238,300	\$118,500
Importance Code A	\$139,300	\$15,200	\$22,600	\$15,200
Importance Code B	\$155,900	\$95,800	\$215,600	\$103,300
Importance Code C	\$52,300			
Total	\$347,400	\$110,900	\$238,300	\$118,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$17,100	
Masonry: Brick Cavity	80%			LIFE	**	5	\$438,900	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$51,400	
Metal Panel	7%			2050	**	5-10	\$132,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$53,500	
Windows								
Aluminum	100%			2046	**	5	\$41,700	
Parapets								
Masonry: Brick Cavity	94%			LIFE	**	5-10	\$131,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Covered With Single-ply Roof Membrane</i>								
Metal Rail	1%			2043	**	5-10	\$3,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,900	
Roof								
IRMA/Protected Membrane	97%	4+	\$33,600	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
Metal Panel	1%			2043	**	10	\$3,700	
Single Ply Membrane	1%			2035	**	10	\$2,000	
Skylight, Metal/Glass	1%			2050	**	10	\$6,800	
Soffits								
Metal Panel	55%			2050	**	5-10		
Stucco Cement	45%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$105,800	
Ceramic Tile	5%			2039	**	5	\$24,200	
Quarry Tile	5%			2043	**	5	\$36,300	
Traffic Topping	3%			2035	**	5	\$18,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Laboratories</i>								
<i>Explanation : This Is Actually A Fluid Applied Epoxy Floor Finish</i>								
Vinyl Tile	77%			2035	**	3	\$139,600	
Wood	5%			2058	**	5	\$45,300	
Interior Walls								
Ceramic Tile	20%			2039	**	5	\$174,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$69,700	
Glass Block	5%			LIFE	**	10	\$17,400	
Gypsum Board	62%			LIFE	**	5-10	\$918,600	
Wood	3%			LIFE	**	5	\$209,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q

Asset # : 14570

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$362,700	
Exposed Struc: Steel	10%			LIFE	**	10	\$96,700	
Gypsum Board	10%			LIFE	**	5-10	\$166,200	
Metal Panel	5%			LIFE	**	5	\$60,500	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2043	**	5-10	\$141,500	
Chain Link	15%			2050	**			
Iron Picket	60%			2065	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Across From Tennis Field</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Playground Area</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	60%			2043	**			
Pavers/Stone	40%			2039	**			
<i>Loose Units, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Outside The Auditorium Area</i>								
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	15%			2039	**			
Rubber Matting	35%			2035	**			
Traffic Topping	40%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Athletic Field On North Side Of Building</i>								
<i>Explanation : This Is Actually Artificial Grass</i>								
Traffic Topping	10%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q

Asset # : 14570

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	5	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : It Includes The Following Ampere Rated Switches: Two 3,000, One 4,000, One 2,500, One 1,600, And One 1,200.</i>							
<hr/>								
Transformers								
Dry Type	100%			2047	**	5	\$1,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : It Consists Of One 1,000 Kilovolt-ampere 480-208/120v And One 750 Kilovolt-ampere 480 -208/120v.</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	**	5	\$1,400	
<hr/>								
Raceway								
Conduit	100%			2056	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2052	**	5	\$700	
Molded Case Bkrs	90%			2052	**	5	\$7,700	
<hr/>								
Wiring								
Thermoplastic	100%			2056	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2047	**	5	\$1,100	
Variable Frequency Drive	50%			2047	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$9,500	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$99,400	
<hr/>								
Generators								
Diesel	100%			2043	**	1	\$125,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside - Generator Room</i>							
	<i>Explanation : The Generator Is Rated 500 Kilowatts.</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$12,000	
<hr/>								
Fuel Storage								
Main Tank	100%			2065	**	5	\$9,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : The Main Tank Is Rated 275 Gallons.</i>							
<hr/>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2038	**	10	\$266,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Lighting Fixtures Are T-8 Lamps Type Fixtures.</i>								
Fluorescent	10%			2038	**	10	\$29,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Hallway, Gymnasium And Auditorium</i>								
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, LED	35%			2065	**	1		
Exit, Service	5%			2038	**	1		
Exterior Lighting								
Fluorescent	2%			2035	**	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Exit Doors And Before The Entrance Door</i>								
<i>Explanation : Compact Fluorescent Light</i>								
HID	18%			2035	**	10	\$200	
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2065	**	5	\$9,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$36,200	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2038	**	1-3	\$139,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Upgraded System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2056	**	1		
Natural Gas	95%			2056	**	1		

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	85%			2035	**	1	\$135,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 14 Rooftop Package Units</i>						
Hot Water Boiler	10%			2043	**	1	\$16,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse On 4th Floor Roof</i>						
		<i>Explanation : 2 New Gas Fired Units</i>						
Radiant Heater	5%			2035	**	2	\$7,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Staircases</i>						
		<i>Explanation : Electrical Radiant Heaters</i>						
Distribution								
Hot Wtr Piping/Pump	10%			2052	**	4	\$1,600	
No Component	90%							
Terminal Devices								
Convactor/Radiator	10%			2047	**	1	\$10,400	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2035	**	2	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units Refrigerant R-410a</i>						
Ext Pkg Unit - Heating/Cooling	85%			2035	**	2	\$16,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roofs</i>						
		<i>Explanation : 14 Rooftop Units. Refrigerant R-410a</i>						
Split Unit	5%			2035	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$285,300	
Exhaust Fans								
Roof	100%			2035	**	2	\$9,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028		2	\$4,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
METROPOLITAN AVENUE CAMPUS - Q
Asset # : 14570

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$6,800
	Sewage Ejector(s)							
	Electric	100%			2035	**	4	\$12,900
	Backflow Preventer							
	Generic	100%			2035	**	1	\$19,800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	90%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : 2 Units From Basement To 5th Floor, 2 Units From Basement To 4th Floor</i>					
			<i>Explanation : 4 Units</i>					
	Hydraulic	10%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Freight Unit</i>					
Fire Suppression								
	Sprinkler							
	Generic	100%			2050	**	1-2	\$90,500
	Fire Pump							
	Generic	100%			2039	**	1	\$60,300
	Chemical System							
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : On Top Of Gas Stove</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MIDDLE COLLEGE CAMPUS - Q
Address : 45-35 VAN DAM STREET
Borough : QUEENS **Agency's Number** : Q520
Program / Asset # : BOE1159.000 / 14905 **Yr Built/Renovated** :
Area Sq Ft : 74,664 **Project Type** : EDUCATION
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 249 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$94,300
Interior Architecture	\$124,100	\$124,100
Electrical	\$68,500	
Mechanical		\$45,500
Total	\$192,600	\$264,000
Importance Code A		\$94,300
Importance Code B	\$113,100	\$90,100
Importance Code C	\$79,500	\$79,500
Total	\$192,600	\$264,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,600	\$2,700		\$5,500
Interior Architecture	\$6,300	\$16,500		
Electrical	\$7,300	\$9,000	\$10,300	\$9,500
Mechanical	\$33,900	\$9,400	\$40,100	\$17,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$87,000	\$45,400	\$58,200	\$40,700
Importance Code A	\$33,400	\$4,500	\$1,800	\$7,500
Importance Code B	\$51,400	\$40,900	\$56,400	\$33,200
Importance Code C	\$2,100			
Total	\$87,000	\$45,400	\$58,200	\$40,700



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DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$36,300	
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$11,300	
Masonry: Brick Cavity	80%			LIFE	**	5	\$58,000	
Metal Panel	2%			2055	**	5-10	\$10,000	
Granite Panels	3%			LIFE	**	5	\$1,600	
Window Wall	3%			2055	**	5	\$8,200	
Windows								
Aluminum	88%			2051	**	5	\$18,800	
Glass Block	10%	4+	\$2,300	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stairwell To Roof on 47th Avenue Side</i>								
Metal Louvers	2%			2042	**	10	\$2,700	
Parapets								
Cast Stone/Terra Cotta	9%			LIFE	**	5	\$14,500	
Masonry: Brick Cavity	90%			LIFE	**	5	\$18,800	
Metal Rail	1%			2046	**	5-10	\$3,800	
Roof								
Copper/Terne	2%			2064	**	10	\$5,500	
IRMA/Protected Membrane	98%	4+	\$18,400	2034	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Various Drains On Upper And Lower Roof Areas</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,200	
Ceramic Tile	10%			2042	**	5	\$11,200	
Granite Panels	2%			LIFE	**	5	\$1,700	
Quarry Tile	5%			2046	**	5	\$8,400	
Vinyl Tile	78%			2037	**	3	\$32,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	65%			2042	**	5	\$159,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,800	
Gypsum Board	15%			LIFE	**	5	\$22,000	
Plaster	5%	4+	\$2,100	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stairwell To Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2042	**	5	\$89,200	
Exposed Concrete	5%			LIFE	**	5	\$900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$13,900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Enclosure

Fence/Gates

Iron Picket

100%

2073

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inner Courtyard**Explanation : This Is Actually A Painted Steel Tube Fence*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Parking/Driveway

Asphalt

100%

2038

* *

Activity Yard

Cast in Place Concrete

100%

2042

* *

Electrical**Current Repair****Future Replacement****Maintenance**

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
------------------------------	-------------------	--------------------------	-----------------------	----------------	-----------------------	--------------------	-----------------------	-----------------

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Service Room**Explanation : 1600 And 2500 Ampere Main Switches*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$300

Raceway

Conduit

100%

2049

* *

1

Panelboards

Molded Case Bkrs

100%

2045

* *

5

\$2,000

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2042

* *

5

\$500

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,100

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$23,000

Generators

Diesel

100%

2038

* *

1

\$28,900

Batteries

Lead/Acid

100%

2023

\$1,600

5

\$2,800

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2057	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$68,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	25%			2057	**	1		
Exit, Battery	25%			2034	**	10	\$1,300	
Exterior Lighting								
Fluorescent	10%			2034	**	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Canopy</i>								
<i>Explanation : Downlights Observed</i>								
HID	10%			2029	\$30,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Metal Halide Fixtures Observed</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$8,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$13,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2042	**	1	\$18,500	
No Component	50%							

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DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,200	2045	**	4	\$3,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse Pumps And Piping</i>								
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$24,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	96%	Now	\$17,900	2034	**	2	\$3,500	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bms Not Functioning On All Floors</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof 1 Unit Of 8</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Units</i>								
Split Unit	4%			2034	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$97,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,600	
Exhaust Fans								
Roof	100%			2034	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$45,500	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$5,700	2034	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2034	**	1	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
MIDDLE COLLEGE CAMPUS - Q
Asset # : 14905

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE			**
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 2 Elevators</i>					
Fire Suppression	Standpipe							
	Generic	100%			2049		**	1-5 \$37,600
	Sprinkler							
	Generic	100%			2049		**	1-2 \$20,900
Chemical System	No Component	99%						
	Generic	1%			2027	\$300		1-3
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MID-MANHT ADULT LEARNING CTR - M (P.S. 81)
Address : 212 W. 120TH ST BTWN: 7TH AVE - ST. NICHOLAS AVE
Borough : MANHATTAN **Agency's Number** : M081
Program / Asset # : BOE0048.000 / 1682 **Yr Built/Renovated** : 1907 / 2011
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 16-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1925 **Lot** : 19 **BIN** : 1058447

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$282,000	\$228,700
Interior Architecture	\$162,600	\$180,200
Electrical	\$218,200	\$1,580,000
Mechanical	\$810,800	\$305,900
Site Pavements	\$79,700	
Total	\$1,553,300	\$2,294,800
Importance Code A	\$282,000	\$228,700
Importance Code B	\$1,102,700	\$2,066,100
Importance Code C	\$168,600	
Total	\$1,553,300	\$2,294,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,200		\$45,400	
Interior Architecture	\$102,000	\$4,000	\$43,900	\$7,300
Electrical	\$19,300	\$5,400	\$5,200	\$7,800
Mechanical	\$78,800	\$14,100	\$20,900	\$12,900
Total	\$256,200	\$23,600	\$115,400	\$28,000
Importance Code A	\$86,100	\$9,100	\$54,600	\$9,100
Importance Code B	\$154,700	\$14,400	\$60,800	\$18,900
Importance Code C	\$15,400			
Total	\$256,200	\$23,600	\$115,400	\$28,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)

Asset # : 1682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$120,600	
Masonry: Brick	85%			LIFE	**	5	\$262,500	
<i>Water Penetration, Extent : Light, Area Affected : 3%</i>								
<i>Location : North East Corner Of West Wing - Rooms 412, 414</i>								
Masonry: Limestone	7%			LIFE	**	5	\$16,200	
Stucco Cement	3%			2043	**	5	\$11,600	
Windows								
Aluminum	98%			2046	**	5	\$44,000	
Glass Block	2%	Now	\$4,800	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Tower At Bulkhead</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$105,900	
Metal Rail	15%			2043	**	5-10	\$55,900	
Metal: Cage/Fence	5%	Now	\$4,400	2035	**	5	\$3,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping Stone</i>								
Roof								
Built-Up (BUR)	60%			2035	**	10	\$37,200	
Metal Panel	5%			2043	**	10	\$5,700	
Paver: Asphalt	35%	Now	\$10,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Sidewalk Stair</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West 119 Street And West 120 Street Courtyard</i>								
<i>Explanation : Roof Pavers Located On First Floor Entry Plazas</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)

Asset # : 1682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2023	\$43,900	3	\$6,400	
Cast in Place Concrete	5%			LIFE	**	5	\$35,200	
Mosaic Tile	4%	Now	\$20,600	2035	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Traffic Topping	34%			2035	**	5	\$68,500	
Vinyl Tile	25%	Now	\$36,600	2035	**	3	\$15,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Vinyl Tile 9" X 9"	3%	Now	\$5,700	2030	\$56,800	3	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classroom 315</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classroom 315</i>								
Wood	27%	Now	\$30,600	2045	**	5	\$40,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%	Now	\$38,600	2033	**	5	\$13,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Glass: Single Pane	2%			LIFE	**	5	\$5,200	
Masonry: Brick	5%			LIFE	**	10	\$2,600	
Marble Panels	2%			LIFE	**	10	\$1,400	
Plaster	64%	Now	\$47,800	LIFE	**	5	\$33,500	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 7%</i>								
<i>Location : West Stair, Rooms 412, 414</i>								
Plaster	2%	Now	\$2,500	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium Wall At West 119</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium Wall At West 119</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$8,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)

Asset # : 1682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTile,Adhered	5%			2047	**	5	\$8,100	
Masonry: Infill Arch	13%			LIFE	**	10	\$10,500	
Plaster	80%	Now	\$36,100	LIFE	**	5	\$80,600	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : 4th Floor

Paint Peeling, Extent : Light, Area Affected : 15%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : 4th Floor

Plaster	2%	Now	\$1,000	LIFE	**	5	\$2,000	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Auditorium Wall At West 119

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Auditorium Wall At West 119

Site Enclosure

Free Standing Walls

Concrete Masonry Unit	100%			2050	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Courtyard

Explanation : Cast Stone Free Standing Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	50%			2043	**			
Masonry: Granite	50%	Now	\$79,700	LIFE	**			

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%

Location : Front And Rear Main Stair

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2056	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : There Is A 1,600 Ampere Main Disconnect Switch In Good Condition.

Fused Disc Sw	30%			2056	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : There Is A 400 Ampere Main Disconnect Switch For Emergency Which Is In Good Condition.

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$182,600	5	\$400	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)

Asset # : 1682

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2060	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	70%			2029	\$134,100	5	\$1,700	
Molded Case Bkrs	20%			2052	**	5	\$500	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	**	10	\$80,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Lighting System Is Composed Of T-8 Lamps, Fixtures In Good Condition.</i>								
Fluorescent	5%	0-2	\$10,800	2040	**			
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$11,100	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	100%			2038	**			
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$1,017,300	1-3	\$58,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	90%			2040	**	5	\$25,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 10,000 Gallon Tanks For No 2 Fuel</i>								
Natural Gas	10%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)

Asset # : 1682

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$29,800	2035	**	1	\$82,000	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Manhole Cover Not Sealed</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Condensate Return Pumps</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two No 2 Oil Burning Steam Boilers</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	4+	\$203,400	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices Air Handler	10%			2035	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heating And Cooling</i>								
Convectur/Radiator	90%	4+	\$221,600	2035	**	1	\$24,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	10%			2035	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Packaged Rooftop Air Cooled Chiller</i>								
Split Unit	5%	Now	\$49,100	2035	**			
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Roof</i>								
Window/Wall Unit No Component	25%			2025	\$47,900	1		
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	10%			2050	**	4	\$700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof To Basement</i>								
No Component	90%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$81,200	
<hr/>								
Exhaust Fans Roof	100%			2035	**	2	\$2,800	
<hr/>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MID-MANHT ADULT LEARNING CTR - M (P.S. 81)

Asset # : 1682

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	50%	Now	\$17,100	2050	**	1	
<i>Booster Pump w/Tank, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Booster Pump Broken</i>								
	Galvanized Steel	50%			2028	\$201,800	1	
Water Heater								
	Gas Fired	100%			2025	\$56,100	2	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 600 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%	4+	\$336,700	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multi Purpose Room</i>								
<i>Explanation : Black Iron Pipe Observed</i>								
Sump Pump(s)								
	Non-Submersible	100%			2030	\$14,000	4	\$2,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer								
	No Component	70%						
	Under Construction	10%						
	Generic	20%			2035	**	1	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Serves Boiler Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	99%						
	Generic	1%			2040	**	1-2	\$300

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MIDTOWN EAST CAMPUS - M
Address : 231-249 EAST 56TH STREET
Borough : MANHATTAN **Agency's Number** : M488
Program / Asset # : BOE1144.000 / 14890 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 209,000 **Project Type** : EDUCATION
Date of Survey : 08-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,8,9,12
Block : 1330 **Lot** : 13 **BIN** : 1088892

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$111,700	\$2,015,600
Interior Architecture	\$217,900	\$634,500
Electrical		\$191,700
Mechanical	\$303,000	\$206,600
Total	\$632,700	\$3,048,400
Importance Code A	\$111,700	\$2,015,600
Importance Code B	\$521,000	\$782,600
Importance Code C		\$250,100
Total	\$632,700	\$3,048,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,200	\$400		\$4,500
Interior Architecture		\$71,100	\$38,200	
Electrical	\$26,900	\$18,000	\$14,100	\$20,500
Mechanical	\$50,500	\$38,900	\$106,400	\$34,700
Elevators/Escalators	\$59,200	\$59,200	\$59,200	\$59,200
Total	\$142,800	\$187,600	\$217,800	\$118,900
Importance Code A	\$16,500	\$10,800	\$10,300	\$14,900
Importance Code B	\$126,300	\$176,900	\$181,500	\$104,000
Importance Code C			\$26,100	
Total	\$142,800	\$187,600	\$217,800	\$118,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$22,200	
Metal Panel	80%			2055	**	5-10	\$1,949,200	
Window Wall	10%			2049	**	5	\$132,900	
Windows								
Aluminum	100%			2051	**	5	\$12,400	
Parapets								
Metal Panel	90%			2055	**	5	\$1,900	
Metal Rail	5%			2042	**	5-10	\$500	
Metal: Cage/Fence	5%			2042	**	5-10	\$200	
Roof								
IRMA/Protected Membrane	50%			2034	**	10	\$45,300	
Plaza Roof: Stone Panels	45%			2049	**			
Play Surface	5%			2034	**	10	\$4,500	
Soffits								
Metal Panel	100%			2055	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$105,900	
Ceramic Tile	5%			2038	**	5	\$24,200	
Vinyl Tile	80%			2034	**	3	\$145,300	
Wood	5%			2057	**	5	\$45,400	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$52,100	
Concrete Masonry Unit	30%			LIFE	**	5	\$62,500	
Gypsum Board	60%			LIFE	**	5	\$187,600	
Ceilings								
AcousTileSusp.Lay-In	90%			2042	**	5	\$435,800	
Gypsum Board	10%			LIFE	**	5	\$60,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2046	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Mechanical Room</i>								
<i>Explanation : 150 Kilovolt-ampere 480/208/120 Volts, 45 Kilovolt-ampere 480/208/120 Volts</i>								
<i>, 2- 30 Kilovolt-ampere 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5 - Vertical Sections</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$500	
Molded Case Bkrs	90%			2051	**	5	\$5,000	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	5%			2046	**	5	\$100	
Variable Frequency Drive	95%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	
Stand-by Power								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$7,700	
Fuel Storage								
Day Tank	50%			2051	**	5	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$182,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2037	**	10	\$9,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Gymnasium</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
Fluorescent	20%			2037	**	10	\$3,800	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Front</i>					
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	70%							
Generic	30%			2064	**	5	\$1,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$23,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Cafeteria, Basement, Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$128,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$103,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 12th Floor Mechanical Room</i>					
			<i>Explanation : 4 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$10,300	
Terminal Devices								
Air Handler	70%	Now	\$41,100	2037	**	1	\$81,400	
			<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : 2 Coils, 12th Floor Mechanical Room</i>					
Convactor/Radiator	30%			2046	**	1	\$20,300	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		

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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	0-2	\$222,200	2033	**	2	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 12th Floor Mechanical Room</i>								
<i>Explanation : R-410a. Mechanical Defects</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$12,700	2055	**	4	\$10,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Clogged</i>								
Heat Rejection								
Water Cooling Tower	100%	0-2	\$39,700	2033	**	2	\$168,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Overflow Frequently</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,500	
Exhaust Fans								
Interior	80%			2037	**	2	\$5,100	
Roof	20%			2037	**	2	\$1,300	
Plumbing								
Water Heater								
Gas Fired	100%			2027	\$127,500	2	\$3,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$6,600	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$12,500	
Backflow Preventer								
Generic	100%			2037	**	1	\$12,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
MIDTOWN EAST CAMPUS - M
Asset # : 14890

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 3 Units From Sub-basement To 12th Floor, 2 Units From Sub-basement To Mezzanine 7th Floor</i>					
			<i>Explanation : 5 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2055	**	1-5	\$105,400
	Sprinkler							
	Generic	100%			2055	**	1-2	\$58,500
	Fire Pump							
	Generic	100%			2038	**	1	\$39,000
	Chemical System							
	Generic	100%			2028	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MIDWOOD HIGH SCHOOL - BK
Address : 2839 BEDFORD AVENUE BTWN: GLENWOOD RD., CAMPUS RD.
Borough : BROOKLYN **Agency's Number** : K405
Program / Asset # : BOE0622.000 / 1220 **Yr Built/Renovated** : 1940 / 2007
Area Sq Ft : 277,728 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,5
Block : 7553 **Lot** : 41 **BIN** : 3205788

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,295,900	\$1,004,800
Interior Architecture	\$1,621,600	\$1,578,300
Electrical		\$3,892,000
Mechanical	\$833,100	\$3,948,000
Total	\$5,750,600	\$10,423,000
Importance Code A	\$3,295,900	\$1,004,800
Importance Code B	\$1,852,900	\$9,283,200
Importance Code C	\$601,800	\$135,000
Total	\$5,750,600	\$10,423,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,100			
Interior Architecture	\$149,900		\$10,400	\$13,000
Electrical	\$15,300	\$10,400	\$14,700	\$10,400
Mechanical	\$24,900	\$12,500	\$46,300	\$28,400
Site Enclosure	\$15,500			
Site Pavements	\$23,700			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$274,200	\$32,700	\$81,300	\$61,600
Importance Code A	\$35,100		\$8,200	
Importance Code B	\$195,900	\$32,700	\$62,700	\$61,600
Importance Code C	\$43,200		\$10,400	
Total	\$274,200	\$32,700	\$81,300	\$61,600



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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$423,700	
Masonry: Limestone	25%			LIFE	**	5	\$105,900	
Windows								
Aluminum	5%	Now	\$4,700	2046	**	5	\$2,600	
<i>Air Infiltration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room 431</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 431</i>								
Wood	95%	0-2	\$2,992,900	2055	**	5	\$499,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	15%			LIFE	**	5-10	\$3,100	
Masonry: Limestone	85%			LIFE	**	5-10	\$31,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Cornice</i>								
Roof								
Asphalt Shingle	70%			2039	**	10	\$24,300	
IRMA/Protected Membrane	5%			2035	**	10	\$10,400	
Roll Roofing	22%			2029		5	\$76,500	
Skylight, Metal/Glass	3%			2050	**	10	\$20,900	
Interior								

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$181,900	
Ceramic Tile	5%	0-2	\$8,600	2033	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bathroom</i>								
Quarry Tile	3%	Now	\$19,100	2035	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Quarry Tile	2%			2035	**	5	\$12,500	
Terrazzo	5%			LIFE	**	5	\$32,500	
Vinyl Tile	25%	Now	\$94,300	2030	\$943,400	3	\$39,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Hallways And Stairwell Landings</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Wood	16%	0-2	\$234,200	2033	**	5	\$62,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Gymnasium, Classrooms And Stage</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Gymnasium, Classrooms And Stage</i>								
Wood	34%			2033	**	5	\$265,000	
Interior Walls								
Cast in Place Concrete	5%	Now	\$46,800	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2033	**	5	\$20,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$27,700	
Marble Panels	2%	Now	\$117,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
Plaster	58%			LIFE	**	5-10	\$341,400	
Plaster	7%	Now	\$124,600	LIFE	**	5	\$14,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Girls Basement Bathroom</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	16%	0-2	\$91,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
SGFT/Glazed Masonry	4%			LIFE	**	10	\$13,900	

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%	Now	\$25,900	2043	**	5	\$15,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	10%	Now	\$29,400	LIFE	**	5	\$6,700	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Metal Panel	3%	0-2	\$22,900	LIFE	**	5	\$16,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Plaster	73%			LIFE	**	5-10	\$537,200	
Plaster	7%	Now	\$126,000	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Girls Basement Bathroom</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Room 209</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$15,500	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$23,700	2035	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	60%			2035	**			
Masonry: Granite	40%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2040	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room North</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2040	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room South</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2035	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room</i>								
<i>Explanation : 40 Kilovolt-ampere Transformer</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$1,200	
Raceway								
Conduit	70%			2030	\$432,000	1		
Conduit	30%			2040	**	1		
Panelboards								
Fused Disc Sw	20%			2038	**	5	\$1,300	
Molded Case Bkrs	80%			2038	**	5	\$5,900	
Wiring								
Braided Cloth	30%			2029	\$249,700	1		
Thermoplastic	70%			2040	**	1		
Motor Controllers								
Locally Mounted	85%			2043	**	5	\$1,600	
Variable Frequency Drive	15%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	\$640,900	10	\$249,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Service	5%			2030	\$7,300	1		
Emergency, Battery	45%			2030	\$180,000	10	\$30,200	
Exit, Service	5%			2030	\$4,000	1		
Exit, Battery	45%			2030	\$122,800	10	\$8,400	
Exterior Lighting								
HID	100%			2025	\$1,119,800	10	\$900	

Alarm

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
Generic	50%			2030	\$448,500	1	\$51,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2030	\$448,500	1	\$51,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%	Now	\$2,800	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Nearby Brooklyn College, Insulation Missing Or Damaged</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$16,500	
Distribution								
Central Plant Steam Piping/Pmp	80%	Now	\$376,000	2040	**	4	\$11,000	
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Areas</i>								
Central Plant Steam Piping/Pmp	20%			2040	**	4	\$2,700	

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	Now	\$58,600	2030	\$1,171,600	1	\$46,400	
<i>Abandoned in Place, Extent : Light, Area Affected : 50%</i>								
<i>Location : Abandoned Units In Attic</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North Side Fan Room In Basement</i>								
<i>Explanation : One Air Handler Not Working</i>								
Convector/Radiator	70%	Now	\$52,000	2028	\$1,040,800	1	\$56,500	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Room 209 And Boys Gymnasium</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2025	\$434,100	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$245,200	
Exhaust Fans								
Interior	100%	Now	\$197,600	2025	\$988,100	2	\$6,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boys Gymnasium Room, Cafeteria And Boys Locker Rooms Exhaust In South Fan Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Unit Has Been In Use For More Than 20 Years</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2028	\$244,700	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Four 50 Gallon Units</i>								
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$27,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Grease Trap Serves Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK
Asset # : 1220

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$5,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Single Units</i>						
Sewage Ejector(s) Electric	100%	Now	\$80,000	2040	**	4	\$11,100	
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Duplex Pumps In Basement Broken</i>						
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Drinking Fountains Out Of Service, Some Are Chipped</i>						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To 1st Floor - Control System Repair Needed</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$7,800	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE
Address : E. 17 STREET AND AVENUE L
Borough : BROOKLYN **Agency's Number** : K405
Program / Asset # : BOE0622.010 / 13395 **Yr Built/Renovated** : 1940 / 2003
Area Sq Ft : 8,000 **Project Type** : EDUCATION
Date of Survey : 14-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 7553 **Lot** : 41 **BIN** : 3205788

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$126,900	\$253,900
Electrical		\$48,400
Total	\$126,900	\$302,300
Importance Code A	\$126,900	\$253,900
Importance Code B		\$48,400
Total	\$126,900	\$302,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,600	\$100		
Interior Architecture	\$37,900	\$2,100	\$700	
Electrical	\$3,400	\$700	\$800	\$900
Mechanical	\$1,200	\$900	\$1,100	\$1,300
Site Enclosure	\$800			
Site Pavements	\$2,300			
Total	\$56,300	\$3,900	\$2,600	\$2,200
Importance Code A	\$10,900	\$400	\$300	\$300
Importance Code B	\$35,200	\$3,400	\$1,600	\$1,900
Importance Code C	\$10,200		\$700	
Total	\$56,300	\$3,900	\$2,600	\$2,200



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE

Asset # : 13395

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	80%			LIFE	**	5	\$173,200		
Metal Panel	10%			2056	**	5-10	\$14,900		
Metal: Cage/Fence	10%	Now	\$5,200	2047	**	5	\$4,700		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Lower And Upper Stands</i>									
Windows									
Aluminum	10%			2052	**	5	\$200		
Glass Block	90%			LIFE	**	5	\$2,700		
Roof									
Single Ply Membrane	100%			2038	**	10	\$12,100		
Soffits									
Cast in Place Concrete	100%	Now	\$40,300	LIFE	**	5	\$167,300		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At Expansion Joint</i>									
Interior									
Floors									
Cast in Place Concrete	70%			LIFE	**	5	\$28,800		
Quarry Tile	30%			2047	**	5	\$4,200		
Interior Walls									
Cast in Place Concrete	40%	Now	\$7,200	LIFE	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 2nd Floor Corridor</i>									
Ceramic Tile	10%			2043	**	5	\$1,300		
Concrete Masonry Unit	35%			LIFE	**	5	\$3,700		
Plaster	15%			LIFE	**	5-10	\$1,700		
Ceilings									
Exposed Concrete	45%	Now	\$2,900	LIFE	**	5	\$700		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 2nd Floor Corridor</i>									
Exposed Struc: Steel	50%			LIFE	**	10	\$9,400		
Gypsum Board	5%			LIFE	**	5-10	\$1,600		
Site Enclosure									
Fence/Gates									
Chain Link	75%			2050	**				
Iron Picket	25%			2065	**				
Free Standing Walls									
Cast in Place Concrete	100%			2065	**				
Retaining Walls									
Cast in Place Concrete	100%	2-4	\$800	2065	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Along Property Perimeter</i>									
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Along Property Perimeter</i>									
Site Pavements									

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE

Asset # : 13395

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$2,300	2043		**		
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

On-Site Walkways

Cast in Place Concrete	100%			2047		**		
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Parking/Driveway

Asphalt	100%			2043		**		
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Activity Yard

Asphalt	10%			2043		**		
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Rubber Matting	15%			2038		**		
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Rubber Matting	75%			2038		**		
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Other Observation, Extent : Light, Area Affected : 75%

Location : Field

Explanation : Artificial Turf

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	95%			2060		**	5	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,200 Ampere Main Disconnect Switch

Fused Disc Sw	5%			2060		**	5	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Electric Service Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Electric Service Room

Explanation : One 60 Ampere Fire Alarm Service Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2060		**	5	\$200
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Raceway

Conduit	100%			2060		**	1	
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Panelboards

Molded Case Bkrs	100%			2055		**	5	\$200
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Wiring

Thermoplastic	100%			2040		**	1	
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Motor Controllers

Locally Mounted	100%			2028	\$48,400		5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE

Asset # : 13395

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2040	**	10	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2040	**	10	\$800	
Exit, Battery	50%	0-2	\$1,200	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North And South Ends Of Main Corridor</i>								
<i>Explanation : Two Exit Signs Missing</i>								
Exterior Lighting LED	100%			2040	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Walls And Stadium Seating Area</i>								
Alarm								
Security System Generic	100%			2040	**	1	\$3,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection Generic, Digital	100%	Now	\$1,800	2040	**	1-3	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Elevator Shaft</i>								
<i>Explanation : Trouble Signal Alarm For Elevator Shaft Smoke Detector</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2056	**	1		
Conversion Equipment Hot Water Boiler	100%			2047	**	1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One New Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2052	**	4	\$300	
Terminal Devices Air Handler	80%			2038	**	1	\$3,100	
Fan Coil Unit/Heat	20%			2038	**	1	\$400	
Air Conditioning								
Energy Source Electricity	100%			2052	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE

Asset # : 13395

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling Split Unit	15%			2034	**	2	\$100
	No Component	70%			2038	**		
Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2	\$1,500
	No Component	85%						
Ventilation								
Exhaust Fans								
	Wall Unit	100%			2038	**	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2056	**	1	
Water Heater								
	Gas Fired	100%			2029	\$3,800	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 200 Gallon And One 120 Gallon Electric Used As Temporary</i>							
HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2025	\$300	4	\$300
Backflow Preventer								
	Generic	100%			2038	**	1	\$400
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2056	**	1-2	\$100
Fire Pump								
	Generic	100%			2043	**	1	\$1,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MIDWOOD HIGH SCHOOL ADDITION- BK
Address : 2886 BEDFORD AVENUE @ CAMPUS RD.
Borough : BROOKLYN **Agency's Number** : K705
Program / Asset # : BOE0622.020 / 14412 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 51,068 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 7553 **Lot** : 41 **BIN** : 3205788

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$134,300	\$200,200
Interior Architecture		\$90,700
Electrical		\$46,800
Total	\$134,300	\$337,800
Importance Code A	\$134,300	\$200,200
Importance Code B		\$46,800
Importance Code C		\$90,700
Total	\$134,300	\$337,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$74,000		\$14,200	
Interior Architecture	\$82,100		\$5,700	\$1,900
Electrical	\$19,100	\$8,300	\$9,200	\$10,900
Mechanical	\$23,500	\$7,100	\$12,400	\$7,100
Site Pavements	\$15,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$222,000	\$23,300	\$49,500	\$27,800
Importance Code A	\$76,500	\$2,500	\$16,800	\$2,500
Importance Code B	\$111,800	\$20,800	\$32,700	\$25,300
Importance Code C	\$33,700			
Total	\$222,000	\$23,300	\$49,500	\$27,800



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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%			LIFE	**	5	\$131,800	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$32,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Enclosed Pedestrian Walkway Over Bedford Avenue</i>								
<i>Explanation : Connecting Bridge</i>								
Metal Panel	15%			2050	**	5-10	\$90,600	
Windows								
Fiberglass Panel	10%			2046	**	5	\$5,500	
Glass Block	15%			LIFE	**	5	\$2,700	
Steel	75%			2046	**	5	\$136,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$21,700	
Masonry: Brick Cavity	70%			LIFE	**	5-10	\$36,500	
Metal Panel	3%			2050	**	5	\$900	
Metal Rail	17%			2043	**	5-10	\$23,400	
Roof								
IRMA/Protected Membrane	85%	Now	\$6,400	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Connector Bridge</i>								
Modified Bitumen	15%			2035	**	10	\$6,700	
Soffits								
Metal Panel	100%			2050	**	5-10	\$29,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,400	
Ceramic Tile	5%			2039	**	5	\$3,800	
Terrazzo	5%			LIFE	**	5	\$6,000	
Traffic Topping	20%			2035	**	5	\$19,100	
Vinyl Tile	60%			2035	**	3	\$17,200	
Interior Walls								
Concrete Masonry Unit	10%	4+	\$9,000	LIFE	**	5	\$7,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof Access Stair</i>								
Gypsum Board	80%	Now	\$13,400	LIFE	**	5	\$90,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor West Entry Hallway</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor West Entry Hallway</i>								
<i>Explanation : Insufficient Support For Wall Mounted Magnetic Door Hold.</i>								
Steel Plate	10%			LIFE	**	5	\$22,700	

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DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	\$9,700	2043	**	5	\$28,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$13,100	
Gypsum Board	5%	Now	\$7,600	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Connector Bridge</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Connector Bridge</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	5%			2039	**			
Cast in Place Concrete	70%			2043	**			
Pavers/Stone	25%			2039	**			
Activity Yard								
Asphalt	95%	0-2	\$15,400	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Rubber Matting	5%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere, One 1,200 Ampere Main Disconnect Switches And One 400 Ampere Disconnect Switch For Fire Pump.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	95%			2046	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2050	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$15,700	
Generators								
Diesel	100%			2039	**	1	\$19,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Generator Enclosure</i>						
		<i>Explanation : Emergency Generator Rated At 275 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$1,900	
Fuel Storage								
Main Tank	100%			2058	**	5	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Enclosure</i>						
		<i>Explanation : 150 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	1%			2035	**	10	\$500	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Library</i>						
Fluorescent	98%			2035	**	10	\$45,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 98%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2035	**	10	\$500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Main Lobby And Library</i>						
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	10%			2035	**	1		
Exit, Battery	40%			2035	**	10	\$1,400	
Exterior Lighting								
Fluorescent	5%			2035	**	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof And Elevated Walkway</i>						
HID	95%			2035	**	10	\$100	
Alarm								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
Generic	50%			2035	**	1	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Generic	50%			2035	**	1	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV System</i>						
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$11,300	2035	**	1-3	\$28,600	
		<i>Devices Damaged, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Smoke Detector Not Operational At Third Floor Hallway By Elevator</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	100%			2035	**	1	\$25,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Units</i>						
Terminal Devices								
Fan Coil Unit/Heat	20%			2035	**	1	\$3,300	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2035	**	2	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units Refrigerant R410a</i>						
Split Unit	5%			2035	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,100	
Exhaust Fans								
Roof	100%			2035	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
MIDWOOD HIGH SCHOOL ADDITION- BK
Asset # : 14412

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater Gas Fired	100%		2028	\$31,100	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 200 Gallon Tanks</i>								
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%		2035	**	4	\$1,100	
	Backflow Preventer Generic	100%		2035	**	1	\$3,100	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Cellar To 3rd Floor, One Unit From 1st To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
	Standpipe Generic	100%		2050	**	1-5	\$25,800	
	Sprinkler Generic	100%		2050	**	1-2	\$14,300	
	Fire Pump Generic	100%		2039	**	1	\$9,500	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Address : 1780 DR. MARTIN LUTHER KING JR. BLVD. - BX
Borough : BRONX **Agency's Number** : X338
Program / Asset # : BOE1118.000 / 14574 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 96,049 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2866 **Lot** : 100 **BIN** : 2008470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$107,700	\$222,000
Interior Architecture	\$273,300	\$175,200
Electrical		\$88,100
Mechanical		\$58,600
Total	\$381,000	\$543,800
Importance Code A	\$107,700	\$222,000
Importance Code B	\$57,500	\$204,200
Importance Code C	\$215,800	\$117,700
Total	\$381,000	\$543,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$61,200	\$10,100		
Interior Architecture	\$122,900	\$6,800	\$44,700	
Electrical	\$17,600	\$13,100	\$18,100	\$14,700
Mechanical	\$43,600	\$10,500	\$18,500	\$10,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$253,200	\$48,500	\$89,200	\$33,200
Importance Code A	\$66,300	\$14,400	\$5,200	\$4,300
Importance Code B	\$156,900	\$34,100	\$56,100	\$28,900
Importance Code C	\$30,000		\$28,000	
Total	\$253,200	\$48,500	\$89,200	\$33,200



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$18,100	LIFE	**	5	\$46,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
Masonry: Brick Cavity	90%			LIFE	**	5	\$215,500	
Metal Panel	2%			2050	**	5-10	\$16,500	
Window Wall	3%			2056	**	5	\$13,500	
Windows								
Aluminum	95%			2052	**	5	\$20,200	
Glass Block	5%			LIFE	**	5	\$1,300	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$37,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$7,600	
Roof								
IRMA/Protected Membrane	98%			2038	**	10	\$67,500	
Plaza Roof: Stone Panels	2%			2056	**			
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	2%			2031	**	3	\$4,300	
Cast in Place Concrete	5%			LIFE	**	5	\$31,400	
Ceramic Tile	5%			2043	**	5	\$7,200	
Quarry Tile	5%			2047	**	5	\$10,800	
Terrazzo	5%			LIFE	**	5	\$11,200	
Vinyl Tile	73%			2038	**	3	\$39,400	
Wood	5%			2065	**	5	\$13,500	
Interior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	10	\$21,000	
Ceramic Tile	20%			2043	**	5	\$56,000	
Concrete Masonry Unit	8%			LIFE	**	5	\$17,900	
Gypsum Board	70%			LIFE	**	5-10	\$333,400	
Ceilings								
AcousTileSusp.Lay-In	80%			2047	**	5	\$115,000	
Embossed Metal	3%			LIFE	**	5	\$3,900	
Exposed Struc: Steel	10%			LIFE	**	10	\$28,800	
Gypsum Board	5%			LIFE	**	5-10	\$24,700	
Wood	2%			LIFE	**	5	\$50,300	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2050	**			
Iron Picket	30%			2074	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	50%			2039	**			
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Rubber Matting	50%			2035	**			
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*Other Observation, Extent : Moderate, Area Affected : 60%**Location : Play Yard**Explanation : Edges Of Rubber Units Are Curling*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switches Rated At 3,000 Amperes And 1,600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Five Vertical Sections*

Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$200	
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Molded Case Bkrs	90%			2046	**	5	\$2,300	
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Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,800	
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Stand-by Power

Transfer Switches

Automatic	100%			2043	**	1	\$29,600	
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Generators

Diesel	100%			2039	**	1	\$37,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Parking Lot**Explanation : Emergency Generator Rated At 250 Kilowatts*

Batteries

Lead/Acid	100%			2024	\$1,600	5	\$3,600	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2058	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Parking Lot</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting Interior Lighting Fluorescent	98%			2035	**	10	\$86,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
Egress Lighting Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting HID	30%			2035	**	10	\$100	
No Component	70%							
Lightning Protection Arresters/Cabling Generic	100%			2058	**	5	\$2,800	
Alarm Security System No Component	70%							
Generic	30%			2035	**	1	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Outside Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$59,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating Energy Source Electricity	10%			2056	**	1		
Natural Gas	90%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	90%			2035	**	1	\$42,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Package Units</i>								
Radiant Heater	10%			2035	**	2	\$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$84,800	
Exhaust Fans								
Roof	100%			2035	**	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$58,600	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2035	**	1	\$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units. Defective Control Systems.</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2050	**	1-2	\$26,900	
Fire Pump								
Generic	100%	0-2	\$3,100	2039	**	1	\$16,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								

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DEPARTMENT OF EDUCATION - 040
MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX
Asset # : 14574

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
	No Component	99%							
	Generic	1%			2028	\$300	1-3		

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MORRIS HIGH SCHOOL - BX
Address : E 166 TH ST. AND BOSTON ROAD BTWN: EAST 166 ST., EAST 167 ST.
Borough : BRONX **Agency's Number** : X400
Program / Asset # : BOE0318.000 / 376 **Yr Built/Renovated** : 1901 / 2015
Area Sq Ft : 182,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2019 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,6,7,8
Block : 2634 **Lot** : 1 **BIN** : 2004526

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$734,400	\$442,400
Interior Architecture	\$1,857,400	\$1,083,100
Electrical	\$90,400	\$3,361,900
Mechanical	\$45,100	\$3,022,800
Site Pavements	\$262,400	
Total	\$2,989,700	\$7,910,200
Importance Code A	\$734,400	\$491,100
Importance Code B	\$1,289,500	\$7,209,700
Importance Code C	\$965,800	\$209,400
Total	\$2,989,700	\$7,910,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,800	\$18,200	\$13,300	
Interior Architecture	\$105,100		\$24,200	\$36,300
Electrical	\$50,400	\$19,500	\$22,400	\$29,600
Mechanical	\$121,000	\$46,600	\$54,500	\$41,200
Site Enclosure	\$27,600			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$370,600	\$100,000	\$130,200	\$122,900
Importance Code A	\$68,800	\$36,200	\$31,300	\$18,000
Importance Code B	\$255,200	\$63,800	\$98,800	\$89,000
Importance Code C	\$46,600			\$15,900
Total	\$370,600	\$100,000	\$130,200	\$122,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$155,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>								
<i>Location : Tower</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tower</i>								
<i>Explanation : Netting And Sidewalk Sheds In Place</i>								
Masonry: Brick	10%	Now	\$69,500	LIFE	**	5	\$19,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Girls Restrooms In Basement</i>								
Masonry: Brick Cavity	65%			LIFE	**	5	\$258,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Elevations</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : New Face Brick</i>								
Masonry: Brick Cavity	10%			LIFE	**	5	\$39,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 80%</i>								
<i>Location : Tower</i>								
Masonry: Limestone	10%			LIFE	**	5	\$29,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	93%	0-2	\$385,500	2046	**	5	\$19,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2039	**	10	\$5,300	
Steel	5%			2038	**	5	\$26,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Stained Glass</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$9,300	LIFE	**	5	\$7,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Tower</i>								
Cast Stone/Terra Cotta	25%			LIFE	**	5-10	\$72,900	
Masonry: Brick	35%			LIFE	**	5-10	\$24,600	
Masonry: Limestone	5%			LIFE	**	5-10	\$6,300	
Metal Rail	25%			2047	**	5-10	\$46,400	

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	30%			2045	**	10	\$101,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Area</i>								
Copper/Terne	20%			2065	**	10	\$67,500	
Modified Bitumen	35%			2038	**	10	\$47,200	
Skylight, Metal/Glass	5%			2050	**	10	\$22,500	
Under Construction	10%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$65,100	
Ceramic Tile	5%			2039	**	5	\$14,900	
Quarry Tile	5%			2043	**	5	\$22,300	
Terrazzo	5%			LIFE	**	5	\$23,300	
Vinyl Tile	35%			2035	**	3	\$39,100	
Vinyl Tile	10%	Now	\$293,600	2040	**	3	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Vinyl Tile	25%			2030	\$734,100	3	\$37,200	
Wood	5%			2045	**	5	\$27,900	
Wood	5%	Now	\$569,500	2070	**	5	\$14,000	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium 516</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium 516</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$31,700	
Concrete Masonry Unit	2%	Now	\$327,100	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Fan Room In Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fan Room In Basement</i>								
Glass: Single Pane	2%			LIFE	**	5	\$19,000	
Gypsum Board	8%			LIFE	**	5-10	\$86,300	
Masonry: Brick	5%			LIFE	**	10	\$9,500	
Plaster	70%			LIFE	**	5-10	\$377,600	
Wood	3%			LIFE	**	5	\$152,300	
Under Construction	5%							

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%	Now	\$111,700	2035	**	5	\$37,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
AcousTileSusp.Lay-In	20%			2035	**	5	\$59,500	
Gypsum Board	5%			LIFE	**	5-10	\$51,200	
Plaster	52%			LIFE	**	5-10	\$266,100	
Plaster	3%			LIFE	**	5-10	\$15,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$27,600	2050	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Area And Throughout</i>								
Iron Picket	50%			2050	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	100%	Now	\$262,400	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$48,700	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 3,000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$226,800	5	\$600	
Molded Case Bkrs	20%			2030	\$56,700	5	\$1,000	
Raceway								
Conduit	100%			2030	\$335,300	1		
Panelboards								
Fused Disc Sw	10%			2029	\$29,500	5	\$400	
Molded Case Bkrs	90%			2029	\$265,300	5	\$4,300	

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$90,400	2055	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	80%			2030	\$361,800	1		
Motor Controllers								
Locally Mounted	100%			2028	\$133,500	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$11,000	LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$25,500	1	\$56,000	
Generators								
Diesel	100%			2026	\$140,900	1	\$70,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,700	5	\$40,600	
Fuel Storage								
Day Tank	50%			2029	\$7,700	5	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank	50%			2033	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fuel Tank Room Basement</i>								
<i>Explanation : One 10,000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	92%			2030	\$428,400	10	\$153,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	4%			2030	\$18,600	10	\$6,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Kitchen</i>								
HID	2%			2025	\$6,800	10	\$100	
Incandescent	2%			2025	\$46,900	2	\$100	
Egress Lighting								
Emergency, Service	50%			2030	\$51,900	1		
Exit, Service	50%			2030	\$28,500	1		

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	30%			2025	\$239,200	10	\$200	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	**	5	\$5,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$191,600	1	\$20,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$656,000	1-3	\$34,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : One 10,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$180,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : 4 Steam Boilers</i>						
Distribution								
Steam Piping/Pump	90%			2040	**			
Steam Piping/Pump	10%	0-2	\$26,200	2030	\$87,400			
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Vacuum Pump, Basement</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Various Locations</i>						

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	10%	0-2	\$5,600	2030	\$278,100	1	\$10,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Coil Of Unit H3, Fan Room</i>								
Air Handler	20%			2030	\$556,100	1	\$22,500	
Convactor/Radiator	10%	0-2	\$31,800	2028	\$105,900	1	\$5,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Thermostats And Radiators, Throughout</i>								
Convactor/Radiator	60%			2028	\$635,200	1	\$35,300	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	0-2	\$8,400	2030	\$167,800	1	\$7,600	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 12 Units, Various Locations</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 24 Small Units, Various Locations</i>								
Window/Wall Unit	60%			2025	\$247,200	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2030	\$263,400	1	\$5,900	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	\$27,900	2	\$12,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$160,700	
Exhaust Fans								
Interior	50%			2030	\$351,800	2	\$2,800	
Roof	50%			2030	\$164,200	2	\$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2029	\$120,600	2	\$2,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$30,200	4	\$5,800	
Sewage Ejector(s)								
Electric	100%			2035	* *	4	\$7,200	

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DEPARTMENT OF EDUCATION - 040
MORRIS HIGH SCHOOL - BX
Asset # : 376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2035	* *	1	\$11,100
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Unit From Basement To 5th Floor, One Unit From 1st To 5th Floor</i>					
			<i>Explanation : Two Units. Both Unit Have Door Control Problem.</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2040	* *	1-5	\$91,800
	Sprinkler							
	No Component	60%						
	Generic	40%			2040	* *	1-2	\$20,400
	Fire Pump							
	Generic	25%	0-2	\$1,600	2033	* *	1	\$7,700
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Leaking At The Pump</i>					
	Generic	75%			2033	* *	1	\$25,500
	Chemical System							
	No Component	99%						
	Generic	1%			2025	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MOTT HAVEN EDU.. CAMPUS - BX
Address : 730 CONCOURSE VILLAGE WEST BTWN E.153 ST. - E.156 ST.
Borough : BRONX **Agency's Number** : X790
Program / Asset # : BOE1122.000 / 14578 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 300,238 **Project Type** : EDUCATION
Date of Survey : 08-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2443 **Lot** : 78 **BIN** : 2103486

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$161,900	\$1,225,700
Interior Architecture	\$215,800	\$1,170,700
Electrical		\$275,400
Mechanical	\$39,200	\$296,800
Total	\$417,000	\$2,968,600
Importance Code A	\$161,900	\$1,225,700
Importance Code B	\$196,500	\$1,122,600
Importance Code C	\$58,500	\$620,200
Total	\$417,000	\$2,968,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$80,600		
Interior Architecture		\$88,600	\$11,200	
Electrical	\$31,000	\$47,000	\$37,800	\$35,400
Mechanical	\$118,900	\$43,400	\$132,600	\$43,400
Elevators/Escalators	\$44,400	\$44,400	\$44,400	\$44,400
Total	\$194,200	\$304,000	\$226,000	\$123,200
Importance Code A	\$16,100	\$94,000	\$16,800	\$13,400
Importance Code B	\$178,100	\$186,600	\$209,200	\$109,800
Importance Code C		\$23,400		
Total	\$194,200	\$304,000	\$226,000	\$123,200



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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$65,600	
Metal Panel	20%			2057	**	5-10	\$450,700	
Pre-Cast Concrete	55%			LIFE	**	5	\$586,000	
Window Wall	5%			2057	**	5	\$61,500	
Windows								
Aluminum	90%			2052	**	5	\$78,000	
Glass Block	5%			LIFE	**	5	\$2,700	
Metal Louvers	5%			2042	**	10	\$27,100	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$2,500	
Metal Panel	10%			2057	**	5	\$9,800	
Metal Rail	10%			2047	**	5-10	\$45,600	
Metal Security Bars	20%			2067	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Around Terraces</i>								
<i>Explanation : This Component Is Actually Iron Fence</i>								
Pre-Cast Concrete	50%			LIFE	**	5	\$79,400	
Roof								
IRMA/Protected Membrane	45%			2035	**	10	\$70,500	
Metal Panel	20%			2047	**	10	\$57,500	
Modified Bitumen	3%			2035	**	10	\$4,700	
Plaza Roof: Stone Panels	30%			2057	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Terraces</i>								
<i>Explanation : This Component Is Actually Pre-cast Concrete Panels</i>								
Skylight, Metal/Glass	2%			2057	**	10	\$10,500	
Interior								
Floors								
Carpet	5%			2029	\$306,200	3	\$33,700	
Cast in Place Concrete	5%			LIFE	**	5	\$49,200	
Ceramic Tile	7%			2042	**	5	\$31,500	
Quarry Tile	3%			2047	**	5	\$20,200	
Terrazzo	10%			LIFE	**	5	\$35,100	
Vinyl Tile	70%			2037	**	3	\$118,000	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$46,800	
Concrete Masonry Unit	3%			LIFE	**	5	\$11,200	
Folding Partition	5%			2052	**	5	\$117,000	
Glass: Single Pane	2%			LIFE	**	5	\$14,000	
Gypsum Board	80%			LIFE	**	5	\$449,400	
Wood	3%			LIFE	**	5	\$112,300	

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	70%			2047	**	5	\$314,600	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$112,300	
Wood	5%			LIFE	**	5	\$196,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room, Room C20

Explanation : 5 Main Disconnect Switches Rated At 1200 Amperes Each

Transformers

Dry Type	100%			2044	**	5	\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : 4 - 300 Kilovolt-ampere, 408/208/120 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2053	**	5	\$7,900	
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Raceway

Conduit	100%			2053	**	1		
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Panelboards

Fused Disc Sw	20%			2049	**	5	\$1,400	
Molded Case Bkrs	80%			2049	**	5	\$6,300	

Wiring

Thermoplastic	100%			2053	**	1		
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Motor Controllers

Variable Frequency Drive	100%			2044	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$4,400	
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Stand-by Power

Transfer Switches

Automatic	100%			2044	**	1	\$92,400	
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Generators

Diesel	100%			2040	**	1	\$116,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Rear Yard

Explanation : Emergency Generator Rated At 500 Kilowatts

Batteries

Lead/Acid	100%			2022	\$1,600	5	\$11,100	
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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2062	**	5	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<hr/>								
Lighting Interior Lighting Fluorescent	80%			2035	**	10	\$220,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2035	**	10	\$55,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Bathrooms</i>								
<hr/>								
Egress Lighting Emergency, Service Exit, Service	50%			2035	**	1		
	50%			2035	**	1		
<hr/>								
Exterior Lighting HID No Component	20%			2035	**	10	\$200	
	80%							
<hr/>								
Lightning Protection Arresters/Cabling Generic	100%			2062	**	5	\$8,800	
<hr/>								
Alarm Security System No Component Generic	70%			2035	**	1	\$33,600	
	30%							
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
<hr/>								
Fire/Smoke Detection No Component Generic, Digital	60%			2035	**	1-3	\$74,000	
	40%							
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Toilets, Basement And Some Classrooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating Energy Source Electricity Natural Gas	10%			2053	**	1		
	90%			2053	**	1		

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	70%			2035	**	1	\$103,900	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Packaged Rooftop Air Conditioning Units With Natural Gas Furnaces</i>								
Hot Water Boiler	20%			2044	**	1	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Third Floor Mechanical Rooms</i>								
<i>Explanation : 4 Natural Gas Burning Hot Water Boilers</i>								
Radiant Heater	10%			2035	**	2	\$13,900	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Explanation : 35 Electricity Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2049	**	4	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Service To Fin Tube Radiators</i>								
<i>Explanation : Dual Temperature System</i>								
No Component	80%							
Terminal Devices								
Air Handler	15%			2035	**	1	\$27,900	
Convactor/Radiator	5%			2044	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Explanation : Hot Water Fin Tube Radiators</i>								
No Component	80%							
Air Conditioning								
Energy Source Electricity	100%			2049	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2035	**	1	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-407a</i>								
Ext Pkg Unit - Heating/Cooling	77%			2035	**	2	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Serves Classrooms, Offices And Corridors Throughout</i>								
<i>Explanation : 8 Packaged Rooftop Air Conditioning Units With Natural Gas Furnaces</i>								
Split Unit	3%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2053	**	4	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Piping And Pumping</i>								
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2035	**	1	\$37,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Cafeteria And Auditorium</i>								
<i>Explanation : Dual Temperature System</i>								
Fan Coil - 2 Pipe	5%			2035	**	1	\$4,900	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	**	2	\$209,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Packaged Rooftop Units. Air Cooled Chiller And Split Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,400	
Exhaust Fans								
Interior	20%			2035	**	2	\$1,800	
Roof	80%	Now	\$19,900	2035	**	2	\$5,900	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%			2026	\$183,100	2	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Bulkhead Mechanical Room</i>								
<i>Explanation : 4 Natural Gas Burning Hot Water Heaters</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Galvanized Iron Piping</i>								
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$11,900	
Backflow Preventer								
Generic	100%			2035	**	1	\$18,400	

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DEPARTMENT OF EDUCATION - 040
MOTT HAVEN EDU.. CAMPUS - BX
Asset # : 14578

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8 Units From Basement To 3rd Floor, 1 Unit From Basement To Cellar</i>								
<i>Explanation : 9 Units Total</i>								
Fire Suppression	Standpipe							
	Generic	100%			2053	**	1-5	\$151,400
	Sprinkler							
	Generic	100%			2047	**	1-2	\$84,100
	Fire Pump							
	Generic	100%			2036	**	1	\$56,100
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : MURRY BERGTRAUM H.S. - M
Address : 411 PEARL ST @ MADISON ST.
Borough : MANHATTAN **Agency's Number** : M520
Program / Asset # : BOE0138.000 / 165 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 305,000 **Project Type** : EDUCATION
Date of Survey : 03-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,6Mz
Block : 113 **Lot** : 100 **BIN** : 1001388

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$583,900	\$507,000
Interior Architecture	\$2,445,600	\$3,652,200
Electrical	\$159,100	\$4,582,700
Mechanical	\$8,355,600	\$4,055,400
Site Pavements	\$67,700	
Total	\$11,612,000	\$12,797,400
Importance Code A	\$583,900	\$596,700
Importance Code B	\$10,232,400	\$12,004,100
Importance Code C	\$795,600	\$196,600
Total	\$11,612,000	\$12,797,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$30,700
Interior Architecture	\$20,700	\$11,200	\$47,200	
Electrical	\$61,600	\$36,600	\$47,400	\$36,500
Mechanical	\$54,100	\$147,200	\$177,100	\$146,900
Site Enclosure	\$28,400			
Site Pavements	\$29,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$206,400	\$207,000	\$283,600	\$226,000
Importance Code A	\$4,500	\$4,500	\$10,900	\$35,900
Importance Code B	\$143,700	\$202,400	\$272,800	\$190,100
Importance Code C	\$58,200			
Total	\$206,400	\$207,000	\$283,600	\$226,000



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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$295,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$53,300	
Window Wall	5%			2049	**	5	\$61,500	
Windows								
Aluminum	98%	Now	\$380,200	2045	**	5	\$42,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$10,800	
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$13,000	
Masonry: Brick Cavity	65%			LIFE	**	5	\$16,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2046	**	5-10	\$114,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Fifth Floor And Bulkheads</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$7,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	30%			2037	**	10	\$47,000	
Modified Bitumen	70%	0-2	\$159,000	2037	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof Over Sixth Floor</i>								
<i>Ponding, Extent : Light, Area Affected : 1%</i>								
<i>Location : Main Roof</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Carpet	5%			2025	\$306,200	3	\$33,700	
Cast in Place Concrete	10%			LIFE	**	5	\$98,300	
Ceramic Tile	3%			2038	**	5	\$13,500	
Quarry Tile	3%	0-2	\$20,700	2042	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Terrazzo	2%			LIFE	**	5	\$7,000	
Vinyl Tile	72%			2029	\$2,937,200	3	\$121,300	
Wood	5%	0-2	\$158,200	2044	**	5	\$21,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loft At The Gymnasium On The 6th Floor</i>								

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$56,200	
Folding Partition	2%	Now	\$795,600	2037	**	5	\$23,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Gymnasium And Auditorium</i>								
Gypsum Board	2%			LIFE	**	5	\$11,200	
Masonry: Brick	1%			LIFE	**			
Plaster	50%			LIFE	**	5	\$140,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 6th Floor Mechanical Room</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	17%			2034	**	5	\$76,400	
Exposed Concrete	5%			LIFE	**	5	\$3,500	
Gypsum Board	13%			LIFE	**	5	\$73,000	
Metal Panel	25%	0-2	\$1,201,700	LIFE	**	5	\$140,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Basement</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Basement</i>								
Metal Panel	20%			LIFE	**	5	\$112,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Corridors</i>								
Plaster	20%	Now	\$251,900	LIFE	**	5	\$56,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	20%			2079	**			
Masonry: Brick	10%	Now	\$3,300	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Service Entrance On Avenue Of The Finest</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$25,100	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Entrance</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$67,700	2034		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Perimeter Sidewalk Throughout*

On-Site Walkways

Cast in Place Concrete	100%	Now	\$29,700	2042		**		
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*Sinking/Subsiding, Extent : Severe, Area Affected : 75%**Location : Rear Service Entrance On Avenue Of The Finest*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$89,700	5	\$1,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Switches Rated At 5,000 Amperes Each*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$521,800	5	\$1,300	
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Raceway

Conduit	90%			2029	\$555,400	1		
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Conduit	10%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$51,100	5	\$700	
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Molded Case Bkrs	10%			2045	**	5	\$800	
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Molded Case Bkrs	80%			2028	\$408,500	5	\$6,400	
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Wiring

Braided Cloth	2%	4+	\$16,600	2054	**	1		
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	90%			2029	\$749,200	1		
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Thermoplastic	8%			2049	**	1		
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Motor Controllers

Locally Mounted	9%			2027	\$22,100	5	\$200	
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Locally Mounted	1%	Now	\$1,200	2042	**	5		
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*Not Functioning, Extent : Moderate, Area Affected : 100%**Location : 5th Floor Gymnasium**Other Observation, Extent : Moderate, Area Affected : 100%**Location : 5th Floor Gymnasium**Explanation : Electric Operator For Motorized Partition Not Working*

Motor Control Center	70%			2027	\$1,079,600	5	\$5,800	
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Variable Frequency Drive	20%			2042	**			
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Ground

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2027	\$23,500	1	\$93,800	
Generators								
Diesel	100%			2025	\$129,600	1	\$118,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$11,300	
Fuel Storage								
Day Tank	50%			2028	\$11,800	5	\$28,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor Mechanical Mezzanine</i>								
<i>Explanation : 50 Gallon Capacity Inaccessible</i>								
Main Tank	50%			2057	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Lighting								
Interior Lighting Fluorescent	85%			2029	\$610,500	10	\$237,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Fluorescent	3%			2029	\$21,500	10	\$8,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	1%			2024	\$5,200	10	\$100	
Incandescent	1%			2024	\$36,200	2	\$100	
LED	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Library And 2nd Floor Corridor</i>								
<i>Explanation : LED Retrofit And Renovation</i>								
Egress Lighting								
Emergency, Service	50%			2029	\$80,100	1		
Exit, Service	45%			2029	\$39,500	1		
Exit, Service	5%	Now	\$4,400	2039	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	10%			2024	\$123,000	10	\$100	
No Component	90%							

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

29%

2034

* *

1

\$33,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Generic

1% Now

\$2,000

2034

* *

1

\$1,000

*Control Panel Damaged, Extent : Moderate, Area Affected : 100%**Location : 1st Floor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

29%

2034

* *

1-3

\$54,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors*

Generic, Digital

1% Now

\$700

2034

* *

1-3

\$1,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor**Explanation : False Alarms Have Been Noted At Several Alarm Points.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Heat Exchanger, Plate & Frame

30%

2032

* *

1

\$45,200

Pres. Reducing Valve/LP Steam

70%

2038

* *

5

\$12,700

Distribution

Hot Wtr Piping/Pump

30% Now

\$7,100

2037

* *

4

\$4,500

*Broken, Extent : Moderate, Area Affected : 100%**Location : Basement Booster Pumo**Corroded, Extent : Moderate, Area Affected : 10%**Location : Expansion Tank And Water Piping On Sixth Floor*

Steam Piping/Pump

70%

2039

* *

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%	Now	\$3,431,000	2039	**	1	\$135,800	
<i>Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 6th Floor Mechanical Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 98%</i>								
<i>Location : 6th Floor And Basement Mechanical Rooms</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ahu For Auditorium On Sixth Floor</i>								
<i>Explanation : Water Leaks From Condensate Pan</i>								
Convector/Radiator	20%			2027	\$326,600	1	\$19,700	
Air Conditioning								
Energy Source								
Steam/HW System	100%			2039	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	85%	Now	\$122,500	2032	**	1	\$252,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 85%</i>								
<i>Location : Sixth Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Valves Undersized And Cannot Hold Full Pressure</i>								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump Ductwork/Diffusers	50%			2029	\$158,100	4	\$11,300	
	50%	Now	\$3,478,500	LIFE	**	2	\$198,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Pneumatic System For Mixing Boxes</i>								
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mixing Boxes For Hot And Cold Deck System</i>								
<i>Not Energy Efficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors Air Outlets And Duct Distribution</i>								
Terminal Devices								
Air Handler/Cool/Ht	85%			2029	\$2,471,400	1	\$160,300	
No Component	15%							
Heat Rejection								
Water Cooling Tower	100%			2030	\$983,800	2	\$307,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$170,100	
Exhaust Fans								
Interior	100%	Now	\$108,500	2024	\$1,085,100	2	\$7,500	
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Sixth Floor Fans Including Toilet Exhaust And Locker Room</i>								

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
MURRY BERGTRAUM H.S. - M
Asset # : 165

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$45,500	2039	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Booster Pump In Sub-Cellar</i>								
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$30,200	
Sanitary Piping Cast Iron	100%	Now	\$44,600	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Sink</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2034	**	4	\$18,200	
Backflow Preventer Generic	100%			2034	**	1	\$18,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement To Sixth Floor And Basement To Sixth Floor</i>								
<i>Explanation : Two Elevators But One Is Out Of Service</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To First Floor</i>								
<i>Explanation : One Hoist</i>								
Fire Suppression								
Standpipe Generic	100%			2039	**	1-5	\$159,500	
Sprinkler No Component Generic	85%			2039	**	1-2	\$12,800	
Fire Pump Generic	100%			2038	**	1	\$57,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEW DORP HIGH SCHOOL - SI
Address : 465 NEW DORP LANE
Borough : STATEN ISLAND **Agency's Number** : R435
Program / Asset # : BOE0947.000 / 1423 **Yr Built/Renovated** : 1982 / 2006
Area Sq Ft : 460,116 **Project Type** : EDUCATION
Date of Survey : 08-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3930 **Lot** : 10 **BIN** : 5055367

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,436,800	\$329,900
Interior Architecture	\$1,167,300	\$4,401,600
Electrical	\$593,700	\$6,305,200
Mechanical	\$791,300	\$11,425,200
Site Pavements	\$139,400	
Total	\$6,128,600	\$22,461,800
Importance Code A	\$3,809,100	\$464,500
Importance Code B	\$1,670,800	\$21,869,800
Importance Code C	\$648,700	\$127,600
Total	\$6,128,600	\$22,461,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$17,300		\$26,400
Interior Architecture	\$91,200	\$25,800	\$29,300	\$68,900
Electrical	\$54,800	\$47,300	\$51,300	\$68,300
Mechanical	\$188,300	\$136,200	\$255,500	\$128,200
Site Enclosure	\$5,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$347,900	\$234,500	\$343,900	\$299,700
Importance Code A	\$34,200	\$62,900	\$45,600	\$73,000
Importance Code B	\$259,400	\$171,600	\$286,300	\$226,700
Importance Code C	\$54,300		\$12,000	
Total	\$347,900	\$234,500	\$343,900	\$299,700



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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$329,900	
Windows								
Aluminum	100%			2045	**	5	\$56,100	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$30,000	
Metal Rail	5%			2042	**	5-10	\$28,500	
Roof								
Built-Up (BUR)	93%	4+	\$3,053,800	2034	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Classrooms</i>								
Built-Up (BUR)	7%			2024	\$383,100	10	\$26,400	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Carpet	5%	0-2	\$23,500	2025	\$469,300	3	\$51,700	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Cast in Place Concrete	5%	Now	\$19,100	LIFE	**	5	\$75,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$34,400	
Panel/Paver: Cer/Brk	5%			2045	**	5	\$77,500	
Quarry Tile	5%			2042	**	5	\$51,700	
Terrazzo	5%			LIFE	**	5	\$26,900	
Vinyl Tile	60%	0-2	\$375,100	2029	\$3,751,000	3	\$155,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$129,100	

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$54,200	LIFE		**		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2038		**	\$24,100	
Concrete Masonry Unit	5%	0-2	\$19,000	LIFE		**	\$16,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%	0-2	\$272,900	2045		**	\$20,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	2%			LIFE		**		
Metal Panel	5%	0-2	\$29,600	LIFE		**		
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	53%	0-2	\$182,200	LIFE		**	\$127,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE		**		
Ceilings								
AcousTile,Adhered	45%	Now	\$153,800	2042		**	\$155,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	15%			2034		**	\$129,100	
Exposed Struc: Steel	20%			LIFE		**		
Plaster	20%			LIFE		**	\$86,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049		**		
Iron Picket	25%			2064		**		
Free Standing Walls								
Masonry: Brick	100%	Now	\$5,700	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Front Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Asphalt	25%			2038		**		
Cast in Place Concrete	55%			2042		**		
Pavers/Stone	20%			2038		**		

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	100%	0-2	\$139,400	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	25%			2042		**		
Rubber Matting	75%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$134,600	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4 - 1600 Ampere, 2 - 3000 Ampere Main Service Switches</i>								
Transformers								
Dry Type	50%			2027	\$8,400	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,000 Kilovolt-ampere And 2- 750 Kilovolt-ampere, 208 Volts Primary, 265/480 Volts Secondary</i>								
Dry Type	50%			2034		**	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room No.2</i>								
<i>Explanation : T-5 - 500 Kilovolt-ampere, T-6 - 75 Kilovolt-ampere, T-7 - 30 Kilovolt-ampere, T-10 - 45 Kilovolt-ampere, T-11 30 Kilovolt-ampere, 480 Volts Primary, 208/120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$782,600	5	\$2,000	
Raceway								
Conduit	100%			2029	\$925,700	1		
Panelboards								
Fused Disc Sw	10%			2028	\$78,200	5	\$1,100	
Molded Case Bkrs	90%			2028	\$703,800	5	\$10,900	
Wiring								
Thermoplastic	100%			2029	\$1,248,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$368,700	5	\$3,100	

Ground

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2027	\$23,500	1	\$141,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Zenith Control Transfer Switch</i>								
Generators								
Diesel	100%			2025	\$129,600	1	\$178,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Kilowatt Consolidated Power Generator Set</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$102,500	
Fuel Storage								
Day Tank	100%			2028	\$35,700	5	\$85,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	74%			2029	\$801,800	10	\$312,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2024	\$216,700	10	\$84,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2024	\$21,700	10	\$8,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	2%			2024	\$15,700	10	\$300	
LED	2%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Stage</i>								
Egress Lighting								
Emergency, Battery	20%			2029	\$132,500	10	\$22,200	
Exit, Service	60%			2024	\$79,500	1		
Exit, Service	20%			2034	**	1		

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Exterior Lighting

HID

10% 0-2 \$18,600 2029 \$185,500

Other Observation, Extent : Light, Area Affected : 10%

Location : Athletic Field

Explanation : Not In Service - Section Of Flood Lighting For Athletic Field Not Working

No Component

90%

Alarm

Security System

No Component

75%

Generic

25%

2029

\$371,600

1

\$43,000

Fire/Smoke Detection

No Component

65%

Generic, Analog

35%

0-2

\$89,000

2037

**

1-3

\$90,200

Other Observation, Extent : Light, Area Affected : 100%

Location : Lobby

Explanation : Fire Alarm Control Panel - Trouble Condition Indicated

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 2

100%

2049

**

5

\$142,500

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : Two 15,000 Gallon Tanks

Conversion Equipment

Steam Boiler

25%

Now

\$372,200

2034

**

1

\$102,500

Malfunctioning, Extent : Severe, Area Affected : 100%

Location : Pressure Vessel Leaking On 1 Of 4 Boilers

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 4 Steam Boilers

Steam Boiler

75%

2034

**

1

\$341,800

Distribution

Hot Wtr Piping/Pump

40%

2037

**

4

\$13,600

Steam Piping/Pump

60%

2039

**

Terminal Devices

Air Handler

50%

2029

\$3,235,000

1

\$142,300

Convactor/Radiator

25%

2034

**

1

\$37,200

Fan Coil Unit/Heat

25%

2029

\$1,722,700

1

\$37,200

Other Observation, Extent : Light, Area Affected : 100%

Location : Classrooms

Explanation : Dual Temperature Unit Ventilators

Air Conditioning

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DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	40%			2045	**	1		
Steam/HW System	60%			2039	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	60%			2032	**	1	\$298,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Lithium Bromide Refrigerant</i>								
Split Unit	10%			2029	\$982,200			
Window/Wall Unit	30%			2024	\$287,600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2039	**	4	\$13,600	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	\$3,096,200	1	\$170,700	
No Component	40%							
Heat Rejection								
Water Cooling Tower	60%			2027	\$1,047,700	2	\$277,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rooftop</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$256,600	
Exhaust Fans								
Interior	30%			2029	\$491,100	2	\$4,200	
Roof	70%			2029	\$534,700	2	\$9,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$45,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2-500 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$70,200	4	\$14,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW DORP HIGH SCHOOL - SI
Asset # : 1423

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2029	\$23,400	1	\$5,600
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Boilers Only</i>					
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : Two Units</i>					
<hr/>								
Fire Suppression								
	Standpipe							
	Generic	100%			2049		**	1-5
								\$232,000
<hr/>								
	Sprinkler							
	No Component	50%						
	Generic	50%			2049		**	1-2
								\$64,400
<hr/>								
	Chemical System							
	No Component	98%						
	Generic	2%			2024	\$600	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)
Address : 111 COLUMBIA STREET BTWN: STANTON ST - E.HOUSTON ST
Borough : MANHATTAN **Agency's Number** : M539
Program / Asset # : BOE0014.000 / 440 **Yr Built/Renovated** : 1959 / 2010
Area Sq Ft : 151,000 **Project Type** : EDUCATION
Date of Survey : 08-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 335 **Lot** : 1 **BIN** : 1004070

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$350,600	\$641,100
Interior Architecture	\$1,466,500	\$89,700
Electrical	\$431,000	\$684,600
Mechanical	\$850,600	\$2,480,500
Site Pavements	\$352,800	
Total	\$3,451,500	\$3,895,900
Importance Code A	\$350,600	\$781,300
Importance Code B	\$2,787,300	\$3,114,700
Importance Code C	\$313,600	
Total	\$3,451,500	\$3,895,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,000			\$21,200
Interior Architecture	\$32,200	\$24,500		\$57,000
Electrical	\$39,700	\$5,800	\$5,800	\$24,200
Mechanical	\$41,800	\$17,500	\$23,800	\$17,100
Site Enclosure	\$200			
Site Pavements	\$27,300			
Total	\$173,200	\$47,800	\$29,600	\$119,600
Importance Code A	\$35,700	\$6,000	\$3,700	\$25,200
Importance Code B	\$137,500	\$36,800	\$25,900	\$94,400
Importance Code C		\$5,000		
Total	\$173,200	\$47,800	\$29,600	\$119,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$27,000	
Ceramic Tile	20%			2049	**	10	\$10,100	
Masonry: Brick	25%			LIFE	**	5	\$13,500	
Metal/Glass Curt Wall	45%			LIFE	**	5	\$45,500	
Windows								
Aluminum	98%	4+	\$32,000	2051	**	5	\$3,600	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Metal Louvers	2%			2038	**	10	\$900	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$2,200	
Metal Rail	80%			2046	**	5-10	\$322,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$14,000	
Roof								
Built-Up (BUR)	25%			2034	**	10	\$42,400	
Copper/Terne	5%			2044	**	10	\$21,200	
IRMA/Protected Membrane	58%			2037	**	10	\$98,400	
Single Ply Membrane	10%			2037	**	10	\$17,000	
Skylight, Metal/Glass	2%			2039	**	10	\$11,300	
Soffits								
Cast in Place Concrete	100%	4+	\$181,500	LIFE	**	5	\$301,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Interior								
Floors								
Carpet	3%			2028	\$99,400	3	\$10,900	
Cast in Place Concrete	10%			LIFE	**	5	\$53,200	
Ceramic Tile	5%			2032	**	5	\$12,200	
Quarry Tile	2%			2042	**	5	\$7,300	
Terrazzo	5%			LIFE	**	5	\$9,500	
Vinyl Tile	20%			2037	**	3	\$18,200	
Vinyl Tile 9" X 9"	50%			2024	\$1,430,000	3	\$60,800	
Wood	5%			2044	**	5	\$22,800	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$10,000	
Concrete Masonry Unit	25%			LIFE	**	5	\$20,000	
Folding Partition	5%			2045	**	5	\$25,100	
Plaster	45%			LIFE	**	5	\$27,100	
SGFT/Glazed Masonry	20%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)
Asset # : 440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	30%			2042	**	5	\$73,000	
AcousTileConcealSpLn	20%			2034	**	5	\$60,800	
Exposed Concrete	45%			LIFE	**	5	\$17,100	
Plaster	5%	Now	\$17,000	LIFE	**	5	\$7,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$200	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp At Rear Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Asphalt	100%	Now	\$313,600	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various</i>								
Activity Yard								
Asphalt	30%	0-2	\$27,300	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	65%	4+	\$39,200	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2029	\$31,400	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes</i>								
Fused Disc Sw	30%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Molded Case Bkrs	70%			2029	\$164,400	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	80%			2029	\$211,400	1		
Conduit	20%			2049	**	1		
Panelboards								
Molded Case Bkrs	80%			2028	\$191,500	5	\$3,200	
Molded Case Bkrs	2%	2-4	\$4,800	2054	**	5		
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
Molded Case Bkrs	18%			2037	**	5	\$700	
Wiring								
Braided Cloth	80%	2-4	\$296,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	70%			2027	\$86,000	5	\$700	
Locally Mounted	25%	0-2	\$30,700	2049	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor Fan Room</i>								
Locally Mounted	5%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								

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DEPARTMENT OF EDUCATION - 040
NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)
Asset # : 440

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2034	**	10	\$134,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$18,200	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	10%			2034	**	10		
LED	20%			2037	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2025	\$108,700	1	\$37,300	
Pres. Reducing Valve/LP Steam	50%			2032	**	5	\$4,500	
Distribution								
Hot Wtr Piping/Pump	50%			2028	\$117,700	4	\$3,700	
Central Plant Steam Piping/Pmp	50%			2029	\$1,277,800	4	\$5,600	

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DEPARTMENT OF EDUCATION - 040
NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)
Asset # : 440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%			2024	\$637,000	1	\$28,000	
Convactor/Radiator	70%			2034	**	1	\$34,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	20%			2029	\$644,700			
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	50%			2024	\$157,300	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2034	**	1	\$9,800	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2034	**	2	\$21,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$84,200	
Exhaust Fans								
Roof	100%			2029	\$250,700	2	\$4,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$56,300	2039	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Steam Room In The Basement</i>					
HW Heat Exchanger								
Steam Fired	100%			2049	**	4	\$22,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Steam Room</i>					
			<i>Explanation : 2 Inoperable Heat Exchangers Are Still Remaining</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$15,700	LIFE	**	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor Corridor During Heavy Rain / Difficult Access To Repair</i>					
Sump Pump(s)								
Non-Submersible	100%			2029	\$23,000	4	\$4,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 - Duplex Sets</i>					

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW EXPLORATIONS INTO SCIENCE TECH. AND MATH H.S. (OLD JHS 22)

Asset # : 440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	Sewage Ejector(s) Electric	100%			2029	\$43,500	4	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Duplex Unit</i>									
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2039	* *	1-2	\$2,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
 Address : 965 LONGWOOD AVENUE @ BECK ST
 Borough : BRONX Agency's Number : X039
 Program / Asset # : BOE1021.000 / 13463 Yr Built/Renovated : 1905 / 2009
 Area Sq Ft : 85,000 Project Type : EDUCATION
 Date of Survey : 12-Apr-2019 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 2710 Lot : 1 BIN : 2005616

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$191,400	\$150,500
Interior Architecture	\$511,600	\$385,400
Electrical		\$393,200
Mechanical		\$2,072,000
Total	\$703,000	\$3,001,100
Importance Code A	\$191,400	\$645,600
Importance Code B	\$251,700	\$2,308,100
Importance Code C	\$260,000	\$47,400
Total	\$703,000	\$3,001,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$75,700	\$5,800		
Interior Architecture	\$67,800		\$24,200	\$7,800
Electrical	\$4,300	\$2,600	\$3,100	\$2,700
Mechanical	\$46,000	\$16,900	\$14,300	\$11,800
Site Pavements	\$12,800			
Total	\$206,600	\$25,300	\$41,700	\$22,200
Importance Code A	\$83,700	\$13,800	\$8,000	\$8,000
Importance Code B	\$85,200	\$11,500	\$33,700	\$14,200
Importance Code C	\$37,700			
Total	\$206,600	\$25,300	\$41,700	\$22,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
Asset # : 13463

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$62,900	
Masonry: Brick	80%			LIFE	**	5	\$128,900	
Masonry: Brick	8%	Now	\$20,800	LIFE	**	5	\$6,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,000	
Metal Coiling Doors	2%			2035	**	5	\$5,000	
Windows								
Aluminum	100%	4+	\$91,700	2046	**	5	\$10,300	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$24,500	
Masonry: Brick Cavity	70%			LIFE	**	5-10	\$41,200	
Metal Rail	5%			2047	**	5-10	\$7,800	
Metal: Cage/Fence	10%			2047	**	5-10	\$6,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,400	
Roof								
Built-Up (BUR)	95%			2038	**	10	\$79,600	
Metal Panel	5%			2047	**	10	\$7,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,300	
Ceramic Tile	5%			2039	**	5	\$6,200	
Traffic Topping	5%	Now	\$82,700	2040	**	5	\$3,900	
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair A</i>								
Vinyl Tile	55%			2035	**	3	\$25,700	
Vinyl Tile	25%			2030	\$283,300	3	\$15,600	
Vinyl Tile 9" X 9"	5%	Now	\$73,400	2040	**	3	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st And 2nd Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st And 2nd Floor Classrooms</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
Asset # : 13463

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$71,700	2033	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stairs</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$9,700	
Gypsum Board	10%			LIFE	**	5-10	\$41,400	
Masonry: Brick	10%	Now	\$101,300	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room Next To Electrical Room In Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Room Next To Electrical Room In Basement</i>								
Plaster	65%			LIFE	**	5-10	\$134,400	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$6,100	
Ceilings								
AcousTileSusp.Lay-In	25%			2043	**	5	\$31,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$12,500	
Plaster	70%			LIFE	**	5-10	\$150,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$12,800	2043	**			
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Beck Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
Asset # : 13463

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2050	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2050	**	5	\$300	
Fused Disc Sw	10%			2056	**	5		
Raceway								
Conduit	50%			2030	\$92,100	1		
Conduit	40%			2050	**	1		
Conduit	10%			2056	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$9,600	5	\$100	
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	20%			2029	\$38,300	5	\$400	
Molded Case Bkrs	50%			2046	**	5	\$1,100	
Molded Case Bkrs	20%			2052	**	5	\$400	
Wiring								
Thermoplastic	50%			2030	\$136,400	1		
Thermoplastic	40%			2050	**	1		
Thermoplastic	10%			2056	**	1		
Motor Controllers								
Locally Mounted	60%			2028	\$48,400	5	\$300	
Locally Mounted	40%			2043	**	5	\$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,300	
Generic	50%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	**	10	\$74,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2038	**	10	\$3,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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DEPARTMENT OF EDUCATION - 040
NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
Asset # : 13463

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$10,300	
Exit, Service	5%			2025	\$1,200	1		
Exit, Service	45%			2038	**	1		
Exterior Lighting								
LED	30%			2038	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallway, Multipurpose Room And Exit Doors</i>						
		<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$15,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	90%			2030	\$150,300	5	\$23,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Tank Of 10,000 Gallons</i>						
Natural Gas	10%			2040	**	1		
Conversion Equipment								
Furnace	10%			2025	\$20,000	1	\$4,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cafeteria Roof</i>						
		<i>Explanation : 1 Rooftop Unit</i>						
Steam Boiler	90%			2028	\$495,100	1	\$75,800	
		<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2030	\$375,800			

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NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
Asset # : 13463

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	90%			2028	\$409,500	1	\$24,700	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : An Abandoned Air Handler Remains In Place</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2025	\$106,400	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria Roof</i>								
Window/Wall Unit	60%			2025	\$106,300	1		
Window/Wall Unit	5%	0-2	\$8,900	2030	\$8,900	1		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$15,000	
Ductwork/Diffusers	20%			LIFE	**	2-5	\$15,000	
No Component	60%							
Exhaust Fans								
Interior	20%			2025	\$60,500	2	\$500	
Roof	20%	0-2	\$5,600	2030	\$28,200	2	\$400	
<i>Broken, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : The Motors, Roof</i>								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2040	**	1		
Galvanized Steel	60%			2028	\$223,800	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$135,400	4	\$12,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$8,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : South West Corner On The Roof</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$13,000	4	\$2,700	
Backflow Preventer								
Generic	100%			2038	**	1	\$5,200	

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DEPARTMENT OF EDUCATION - 040
NEW SCHOOL FOR ARTS AND SCIENCES - BX /FORMER P.S. 39 - BX
Asset # : 13463

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
Fixtures									
Generic									
		100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
<hr/>									
Fire Suppression									
Sprinkler									
		75%							
		25%			2040	* *	1-2	\$6,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEW SETTLEMENT COMMUNITY CAMPUS
Address : 1509-1531 JEROME AVE. @ W.172 ST.
Borough : BRONX **Agency's Number** : X240
Program / Asset # : BOE1086.000 / 14432 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 173,628 **Project Type** : EDUCATION
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2859 **Lot** : 77 **BIN** : 2008334

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$183,900
Interior Architecture	\$315,800	\$234,700
Electrical	\$143,300	\$103,000
Mechanical	\$64,700	\$148,900
Total	\$523,800	\$670,500
Importance Code A		\$183,900
Importance Code B	\$523,800	\$348,000
Importance Code C		\$138,600
Total	\$523,800	\$670,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$59,700			
Interior Architecture	\$37,200	\$52,500		\$6,500
Electrical	\$40,600	\$22,500	\$17,300	\$40,600
Mechanical	\$33,200	\$27,600	\$102,200	\$22,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$178,500	\$110,500	\$127,400	\$77,300
Importance Code A	\$68,200	\$8,700	\$8,500	\$9,000
Importance Code B	\$84,000	\$84,800	\$118,900	\$68,300
Importance Code C	\$26,400	\$17,100		
Total	\$178,500	\$110,500	\$127,400	\$77,300



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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS

Asset # : 14432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$143,900	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$15,000	
Metal Panel	5%			2055	**	5-10	\$55,000	
Windows								
Aluminum	100%	2-4	\$30,400	2051	**	5	\$17,000	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Hardware Sticks</i>								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$3,600	LIFE	**	5	\$10,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Garden Coping</i>								
Masonry: Brick	15%			LIFE	**	5	\$2,000	
Stucco Cement	75%	2-4	\$5,500	2042	**	5	\$12,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	85%	Now	\$20,200	2037	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Mid Level Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Upper Roof, Mid Level Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	15%			2055	**			
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%	Now	\$8,900	2028	\$177,100	3	\$19,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$28,400	
Ceramic Tile	5%			2042	**	5	\$13,000	
Quarry Tile	1%			2046	**	5	\$3,900	
Sheet Vinyl/Rubber	5%			2037	**	5	\$19,500	
Terrazzo	5%			LIFE	**	5	\$10,200	
Terrazzo	3%			LIFE	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Laboratory Classroom</i>								
<i>Explanation : Epoxy Flooring</i>								
Vinyl Tile	59%			2037	**	3	\$57,500	
Wood	12%	0-2	\$219,600	2064	**	5	\$29,200	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Dance Room</i>								

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS

Asset # : 14432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%			2042	**	5	\$34,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,600	
Gypsum Board	68%			LIFE	**	5	\$93,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 2%</i>								
<i>Location : Hallway</i>								
Operable Wall	2%	Now	\$20,900	2049	**	5	\$8,000	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Wood	5%	Now	\$5,400	LIFE	**	5	\$45,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, Missing Battens</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, First Floor Community Center</i>								
Ceilings								
AcousTileSusp.Lay-In	74%			2049	**	5	\$192,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Hallway</i>								
Embossed Metal	1%			LIFE	**	5	\$1,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$32,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Metal Panel	10%			LIFE	**	5	\$32,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2073	**			
Free Standing Walls								
Cast in Place Concrete	100%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Asphalt	70%			2042	**			
Rubber Matting	30%			2034	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS

Asset # : 14432

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Multiple Main Services Rated At 1600 And 2000 Amperes</i>							
<hr/>								
Transformers								
Dry Type	100%			2042	**	5	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1,000 Kilovolt-ampere Step Up Transformer One 45 Kilovolt-ampere For Fire Alarm One 15 Kilovolt-ampere</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$700	
<hr/>								
Raceway								
Conduit	100%			2049	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$4,600	
	<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : Circuit Breaker For Hot Water Heaters Trips</i>							
<hr/>								
Wiring								
Thermoplastic	100%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$1,200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$53,400	
<hr/>								
Generators								
Diesel	100%			2038	**	1	\$67,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 500 Kilovolt-ampere</i>							
<hr/>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$38,700	

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS

Asset # : 14432

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	30%			2045	**	5	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 60 Gallons</i>								
Main Tank	70%			2057	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	90%			2034	**	10	\$143,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
HID	5%			2034	**	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Low Bay Light Fixtures</i>								
Incandescent	5%			2029	\$103,000	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Lighting</i>								
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Exit, Service	10%			2034	**	1		
No Component	70%							
Exterior Lighting								
Fluorescent								
	2%	Now	\$11,900	2039	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Roof Terrace Canopy</i>								
HID	18%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : High Pressures Sodium Lighting With Timer Control</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$5,100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$13,000	

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS

Asset # : 14432

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Analog

40% 4+

\$15,400

2034

**

1-3

\$38,900

Malfunctioning, Extent : Light, Area Affected : 50%

Location : Throughout

Other Observation, Extent : Light, Area Affected : 50%

Location : Throughout

Explanation : System Goes Into Trouble

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

1%

2055

**

1

Natural Gas

99%

2055

**

1

Conversion Equipment

Hot Water Boiler

99%

2042

**

1

\$85,000

Radiant Heater

1%

2034

**

2

\$800

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse And Throughout The Building.

Explanation : 4 Units

Distribution

Hot Wtr Piping/Pump

100%

2051

**

4

\$8,600

Terminal Devices

Convactor/Radiator

100%

2046

**

1

\$56,100

Air Conditioning

Energy Source

Electricity

50%

2051

**

1

Natural Gas

50%

2055

**

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

95%

2037

**

2

\$10,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 11 Units. Provide Cooling In Summer And Extra Heating In Very Cold Winter Days.

Split Unit

5%

2034

**

Other Observation, Extent : Light, Area Affected : 100%

Location : Mdf Room, Ldf Rooms, Electrical Room And Throughout The Building

Explanation : 12 Units

Distribution

Ductwork/Diffusers

100%

LIFE

**

2

\$225,900

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$96,800

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DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS

Asset # : 14432

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%			2037	**	2	\$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2055	**	1		
Brass/Copper	5%	Now	\$64,700	2059	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Pool Equipment Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Swimming Pool Equipment Room</i>								
<i>Explanation : Leaky Valve On The Water Booster Pump. Leaky Backflow Preventer In Swimming Pool Equipment Room.</i>								
Water Heater								
Gas Fired	100%			2028	\$105,900	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop - Penthouse And Basement - Swimming Pool Equipment Room.</i>								
<i>Explanation : 4 Units Total. 2 Units For Domestic Hot Water And 2 Others Dedicated To The Pool And The Showers.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$5,500	
Pool Filter/Treatment								
Sand	99%			2046	**	4		
Sand	1%	Now	\$5,200	2049	**	4		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Swimming Pool Equipment Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Pool Equipment Room</i>								
<i>Explanation : 1 Pump That Feeds Pool With Water Is Leaking.</i>								
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$10,400	
Backflow Preventer								
Generic	100%			2037	**	1	\$10,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 1st Floor, 1 Unit From Basement To 2nd Floor, 2 Units From Basement To 4th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2055	**	1-2	\$48,600	

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**DEPARTMENT OF EDUCATION - 040
NEW SETTLEMENT COMMUNITY CAMPUS**

Asset # : 14432

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2042	**	1	\$32,400
Chemical System	Wet	2%			2028	\$600	1-3	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul -102</i>					
	No Component	98%						

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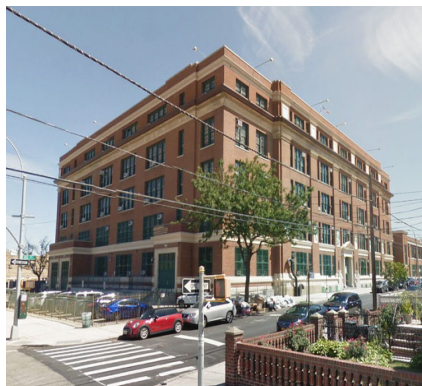
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEW UTRECHT HIGH SCHOOL - BK
Address : 1601 80TH STREET
Borough : BROOKLYN **Agency's Number** : K445
Program / Asset # : BOE0629.000 / 1226 **Yr Built/Renovated** : 1924 / 2009
Area Sq Ft : 250,000 **Project Type** : EDUCATION
Date of Survey : 25-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6271 **Lot** : 1 **BIN** : 3162711

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$75,900	\$545,100
Interior Architecture	\$1,236,100	\$1,125,000
Electrical	\$807,400	\$1,781,600
Mechanical	\$1,435,300	\$965,800
Site Pavements	\$100,400	
Total	\$3,655,100	\$4,417,500
Importance Code A	\$75,900	\$598,900
Importance Code B	\$2,968,600	\$3,731,200
Importance Code C	\$610,600	\$87,300
Total	\$3,655,100	\$4,417,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture		\$17,000	\$9,500	\$26,500
Electrical	\$34,200	\$42,600	\$36,400	\$41,900
Mechanical	\$105,000	\$37,300	\$55,500	\$65,500
Site Pavements	\$16,700			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$170,700	\$111,800	\$116,200	\$148,800
Importance Code A	\$21,500	\$19,800	\$19,800	\$20,300
Importance Code B	\$149,200	\$92,000	\$96,400	\$128,400
Importance Code C				
Total	\$170,700	\$111,800	\$116,200	\$148,800



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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$115,800	
Masonry: Brick	75%			LIFE	**	5	\$222,300	
Masonry: Granite	5%			LIFE	**	5	\$11,100	
Masonry: Limestone	15%			LIFE	**	5	\$33,400	
Windows								
Aluminum	100%			2045	**	5	\$93,100	
Parapets								
Cast in Place Concrete	3%			LIFE	**	5	\$12,100	
Masonry: Brick	87%			LIFE	**	5	\$34,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$4,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	40%			2034	**	10	\$75,900	
Modified Bitumen	60%			2037	**	10	\$113,800	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$165,600	
Ceramic Tile	5%	4+	\$156,700	2032	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%			2037	**	5	\$34,100	
Terrazzo	5%			LIFE	**	5	\$11,800	
Vinyl Tile	25%			2029	\$687,400	3	\$28,400	
Vinyl Tile 9" X 9"	10%	Now	\$356,200	2039	**	3	\$11,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	25%			2044	**	5	\$142,000	

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$140,500	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$245,100	2038		**	5	\$10,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE		**		
Marble Panels	3%			LIFE		**		
Plaster	70%	0-2	\$124,700	LIFE		**	5	\$87,300
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			LIFE		**	5	\$33,300
Ceilings								
AcousTile,Adhered	15%			2034		**	5	\$45,400
AcousTileSusp.Lay-In	25%			2042		**	5	\$75,700
Exposed Concrete	10%	Now	\$104,100	LIFE		**	5	\$4,700
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Swimming Pool Area</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Swimming Pool Area</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Swimming Pool Area</i>								
Exposed Struc: Steel	10%			LIFE		**		
Plaster	40%			LIFE		**	5	\$75,700
Site Enclosure								
Fence/Gates								
Chain Link	80%			2049		**		
Iron Picket	20%			2064		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$16,700	2042		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 80th Street Near Garbage Area</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$100,400	2046		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Parking Area</i>								
Activity Yard								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	60%			2029	\$53,800	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated At 4000 Amperes, 1600 Amperes And 1200 Amperes Respectively.</i>								
	Fused Disc Sw	40%			2049	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 2000 Amperes Each.</i>								
Transformers								
	Dry Type	100%			2034	**	5	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 112.5 Kilovolt-ampere, 208/120 Volts</i>								
Switchgear / Switchboard								
	Fused Disc Sw	60%			2029	\$313,100	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 6- Vertical Sections</i>								
	Fused Disc Sw	40%			2049	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 4- Vertical Sections</i>								
Raceway								
	Conduit	70%			2029	\$432,000	1	
	Conduit	30%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$51,100	5	\$600
	Molded Case Bkrs	30%			2045	**	5	\$2,000
	Molded Case Bkrs	60%			2028	\$306,400	5	\$4,000
Wiring								
	Braided Cloth	70%	2-4	\$582,700	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	10%			2042	**	5	\$200
	Locally Mounted	90%			2027	\$221,200	5	\$1,500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,700
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$76,900

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$96,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$9,300	
Fuel Storage								
Day Tank								
	20%			2045	**	5	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 55 Gallons Rated Capacity</i>								
Main Tank								
	80%			2057	**	5	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	3%			2034	**	10	\$6,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent								
	95%			2034	**	10	\$217,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED								
	2%			2037	**			
Egress Lighting								
Emergency, Service								
	50%			2029	\$65,600	1		
Exit, Service								
	50%			2029	\$36,000	1		
Exterior Lighting								
HID	30%			2029	\$302,400	10	\$200	
No Component	70%							
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2034	**	1	\$28,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Stair Cases And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital								
	100%			2034	**	1-3	\$154,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Stations, Alarm Bells, Strobe Lights, Smoke Detectors And Horns</i>								

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source								
	Natural Gas	40%			2049	**	1	
	Interruptible Gas/Dual Fuel	60%			2049	**	1	
Conversion Equipment								
	Furnace	30%			2034	**	1	\$37,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Rooftop Package Units</i>								
	Furnace	10%	0-2	\$2,900	2034	**	1	\$11,100
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Package Units</i>								
	Steam Boiler	60%			2042	**	1	\$148,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
	Steam Piping/Pump	60%	Now	\$33,200	2039	**		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Thermostats, 5th Floor</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor, Float And Thermostatic Steam Traps In Basement.</i>								
	No Component	40%						
Terminal Devices								
	Air Handler	20%	2-4	\$703,100	2039	**	1	\$27,800
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Convactor/Radiator	40%			2034	**	1	\$32,300
	No Component	40%						
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	

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DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	5%	0-2	\$5,300	2024	\$106,100	1	\$5,200
		<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Control System</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
	Exterior Pkg Unit - Cooling	5%			2034	**	2	\$800
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
	Ext Pkg Unit - Heating/Cooling	40%			2034	**	2	\$6,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Building Roof</i>						
		<i>Explanation : 3 Package Units. R-410a</i>						
	Ext Pkg Unit - Heating/Cooling	10%	0-2	\$6,300	2034	**	2	\$1,200
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
	Window/Wall Unit	20%			2024	\$104,200	1	
	No Component	20%						
Terminal Devices								
	Air Handler/Dir Expansion	5%			2024	\$111,800	1	
	No Component	95%						
Heat Rejection								
	Dry Cooler	5%			2024	\$54,400	2	\$8,700
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$139,400
Exhaust Fans								
	Interior	5%	0-2	\$4,400	2024	\$44,500	2	\$300
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
	Interior	35%			2024	\$311,300	2	\$2,700
	Roof	60%			2029	\$249,000	2	\$4,600
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	2%	Now	\$4,400	2027	\$21,900	1		
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
Galvanized Steel	18%			2027	\$197,500	1		
Water Heater								
Gas Fired	100%			2027	\$152,500	2	\$3,600	
Sanitary Piping								
Cast Iron	5%	0-2	\$9,100	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor Bathroom</i>						
Cast Iron	95%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%	0-2	\$1,900	2029	\$19,100	4	\$2,600	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1 Pump In Basement</i>						
Non-Submersible	50%			2029	\$19,100	4	\$4,000	
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$14,900	
Backflow Preventer								
Generic	100%			2034	**	1	\$15,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : 2 Passenger Units. They Are Out Of Service Frequently</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Freight Unit. It Is Out Of Service Frequently</i>						
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2029	\$244,800	1-2	\$7,000	
Fire Pump								
Generic	100%			2032	**	1	\$46,700	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW UTRECHT HIGH SCHOOL - BK
Asset # : 1226

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEW YORK HARBOR SCHOOL - M
Address : 550 SHORT AVENUE GOVERNORS ISLAND
Borough : MANHATTAN **Agency's Number** : M877
Program / Asset # : BOE1110.000 / 14566 **Yr Built/Renovated** : 1900 / 2009
Area Sq Ft : 58,102 **Project Type** : EDUCATION
Date of Survey : 15-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 1 **Lot** : 10 **BIN** : 1086340

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$606,900	\$169,300
Interior Architecture		\$99,500
Electrical		\$53,300
Mechanical		\$35,400
Total	\$606,900	\$357,500
Importance Code A	\$606,900	\$169,300
Importance Code B		\$88,700
Importance Code C		\$99,500
Total	\$606,900	\$357,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,800	\$10,200	\$7,700	
Interior Architecture	\$9,400		\$5,400	\$14,100
Electrical	\$5,100	\$7,800	\$5,600	\$6,200
Mechanical	\$16,400	\$12,500	\$18,900	\$12,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$59,500	\$38,500	\$45,500	\$40,800
Importance Code A	\$23,600	\$13,100	\$10,700	\$2,900
Importance Code B	\$35,900	\$25,400	\$34,800	\$37,900
Importance Code C				
Total	\$59,500	\$38,500	\$45,500	\$40,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$20,500	
Masonry: Brick	80%	Now	\$210,800	LIFE	**	5	\$65,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria, Room 117b, 207, 213</i>								
Masonry: Limestone	5%	Now	\$47,700	LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners Of Decorative Canopies, North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2053	**	5	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South West Corner</i>								
<i>Explanation : Water House (Enclosure)</i>								
Wood	5%			2032	**	5	\$20,500	
Windows								
Aluminum	85%	Now	\$219,600	2043	**	5	\$12,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2036	**	10	\$5,400	
Wood	12%	Now	\$20,800	2026	\$103,800	5	\$17,300	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Transom Windows Above Doors</i>								
Parapets								
Masonry: Brick	20%			LIFE	**	5		
Masonry: Limestone	3%			LIFE	**	5		
Metal Rail	7%			2040	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Facade</i>								
<i>Explanation : 2nd Floor Wrap Around Balcony</i>								
No Component	70%							
Roof								
Built-Up (BUR)	20%			2035	**	10	\$11,000	
Single Ply Membrane	15%			2035	**	10	\$8,200	
Slate	65%	Now	\$128,800	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
<i>Explanation : Ice Shields not installed, Falling Sheets Of Ice Endangering Passerbys</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$28,500	
Ceramic Tile	5%			2040	**	5	\$4,300	
Quarry Tile	5%			2044	**	5	\$6,500	
Sheet Vinyl/Rubber	25%			2035	**	5	\$32,600	
Vinyl Tile	50%			2035	**	3	\$16,300	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$9,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,900	
Gypsum Board	85%			LIFE	**	5	\$99,500	
Plaster	5%			LIFE	**	5	\$2,900	
Ceilings								
AcousTileSusp.Lay-In	25%			2044	**	5	\$21,700	
Exposed Concrete	15%			LIFE	**	5	\$2,000	
Gypsum Board	10%	Now	\$9,400	LIFE	**	5	\$10,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Room 117b (Girls Bathroom)</i>								
Plaster	50%			LIFE	**	5	\$27,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 110B</i>								
<i>Explanation : Rated At 2000 Amperes</i>								
Transformers								
Dry Type	100%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kilovolt-ampere And 400 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$300	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$400	

Ground

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DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2044	**	1	\$17,900	
Generators								
Diesel	100%			2040	**	1	\$22,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 110 B</i>								
<i>Explanation : 134 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,200	
Fuel Storage								
Main Tank	100%			2055	**	5	\$1,700	
Lighting								
Interior Lighting Fluorescent	100%			2035	**	10	\$53,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps And Compact</i>								
Egress Lighting								
Exit, Service	50%			2035	**	1		
Exit, Battery	50%			2035	**	10	\$2,000	
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$4,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$7,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2053	**	1		

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DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2044	**	1	\$28,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Condensing Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2049	**	4	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : Dual Temperature Pumps</i>								
Terminal Devices Air Handler	40%			2035	**	1	\$14,400	
Fan Coil Unit/Heat	60%			2035	**	1	\$11,300	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2035	**	1	\$27,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : School Yard</i>								
<i>Explanation : Packaged Scroll Chiller Utilizing R410 Refrigerant Observed</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$4,300	
Terminal Devices Air Handler/Cool/Ht No Component	40%			2035	**	1	\$14,400	
	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Attic</i>								
<i>Explanation : Equipment Already Accounted For Under The Heating Section Of This Report</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,400	
Exhaust Fans Interior No Component	10%			2035	**	2	\$200	
	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Attic</i>								
<i>Explanation : Equipment Already Accounted For Under The Heating Section Of This Report</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : Domestic Water Now Exist At School</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEW YORK HARBOR SCHOOL - M
Asset # : 14566

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2026	\$35,400	2	\$800
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$1,200
	Backflow Preventer							
	Generic	100%			2035	**	1	\$3,600
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-3</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Sprinkler							
	Generic	100%			2053	**	1-2	\$16,300
	Fire Pump							
	Generic	100%			2040	**	1	\$10,900
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEWTOWN HIGH SCHOOL - Q
Address : 48-01 90TH STREET
Borough : QUEENS **Agency's Number** : Q455
Program / Asset # : BOE0879.000 / 1472 **Yr Built/Renovated** : 1922 / 2010
Area Sq Ft : 221,000 **Project Type** : EDUCATION
Date of Survey : 07-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 1849 **Lot** : 1 **BIN** : 4045629

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$676,500	\$710,400
Interior Architecture	\$3,931,800	\$341,700
Electrical	\$1,216,100	\$2,929,100
Mechanical	\$185,200	\$5,681,200
Site Pavements	\$90,000	
Total	\$6,099,600	\$9,662,400
Importance Code A	\$739,300	\$710,400
Importance Code B	\$5,201,100	\$8,912,400
Importance Code C	\$159,200	\$39,600
Total	\$6,099,600	\$9,662,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,400	\$14,800		
Interior Architecture	\$77,300		\$8,900	\$21,500
Electrical	\$23,100	\$6,200	\$8,200	\$7,600
Mechanical	\$118,100	\$38,700	\$50,900	\$31,900
Site Enclosure	\$26,900			
Site Pavements	\$31,400			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$325,100	\$69,500	\$77,800	\$70,900
Importance Code A	\$60,300	\$36,700	\$21,900	\$21,900
Importance Code B	\$145,900	\$32,800	\$55,900	\$43,800
Importance Code C	\$118,800			\$5,200
Total	\$325,100	\$69,500	\$77,800	\$70,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$99,500	
Copper/Terne	3%			2050	**	10	\$9,000	
Masonry: Brick	70%	4+	\$143,500	LIFE	**	5	\$89,100	
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Transition Sections Of Additions</i>								
Masonry: Granite	5%			LIFE	**	5	\$9,500	
Masonry: Limestone	7%			LIFE	**	5	\$13,400	
Metal Panel	10%			2040	**	5-10	\$87,500	
Windows								
Aluminum	25%	4+	\$42,600	2038	**	5	\$2,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Windows Of The 1950s Building</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Of The 1950s Building</i>								
Aluminum	70%			2046	**	5	\$13,300	
Glass Block	5%	0-2	\$1,000	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Parking Area On 91st Street</i>								
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$28,600	
Masonry: Brick	22%			LIFE	**	5-10	\$31,400	
Masonry: Brick	40%			LIFE	**	5-10	\$57,100	
Masonry: Granite	3%			LIFE	**	5-10	\$8,600	
Masonry: Limestone	5%			LIFE	**	5-10	\$12,700	
Metal Rail	10%			2047	**	5-10	\$37,700	
Roof								
Built-Up (BUR)	40%	2-4	\$190,400	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium Roof, Boys Locker Room, Auditorium Low Roof, Dance Studio</i>								
Built-Up (BUR)	7%	Now	\$16,700	2030			\$166,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Front Entrance</i>								
Copper/Terne	3%			2065	**	10	\$12,300	
Copper/Terne	12%			2045	**	10	\$49,300	
IRMA/Protected Membrane	20%			2030		10	\$32,900	
Skylight, Metal/Glass	3%			2050	**	10	\$16,400	
Slate	15%	Now	\$133,700	LIFE	**			
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roofs</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%	4+	\$16,800	2033	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2035	**	5	\$24,300	
Terrazzo	5%	4+	\$40,200	LIFE	**	5	\$12,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby Area</i>								
Vinyl Tile	10%			2038	**	3	\$12,200	
Vinyl Tile 9" X 9"	40%	Now	\$1,525,900	2040	**	3	\$48,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms And 4th Floor Corridors In 1922 And 1950 Wings</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Rooms And Corridors In 1922 And 1930 Wing</i>								
Wood	20%			2045	**	5	\$121,600	
Wood	12%	Now	\$1,370,700	2070	**	5	\$36,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms In 1922/30 Wings</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Music Room, 1922/30 Wings</i>								
Wood	3%			2065	**	5	\$18,200	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$10,500	
Gypsum Board	2%			LIFE	**	5-10	\$7,100	
Masonry: Brick	5%			LIFE	**	10	\$3,100	
Plaster	23%			LIFE	**	5-10	\$41,000	
Plaster	3%	4+	\$2,700	LIFE	**	5	\$1,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 353</i>								
Plaster	37%	4+	\$66,500	LIFE	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 519, 538 And Stair K</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,200	

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$483,000	2050	**	5	\$24,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridor At 1958 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor At 1958 Wing</i>								
AcousTileSusp.Lay-In	3%			2043	**	5	\$9,700	
Exposed Concrete	20%	0-2	\$222,900	LIFE	**	5	\$10,100	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement Paint Room, Gas Meter Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Paint Room, Gas Meter Room</i>								
Plaster	62%			LIFE	**	5-10	\$345,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$26,900	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$31,400	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$90,000	2050	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
<i>Explanation : Water Penetration To Rooms Below Parking Lot</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2030	\$26,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Fused Knife Sw	70%	2-4	\$62,800	2060	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2050	**	5	\$200	
Fused Knife Sw	80%	2-4	\$417,400	2060	**	5	\$400	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
Raceway								
Conduit	90%			2030	\$555,400	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$51,100	5	\$500	
Fused Knife Sw	30%	2-4	\$153,200	2055	**	5	\$800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st, 2nd and 3rd Floor</i>								
Molded Case Bkrs	40%			2029	\$204,300	5	\$2,300	
Molded Case Bkrs	20%			2046	**	5	\$1,200	
Wiring								
Braided Cloth	70%	2-4	\$582,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2050	**	1		
Thermoplastic	10%			2030	\$83,200	1		
Motor Controllers								
Locally Mounted	80%			2028	\$196,600	5	\$1,200	
Locally Mounted	20%			2043	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Sub-basement</i>								
<i>Explanation : Corroded</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2030	\$504,800	10	\$196,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2025	\$7,600	10	\$100	
LED	1%			2038	**			
Egress Lighting								
Emergency, Battery	10%			2025	\$31,800	10	\$5,300	
Emergency, Battery	40%			2035	**	10	\$21,300	
Exit, Service	30%			2025	\$19,100	1		
Exit, Service	20%			2035	**	1		
Exterior Lighting								
HID	100%			2025	\$891,100	10	\$700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$214,200	1	\$24,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Outside Exit Doors And Some Offices</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$40,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$218,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$48,900	2030	\$977,200			
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : And Leaking At Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$31,100	2030	\$621,500	1	\$24,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : The Motors Are Burnt Out. Basement</i>								
Convactor/Radiator	60%	0-2	\$35,500	2028	\$709,900	1	\$38,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Control Valves, Class Rooms; Hallways And Various Areas</i>								
Fan Coil Unit/Heat	6%	0-2	\$9,900	2025	\$198,600	1	\$3,900	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Class Rooms</i>								
Fan Coil Unit/Heat	14%			2025	\$463,400	1	\$10,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Medical Office.</i>								
<i>Explanation : R-410a Refrigerant</i>								
Window/Wall Unit	10%	0-2	\$2,300	2023	\$46,100	1		
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 356</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$195,100	
Exhaust Fans								
Interior	24%	0-2	\$18,900	2025	\$188,700	2	\$1,300	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Interior	56%			2025	\$440,300	2	\$3,800	
Roof	20%	0-2	\$3,700	2025	\$73,400	2	\$1,100	
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%	0-2	\$6,600	2030	\$329,500	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Main Valve And Hot Water Control Valves, Basement</i>								
Brass/Copper	80%			2030	\$1,317,900	1		
Water Heater								
Electric	10%			2029	\$19,500	4	\$200	
Gas Fired	90%			2025	\$121,300	2	\$2,900	

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q
Asset # : 1472

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	30%	0-2	\$2,800	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 50th Ave. Side Roof</i>								
	Cast Iron	70%	4+		LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2030	\$33,700	4	\$7,000
Sewage Ejector(s)	Electric	100%			2030	\$63,700	4	\$13,200
Backflow Preventer	Generic	100%			2030	\$56,200	1	\$13,500
Fixtures	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Rest Rooms At Various Floors.</i>								
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 5th Floor, One Unit From Basement To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Sprinkler	No Component	97%						
	Generic	3%			2030	\$64,900	1-2	\$1,900
Chemical System	No Component	98%						
	Generic	2%			2025	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NEWTOWN HIGH SCHOOL - Q FIELDHOUSE
Address : 90-20 56 AVENUE
Borough : QUEENS **Agency's Number** : Q455
Program / Asset # : BOE0879.010 / 13511 **Yr Built/Renovated** : 1922 / 2003
Area Sq Ft : 5,000 **Project Type** : EDUCATION
Date of Survey : 07-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1858 **Lot** : 1 **BIN** : 4855698

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$108,200	
Electrical		\$95,800
Mechanical		\$37,300
Site Pavements	\$336,900	\$490,200
Total	\$445,000	\$623,300
Importance Code A	\$108,200	
Importance Code B	\$336,900	\$623,300
Total	\$445,000	\$623,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,400			
Interior Architecture	\$60,900		\$400	\$100
Electrical	\$100		\$100	\$100
Mechanical	\$4,600	\$700	\$1,700	\$700
Site Enclosure	\$2,400			
Total	\$89,300	\$700	\$2,200	\$800
Importance Code A	\$21,900	\$500	\$500	\$500
Importance Code B	\$41,700	\$200	\$1,700	\$300
Importance Code C	\$25,800			
Total	\$89,300	\$700	\$2,200	\$800



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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$53,700	LIFE	**	5	\$16,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade And South Facades</i>								
Masonry: Limestone	5%	Now	\$10,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Building Base And Band Coursing Below Exterior Face Of Parapet</i>								
Windows								
Aluminum	2%			2046	**	5		
Wood	98%	Now	\$54,500	2055	**	5	\$9,100	1
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$10,400	
Masonry: Limestone	10%			LIFE	**	5-10	\$2,100	
Roof								
Modified Bitumen	100%			2035	**	10	\$5,400	
Soffits								
Cast in Place Concrete	100%	Now	\$400	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Of Custodian Entrance Canopy</i>								
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$30,200	
Mosaic Tile	5%			2035	**	5	\$1,000	
Vinyl Tile	10%	Now	\$7,400	2040	**	3	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office</i>								
Interior Walls								
Cast in Place Concrete	45%	4+	\$20,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Corridor Space</i>								
Concrete Masonry Unit	45%			LIFE	**	5	\$4,900	
Glass: Single Pane	5%	Now	\$2,200	LIFE	**	5	\$500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Showers At Mens Lockers</i>								
Gypsum Board	5%			LIFE	**	5-10	\$1,100	

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE
Asset # : 13511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$800	
Exposed Concrete	90%	4+	\$12,600	LIFE	**	5	\$1,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,400	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Volley Ball Court</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$49,800	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 57th Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 92nd Street And 56th Avenue</i>								
On-Site Walkways								
Asphalt	50%			2039	**			
Cast in Place Concrete	50%			2035	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	40%	Now	\$91,000	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tennis Courts</i>								
Rubber Matting	50%	Now	\$196,100	2030	\$490,200			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Track</i>								
No Component	10%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$2,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 125 Amperes.</i>								
Raceway								
Conduit	100%			2030	\$14,800	1		

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DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13511

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2029	\$1,200	5		
Molded Case Bkrs	95%			2029	\$22,700	5	\$100	
Wiring								
Thermoplastic	100%			2030	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2030	\$2,400	10	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : Lamp T-8</i>						
Incandescent	80%			2025	\$47,400	2	\$100	
Egress Lighting								
Exit, Service	50%			2025	\$700	1		
No Component	50%							
Exterior Lighting								
HID	50%			2025	\$10,100	10		
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2030	\$1,600	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exit Doors And Hallway</i>						
		<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2030	\$9,700	5	\$1,600	
Conversion Equipment								
Steam Boiler	100%			2028	\$32,400	1	\$5,000	
		<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2030	\$22,100			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NEWTOWN HIGH SCHOOL - Q FIELDHOUSE

Asset # : 13511

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2023	\$1,000	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$400	
No Component	90%							
Exhaust Fans								
Roof	10%			2025	\$800	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,700	2030	\$37,300	1		
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Water Main Valve And Basement</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$800	4	\$200	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : NORMAN THOMAS HIGH SCHOOL - M
Address : 111 E. 33 ST. PARK AVE. AND 33 ST.
Borough : MANHATTAN **Agency's Number** : M620
Program / Asset # : BOE0144.000 / 539 **Yr Built/Renovated** : 1975 / 2001
Area Sq Ft : 314,752 **Project Type** : EDUCATION
Date of Survey : 07-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,8,10,PH
Block : 889 **Lot** : 1 **BIN** : 1018491

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,034,700	\$343,800
Interior Architecture	\$2,132,800	\$488,700
Electrical	\$1,510,300	\$4,672,900
Mechanical	\$7,426,000	\$4,051,300
Total	\$12,103,700	\$9,556,700
Importance Code A	\$1,034,700	\$433,500
Importance Code B	\$10,398,500	\$9,029,400
Importance Code C	\$670,500	\$93,800
Total	\$12,103,700	\$9,556,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,200	\$2,100		\$100
Interior Architecture	\$53,900			\$39,300
Electrical	\$30,400	\$39,100	\$34,800	\$34,000
Mechanical	\$127,900	\$102,100	\$186,800	\$98,000
Elevators/Escalators	\$93,700	\$93,700	\$93,700	\$93,700
Total	\$319,100	\$237,000	\$315,200	\$265,000
Importance Code A	\$22,500	\$15,200	\$9,300	\$10,100
Importance Code B	\$296,600	\$221,800	\$305,900	\$255,000
Importance Code C				
Total	\$319,100	\$237,000	\$315,200	\$265,000



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$57,100	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry</i>								
Masonry: Brick	92%			LIFE	**	5	\$326,000	
Metal Coiling Doors	1%	2-4	\$10,700	2042	**	5	\$5,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	2%	0-2	\$40,100	LIFE	**	5	\$5,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$166,900	2045	**	5	\$6,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$800	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$1,700	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5	\$100	
Metal Rail	35%			2042	**	5-10	\$3,500	
Roof								
IRMA/Protected Membrane	100%	Now	\$770,600	2039	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And B, 10th Floor</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	15%	2-4	\$80,700	LIFE	**	5	\$158,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	2-4	\$15,000	2038	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	3%	2-4	\$36,500	2045	**	5	\$16,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%	2-4	\$14,900	2042	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	0-2	\$24,000	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Room 121</i>								
Vinyl Tile	65%	2-4	\$285,700	2034	**	3	\$118,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$511,600	2057	**	5	\$45,400	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 10th Floor Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 10th Floor Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%	2-4	\$76,800	2038	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$123,600	LIFE	**	5	\$20,800	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auditorium Projection Room Window</i>								
<i>Explanation : Lintel Failure Suspected</i>								
Folding Partition	2%	Now	\$88,600	2045	**	5	\$13,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Plaster	60%	0-2	\$133,900	LIFE	**	5	\$93,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	23%	Now	\$247,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	60%	0-2	\$288,400	2034	**	5	\$145,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$104,600	2042	**	5	\$12,100	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	15%			LIFE	**	5	\$11,400	
Exposed Concrete	5%	Now	\$104,000	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Plaster	15%	0-2	\$50,900	LIFE	**	5	\$45,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$89,700	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches With No Available Nameplate Rating Capacities.</i>								
Switchgear / Switchboard	100%			2029	\$521,800	5	\$1,300	
Fused Disc Sw	100%			2029	\$521,800	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 7- Vertical Sections</i>								
Raceway								
Conduit	100%			2029	\$617,100	1		

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$51,100	5	\$700	
Molded Case Bkrs	90%			2028	\$459,600	5	\$7,500	
Wiring								
Thermoplastic	100%			2029	\$832,400	1		
Motor Controllers								
Locally Mounted	15%			2027	\$36,900	5	\$300	
Motor Control Center	85%			2027	\$1,310,900	5	\$7,300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$4,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$96,800	
Generators								
Diesel	100%	Now	\$129,600	2044	**	1	\$109,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Functional</i>								
Fuel Storage								
Main Tank	100%			2032	**	5	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2029	\$370,600	10	\$144,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Fluorescent	44%			2037	**	10	\$127,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Corridors And Mechanical Rooms</i>								
Incandescent	1%			2024	\$37,300	2	\$100	
LED	5%			2037	**			
Egress Lighting								
Emergency, Service	40%			2029	\$66,100	1		
Emergency, Battery	10%			2029	\$45,300	10	\$7,600	
Exit, Service	50%			2024	\$45,300	1		
Exterior Lighting								
HID	20%			2024	\$253,800	10	\$200	
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$35,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Staircases**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$1,044,100

1-3

\$60,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Manual Pull Stations, Alarm Bells And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Heat Exchanger, Plate & Frame

60%

2032

* *

1

\$93,400

Pres. Reducing

40%

2042

* *

5

\$7,500

Distribution

Hot Wtr Piping/Pump

60%

2037

* *

4

\$14,000

Steam Piping/Pump

40% 0-2

\$11,100

2039

* *

*Insul. Deteriorating, Extent : Moderate, Area Affected : 2%**Location : Basement Steam Room*

Terminal Devices

Air Handler

45%

2024

\$1,991,700

1

\$87,600

Convector/Radiator

10%

2034

* *

1

\$10,200

Fan Coil Unit/Heat

45%

2029

\$2,121,200

1

\$45,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : In Ductwork Reheat Coils***Air Conditioning**

Energy Source

Steam/HW System

100%

2039

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	100%	0-2	\$743,300	2032	**	1	\$306,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tubes Of No.1 Unit. 10th Floor Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 10th Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Units. Lithium Bromide Refrigerant.</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$15,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$3,530,000	1	\$194,600	
Heat Rejection								
Water Cooling Tower	100%	0-2	\$23,900	2030	\$1,194,500	2	\$253,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 10th Floor Roof, 4 Of 4 Defective Cooling Tower Fan Variable Frequency Drives</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$175,500	
Exhaust Fans								
Interior	100%			2024	\$1,119,800	2	\$9,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$25,100	2049	**	4	\$31,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Out Of 2 Units. Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$18,800	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 10th Floor, Basement To 10th Floor</i>								
<i>Explanation : 2 Units - 1 Passenger, 1 Freight</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
NORMAN THOMAS HIGH SCHOOL - M
Asset # : 539

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Escalators							
	Under 20' Rise	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 For Each Floor</i>					
			<i>Explanation : 22 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2039	**	1-5	\$164,600
	Sprinkler							
	No Component	80%						
	Generic	20%			2029	\$616,400	1-2	\$17,600
Fire Pump	Generic	100%			2032	**	1	\$58,800

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : OFFSITE EDUCATIONAL SERVICES -BX
Address : 2007 MAPES AVE. @E. 178 ST.
Borough : BRONX **Agency's Number** : X989
Program / Asset # : BOE1053.000 / 14268 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 8,526 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3106 **Lot** : 28 **BIN** : 2012934

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$58,700	
Electrical		\$93,800
Mechanical		\$42,700
Total	\$58,700	\$136,500
Importance Code A	\$58,700	
Importance Code B		\$136,500
Total	\$58,700	\$136,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,000		\$1,800	
Interior Architecture	\$2,900			\$1,600
Electrical	\$500	\$500	\$500	\$400
Mechanical	\$4,900	\$800	\$1,700	\$900
Site Enclosure	\$2,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,600	\$5,300	\$7,900	\$6,900
Importance Code A	\$56,400	\$400	\$2,200	\$400
Importance Code B	\$14,200	\$4,800	\$5,600	\$6,400
Importance Code C				
Total	\$70,600	\$5,300	\$7,900	\$6,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$16,500	
Metal Panel	5%			2048	**	5-10	\$6,300	
Window Wall	5%	4+	\$23,500	2054	**	5	\$1,700	
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entrance Window Wall Area</i>								
Windows								
Aluminum	80%	4+	\$12,400	2050	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Windows</i>								
Glass Block	20%			LIFE	**	5	\$100	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$300	
Metal Panel	10%			2048	**	5	\$100	
Roof								
Metal Panel	70%			2041	**	10	\$17,300	
Modified Bitumen	30%	0-2	\$58,700	2038	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Office</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Office</i>								
Soffits								
Cast in Place Concrete	100%	2-4	\$2,700	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Under Stair At Rear Of Building</i>								
Interior								
Floors								
Carpet	10%			2027	\$17,400	3	\$2,600	
Cast in Place Concrete	20%			LIFE	**	5	\$5,600	
Terrazzo	10%			LIFE	**	5	\$1,000	
Vinyl Tile	60%			2033	**	3	\$3,800	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$900	
Gypsum Board	40%			LIFE	**	5	\$5,600	
Masonry: Brick	55%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$2,600	
Exposed Struc: Steel	60%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office</i>								
Gypsum Board	20%			LIFE	**	5	\$3,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			

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DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$2,400	2072		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Rear Of Buildings*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041		**		
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On-Site Walkways

Cast in Place Concrete	100%			2045		**		
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Activity Yard

Asphalt	95%			2037		**		
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Rubber Matting	5%			2033		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038		**	5	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2038		**	5	
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Raceway

Conduit	100%			2038		**	1	
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Panelboards

Fused Disc Sw	5%			2036		**	5	
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Molded Case Bkrs	95%			2036		**	5	\$200
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Wiring

Thermoplastic	100%			2038		**	1	
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Motor Controllers

Locally Mounted	100%			2033		**	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100
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Lighting

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DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2028	\$41,500	10	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2028	\$5,200	10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	10%			2028		10		
Egress Lighting								
Emergency, Battery	50%			2028	\$6,100	10	\$1,000	
Exit, Service	50%			2028	\$1,500	1		
Exterior Lighting								
HID	100%			2028	\$34,400	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	\$13,800	1	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entry And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Sensor</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2028	\$47,100	1-3	\$2,600	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2048	**	1		
Natural Gas	80%			2048	**	1		
Conversion Equipment								
Furnace	40%			2028	\$8,000	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Part Of The AC System (Main Floor)</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	60%			2033	**	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 2nd Floor Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2036	**	4	\$300	
No Component	40%							

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DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX
Asset # : 14268

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Convactor/Radiator	60%			2041	**	1	\$1,700
	No Component	40%						
Air Conditioning								
	Energy Source							
	Electricity	100%			2044	**	1	
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	40%			2028	\$42,700	2	\$200
	No Component	60%						
	Terminal Devices							
	Air Handler/Dir Expansion	20%			2028	\$7,600	1	
	No Component	80%						
	Heat Rejection							
	Air Cooled Condenser Unit	20%			2033	**	2	\$1,200
	No Component	80%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%	Now	\$3,900	LIFE	**	2-5	\$4,800
				<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Roof</i>				
	Exhaust Fans							
	Roof	100%			2028	\$14,200	2	\$300
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2048	**	1	
	Water Heater							
	Electric	100%			2026	\$7,500	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2033	**	1	\$500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : C, I, M</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
OFFSITE EDUCATIONAL SERVICES -BX

Asset # : 14268

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2048	**	1-2	\$100
Chemical System								
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. - 208 M TANDEM M185
Address : 21 WEST 111 STREET @ 5TH AVE.
Borough : MANHATTAN **Agency's Number** : M208
Program / Asset # : BOE0109.000 / 1660 **Yr Built/Renovated** : 1968 /
Area Sq Ft : 135,000 **Project Type** : EDUCATION
Date of Survey : 23-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1595 **Lot** : 15 **BIN** : 1051410

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$253,900	\$1,238,900
Interior Architecture	\$1,961,400	\$449,000
Electrical	\$1,018,200	\$742,600
Mechanical	\$1,066,400	\$2,627,100
Total	\$4,299,800	\$5,057,500
Importance Code A	\$253,900	\$2,144,000
Importance Code B	\$3,462,300	\$2,683,000
Importance Code C	\$583,600	\$230,600
Total	\$4,299,800	\$5,057,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$28,900		
Interior Architecture	\$54,400		\$17,300	\$8,700
Electrical	\$16,500	\$40,300	\$3,800	\$2,600
Mechanical	\$47,800	\$40,700	\$38,200	\$19,800
Total	\$118,700	\$110,000	\$59,300	\$31,100
Importance Code A	\$13,400	\$42,600	\$13,400	\$13,400
Importance Code B	\$72,100	\$67,400	\$45,900	\$17,700
Importance Code C	\$33,300			
Total	\$118,700	\$110,000	\$59,300	\$31,100



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DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	**	5	\$104,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Scaffolding Present</i>								
Pre-Cast Concrete	30%			LIFE	**	5	\$146,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Scaffolding Present</i>								
Windows								
Aluminum	100%	Now	\$253,900	2035	**	5	\$14,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$5,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	60%			LIFE	**	5	\$49,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	22%			2032	**	10	\$28,900	
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Cafeteria / Pre-k</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
IRMA/Protected Membrane	75%			2027	\$839,800	10	\$98,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2040	**	10	\$7,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2026	\$270,100	3	\$29,700	
Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
Ceramic Tile	2%	Now	\$82,000	2042	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchen Area</i>								
Ceramic Tile	3%			2030	\$123,000	5	\$5,900	
Slate	5%	Now	\$147,800	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair Treads In All Stairwells</i>								
Terrazzo	5%			LIFE	**	5	\$7,700	
Vinyl Tile	30%			2032	**	3	\$22,300	
Vinyl Tile 9" X 9"	35%	Now	\$163,100	2022	\$815,700	3	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Door Thresholds And Corridors</i>								
Interior Walls								
Ceramic Tile	3%			2030	\$230,600	5	\$7,800	
Folding Partition	3%	Now	\$33,300	2035	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	44%	Now	\$98,300	LIFE	**	5	\$34,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	45%	Now	\$485,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$118,000	2032	**	5	\$29,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$19,800	
Exposed Concrete	15%	4+	\$51,100	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%	2-4	\$21,200	LIFE	**	5	\$7,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	42%			LIFE	**	5	\$52,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$31,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere And One 1,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$187,800	5	\$500	
Fused Disc Sw	20%			2047	**	5	\$100	
Raceway								
Conduit	80%			2027	\$211,400	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$35,900	5	\$500	
Fused Toggle Switch	1%	2-4	\$2,400	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	64%			2026	\$153,200	5	\$2,300	
Molded Case Bkrs	20%			2043	**	5	\$700	

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DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$296,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2032	**	10	\$115,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	3%			2032	**	10	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : T-5 Lamps</i>								
HID	3%			2022	\$6,900	10	\$100	
Incandescent	1%			2022	\$16,000	2		
Egress Lighting								
Emergency, Service	20%			2032	**	1		
Emergency, Battery	30%			2022	\$58,300	10	\$9,800	
Exit, Service	40%			2032	**	1		
Exit, Service	10%			2022	\$3,900	1		
Exterior Lighting								
HID	100%			2022	\$544,300	10	\$400	
Alarm								
Fire/Smoke Detection								
No Component	66%							
Generic, Analog	34%			2032	**	1-3	\$28,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$265,300	5	\$41,800	

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DEPARTMENT OF EDUCATION - 040

P. S. - 208 M TANDEM M185

Asset # : 1660

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$873,700	1	\$133,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 #4 Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	5%	0-2	\$114,200	2057	**	4	\$300	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 10 Of 100 Rooms</i>								
Central Plant Steam Piping/Pmp	95%			2037	**	4	\$9,500	
Terminal Devices								
Air Handler	30%			2022	\$569,500	1	\$25,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Fan Rooms</i>								
Convactor/Radiator	5%	0-2	\$36,100	2047	**	1	\$2,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Building, 20 Of 100 Defective Thermostats</i>								
Convactor/Radiator	65%			2025	\$469,800	1	\$28,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	5%	0-2	\$14,100	2027	\$14,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms Throughout, 5 Of 75 Units With Multiple Mechanical And Or Electrical Defects</i>								
Window/Wall Unit	70%			2025	\$196,900	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,300	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. - 208 M TANDEM M185
Asset # : 1660

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	20%			2022	\$96,100	2	\$800	
		<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement Fan Room</i>						
		<i>Explanation : J\J</i>						
Roof	5%	0-2	\$11,200	2037	**	2	\$200	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof, 1 Of 16 Exhaust Fans With Multiple Mechanical And Or Electrical Defects</i>						
Roof	75%			2022	\$168,100	2	\$3,100	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$592,400	1		
Water Heater								
Gas Fired	100%			2021	\$82,300	2	\$2,000	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
HW Heat Exchanger								
Steam Fired	100%			2027	\$215,000	4	\$13,300	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$20,600	4	\$2,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : One Obsolete Unit - Inoperable</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 1 - BK
Address : 309 47 STREET @THIRD AVE.
Borough : BROOKLYN **Agency's Number** : K001
Program / Asset # : BOE0342.000 / 2682 **Yr Built/Renovated** : 1965 / 2011
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 755 **Lot** : 22 **BIN** : 3011821

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$294,200
Interior Architecture	\$213,700	\$1,277,000
Electrical	\$249,900	\$291,200
Mechanical	\$568,600	\$146,700
Total	\$1,032,200	\$2,009,100
Importance Code A		\$294,200
Importance Code B	\$978,800	\$1,442,600
Importance Code C	\$53,400	\$272,300
Total	\$1,032,200	\$2,009,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,500			\$40,000
Interior Architecture	\$82,700		\$4,200	\$16,000
Electrical	\$17,800	\$17,200	\$2,000	\$1,700
Mechanical	\$37,700	\$33,200	\$24,100	\$5,000
Total	\$177,600	\$50,400	\$30,400	\$62,600
Importance Code A	\$39,500	\$200		\$40,000
Importance Code B	\$115,300	\$50,200	\$30,400	\$22,600
Importance Code C	\$22,800			
Total	\$177,600	\$50,400	\$30,400	\$62,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$102,400	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Recent Repointing Throughout</i>					
Pre-Cast Concrete	10%			LIFE	**	5	\$37,000	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Underside Of Overhangs</i>					
Windows								
Aluminum	50%	4+	\$16,200	2049	**	5	\$9,100	
			<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Safety Catches Require Adjustment</i>					
Aluminum	50%			2049	**	5	\$18,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Protective Metal Grilles</i>					
Parapets								
Masonry: Brick Cavity	45%			LIFE	**	5	\$6,800	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Parapet Walls</i>					
Metal: Cage/Fence	45%			2044	**	5-10	\$53,000	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Parapet Railings</i>					
Pre-Cast Concrete	10%			LIFE	**	5	\$9,600	
Roof								
Built-Up (BUR)	20%			2027	\$154,900	10	\$10,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Above Auditorium And Gymnasium</i>					
			<i>Explanation : Existing Roof Remains</i>					
Modified Bitumen	60%	4+	\$23,200	2035	**			
			<i>Blisters, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
Paver: Asphalt	20%			2040	**	10	\$16,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Play Area</i>					
			<i>Explanation : Rubber Interlocking Tile</i>					
Interior								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$3,700	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	0-2	\$4,200	2030	\$83,600	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	2%	2-4	\$85,300	2037	**	5	\$2,000	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	20%			2035	**	3	\$10,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd, 3rd Floor Corridors</i>								
Vinyl Tile	5%			2032	**	3	\$2,500	
Vinyl Tile 9" X 9"	55%			2027	\$870,600	3	\$37,000	
Wood	5%			2055	**	5	\$12,600	
Interior Walls								
Ceramic Tile	3%	Now	\$22,800	2030	\$228,100	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,300	
Fiberglass Panel	2%			LIFE	**			
Mosaic Tile	3%			LIFE	**			
Plaster	57%			LIFE	**	5	\$44,100	
SGFT/Glazed Masonry	25%	Now	\$53,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Ceilings								
AcousTile,Adhered	15%	0-2	\$20,000	2032	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTile,Adhered	10%			2044	**	5	\$13,500	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	8%	0-2	\$75,100	2037	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Library</i>								
<i>Explanation : Concealed Spline Metal Panels</i>								
Plaster	60%	0-2	\$22,600	LIFE	**	5	\$50,500	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$2,400	
Raceway								
Conduit	80%			2027	\$147,400	1		
Conduit	10%			2037	**	1		
Conduit	10%			2057	**	1		
Panelboards								
Fused Disc Sw	15%			2052	**	5	\$300	
Molded Case Bkrs	85%			2052	**	5	\$2,000	
Wiring								
Braided Cloth	65%	0-2	\$177,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2037	**	1		
Thermoplastic	5%			2057	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$64,500	5	\$500	
Locally Mounted	20%	0-2	\$16,100	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$79,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$10,900	
Exit, Service	50%			2022	\$13,000	1		
Exterior Lighting								
HID	20%			2022	\$72,600	10	\$100	
No Component	80%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System								
No Component	80%							
Generic	20%			2035	**	1	\$6,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$11,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Central Plant Steam Piping/Pmp	80%			2037	**	4	\$5,300	
Under Construction	20%							
Terminal Devices								
Air Handler	25%			2022	\$316,400	1	\$13,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	50%			2032	**	1	\$14,500	
Convactor/Radiator	20%			2047	**	1	\$5,800	
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Area And Stairwells Throughout, Newly Installed Hot Water Radiators</i>								
Fan Coil Unit/Heat	5%			2027	\$67,400	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Classrooms</i>								
<i>Explanation : Unit Ventilator Are Being Replaced</i>								

Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : New Evaporator Coil Installed In Auditorium Blower</i>								
Window/Wall Unit	40%			2022	\$75,000	1		
Window/Wall Unit	10%	0-2	\$18,800	2027	\$18,800	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	40%							

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	10%		2027	\$60,600	1	\$5,600	
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	100%		2035	**	2	\$62,700	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$50,200	
Exhaust Fans								
	Interior	25%		2022	\$80,000	2	\$700	
				<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Basement Fan Room</i>				
	Roof	65%		2022	\$97,100	2	\$1,800	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
	Roof	10%		2035	**	2	\$300	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2032	**	1		
Water Heater								
	Under Construction	100%						
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Under Construction	100%						
Backflow Preventer								
	Under Construction	100%						
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2037	**	1-2	\$1,300	
Chemical System								
	Generic	100%		2022	\$27,900	1-3	\$3,700	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 1 - M ALFRED E. SMITH
Address : 8 HENRY STREET @CATHERINE ST.
Borough : MANHATTAN **Agency's Number** : M001
Program / Asset # : BOE0001.000 / 456 **Yr Built/Renovated** : 1898 / 2012
Area Sq Ft : 73,000 **Project Type** : EDUCATION
Date of Survey : 14-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 279 **Lot** : 40 **BIN** : 1003375

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$678,000	\$875,200
Interior Architecture	\$134,400	\$59,900
Electrical	\$262,700	\$268,200
Mechanical	\$303,400	\$840,400
Site Enclosure	\$46,600	\$155,500
Site Pavements	\$60,300	
Total	\$1,485,300	\$2,199,200
Importance Code A	\$678,000	\$875,200
Importance Code B	\$760,700	\$1,168,500
Importance Code C	\$46,600	\$155,500
Total	\$1,485,300	\$2,199,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$3,300	
Interior Architecture	\$28,200		\$10,600	\$11,300
Electrical	\$2,600	\$2,200	\$2,100	\$2,800
Mechanical	\$36,800	\$10,700	\$19,300	\$11,000
Total	\$67,600	\$12,900	\$35,300	\$25,100
Importance Code A	\$7,200	\$7,200	\$10,600	\$7,400
Importance Code B	\$46,300	\$5,700	\$24,700	\$17,700
Importance Code C	\$14,100			
Total	\$67,600	\$12,900	\$35,300	\$25,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$259,100	
Masonry: Brick	80%			LIFE	**	5	\$379,100	
Masonry: Limestone	3%			LIFE	**	5	\$10,700	
Metal Panel	10%			2048	**	5-10	\$325,800	
Windows								
Aluminum	100%	0-2	\$508,900	2044	**	5	\$9,500	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	65%			2033	**	10	\$43,500	
Metal Panel	30%			2041	**	10	\$36,800	
Modified Bitumen	5%			2033	**	10	\$3,300	
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$5,600	
Terrazzo	5%			LIFE	**	5	\$4,400	
Vinyl Tile	80%			2033	**	3	\$45,100	
Wood	10%			2043	**	5	\$21,200	
Interior Walls								
Ceramic Tile	5%	0-2	\$14,100	2037	**	5	\$2,400	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$20,100	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$19,100	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Plaster	85%	4+	\$134,400	LIFE	**	5	\$59,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$46,600	2028	\$155,500			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance Gates</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Explanation : Loose Mesh Sections</i>								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$60,300	2041	**			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 25%**Location : Catherine Street**Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Catherine Street*

Activity Yard

Asphalt	100%			2031	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2054	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit	80%			2028	\$105,800	1		
Conduit	20%			2054	**	1		

Panelboards

Fused Disc Sw	5%			2050	**	5	\$100	
Fused Disc Sw	5%			2027	\$7,200	5	\$100	
Molded Case Bkrs	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	80%			2050	**	5	\$1,500	

Wiring

Braided Cloth	50%	2-4	\$92,800	2053	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2028	\$18,600	1		
Thermoplastic	40%			2054	**	1		

Motor Controllers

Locally Mounted	5%			2033	**	5		
Locally Mounted	45%			2026	\$36,300	5	\$200	
Locally Mounted	50%	2-4	\$40,300	2048	**	5	\$100	

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2036	**	10	\$67,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	25%			2028	\$26,300	10	\$4,400	
Emergency, Battery	25%			2036	**	10	\$4,400	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
HID	20%			2023	\$58,900	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$70,700	1	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$13,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 5,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$72,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Steam Piping/Pump	80%			2028	\$258,200			
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Beyond The Boiler Room, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>								
Steam Piping/Pump	20%			2048	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%	0-2	\$102,600	2038	**	1	\$4,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fan Room Adjacent To The Cafeteria, Multiple Mechanical Deficiencies</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room Adjacent To The Cafeteria, The Auditorium Blower Is Beyond Its Useful Life Cycle Limit</i>								
Convactor/Radiator	80%			2026	\$312,600	1	\$18,900	
Fan Coil Unit/Heat	10%			2028	\$109,300	1	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	5%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Window/Wall Unit	60%	Now	\$18,300	2023	\$91,300	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Classrooms And Offices, Multiple Mechanical And Or Electrical Deficiencies</i>								
No Component	35%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2033	**	1	\$1,200	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2033	**	2	\$2,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$12,200	
No Component	70%							
Exhaust Fans								
Interior	25%	Now	\$6,500	2023	\$64,900	2	\$400	
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse Fan Rooms, Defective Exhaust Fan Motors</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Fan Rooms, The Interior Exhaust Fans Are Beyond Their Useful Life Cycle Limit</i>								
Roof	5%			2023	\$6,100	2	\$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$160,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - M ALFRED E. SMITH

Asset # : 456

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2023	\$44,500	2	\$1,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Sanitary Piping Is Beyond Their Useful Life Cycle Limit</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2033	**	4	\$2,300	
Backflow Preventer Generic	100%			2038	**	1	\$4,500	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	97%			2028	\$21,400	1-2	\$600	
Chemical System Generic	100%			2027	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 1 - SI
Address : 58 SUMMIT STREET @ YETMAN AVE.
Borough : STATEN ISLAND **Agency's Number** : R001
Program / Asset # : BOE0898.000 / 1464 **Yr Built/Renovated** : 1907 / 2006
Area Sq Ft : 43,230 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7898 **Lot** : 1 **BIN** : 5107854

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$284,100	\$887,900
Interior Architecture	\$497,300	\$206,700
Electrical	\$801,000	\$48,400
Mechanical	\$233,900	\$374,800
Total	\$1,816,300	\$1,517,900
Importance Code A	\$284,100	\$887,900
Importance Code B	\$1,532,200	\$630,000
Total	\$1,816,300	\$1,517,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,600		\$17,300
Interior Architecture	\$19,300	\$1,800	\$1,800	\$24,000
Electrical	\$51,500	\$1,200	\$1,800	\$66,700
Mechanical	\$58,100	\$6,200	\$9,800	\$13,400
Total	\$128,900	\$12,900	\$13,400	\$121,300
Importance Code A	\$4,300	\$7,900	\$4,300	\$43,900
Importance Code B	\$112,100	\$5,000	\$7,300	\$77,400
Importance Code C	\$12,500		\$1,800	
Total	\$128,900	\$12,900	\$13,400	\$121,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$284,100	LIFE	**	5	\$88,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%			2040	**	5	\$22,800	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$13,000	
Metal Rail	15%			2029	\$69,400	5-10	\$44,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,100	
Roof								
Built-Up (BUR)	97%			2029	\$683,200	10	\$47,200	
Copper/Terne	3%			2052	**	10	\$3,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,000	
Ceramic Tile	5%			2027	\$75,600	5	\$3,700	
Vinyl Tile	55%			2024	\$364,700	3	\$20,100	
Vinyl Tile	20%			2021	\$132,600	3	\$7,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	15%			2039	**	5	\$20,500	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$3,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Masonry: Brick	15%			LIFE	**			
Plaster	40%			LIFE	**	5	\$8,700	
Plaster	20%	Now	\$12,500	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms Along North Facade, Bathroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms Along North Facade, Bathroom</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2029	\$94,600	5	\$13,700	
Exposed Concrete	5%			LIFE	**	5	\$600	
Plaster	80%			LIFE	**	5	\$36,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2024	\$22,200	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2024	\$130,400	5	\$200
Raceway								
	Conduit	95%			2024	\$70,400	1	
	Conduit	5%			2044	**	1	
Panelboards								
	Fused Disc Sw	5%			2040	**	5	\$100
	Molded Case Bkrs	95%			2023	\$106,100	5	\$1,100
Wiring								
	Braided Cloth	25%	2-4	\$24,400	2049	**	1	
<i>Insulation Aged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	70%			2034	**	1	
	Thermoplastic	5%			2044	**	1	
Motor Controllers								
	Locally Mounted	100%			2029	\$48,400	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$600
Lighting								
Interior Lighting								
	Fluorescent	80%			2024	\$81,400	10	\$31,700
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	15%			2024	\$15,300	10	\$5,900
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
	Incandescent	5%			2021	\$25,600	2	\$100
Egress Lighting								
	Emergency, Battery	50%			2024	\$31,100	10	\$5,200
	Exit, Service	50%			2024	\$6,200	1	
Exterior Lighting								
	HID	100%			2024	\$174,300	10	\$100
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2024	\$41,900	1	\$4,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2024

\$143,400

1-3

\$8,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Station And Strobe Lights*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2044

* *

1

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$42,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$36,600

2044

* *

4

\$2,100

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Basement*

Terminal Devices

Air Handler

10%

2021

\$60,800

1

\$2,700

Convector/Radiator

80%

2029

\$185,100

1

\$11,200

Fan Coil Unit/Heat

10%

2024

\$64,700

1

\$1,400

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

15%

2021

\$13,500

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$24,100

Exhaust Fans

Roof

100%

Now

\$3,600

2024

\$71,800

2

\$1,100

*Broken, Extent : Moderate, Area Affected : 5%**Location : Roof*

Plumbing

H/C Water Piping

Galvanized Steel

100%

2029

\$189,700

1

Water Heater

Gas Fired

100%

2021

\$26,400

2

\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2024	\$6,600	4	\$900
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%			2044	**	1-2	\$2,400
	Chemical System							
	Dry	10%			2021	\$2,800	1-3	\$400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : Hdr-25 Dc</i>				
	No Component	70%						
	Generic	20%			2021	\$5,600	1-3	\$800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Fire Extinguishers</i>				

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 1 - SI ANNEX
Address : 58 SUMMIT STREET @YETMAN AVE.
Borough : STATEN ISLAND **Agency's Number** : R802
Program / Asset # : BOE0898.010 / 2946 **Yr Built/Renovated** : 1878 / 2002
Area Sq Ft : 23,300 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7898 **Lot** : 1 **BIN** : 5107854

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$682,000	\$300,100
Interior Architecture	\$677,200	\$117,800
Electrical	\$318,100	
Mechanical	\$519,100	\$61,300
Total	\$2,196,500	\$479,300
Importance Code A	\$682,000	\$300,100
Importance Code B	\$1,298,700	\$61,300
Importance Code C	\$215,700	\$117,800
Total	\$2,196,500	\$479,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$1,100		\$900	\$1,100
Electrical	\$25,100	\$700	\$700	\$48,600
Mechanical	\$30,500	\$3,300	\$800	\$1,500
Total	\$56,700	\$3,900	\$2,300	\$51,200
Importance Code A				\$100
Importance Code B	\$56,700	\$3,900	\$2,300	\$51,100
Importance Code C				
Total	\$56,700	\$3,900	\$2,300	\$51,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI ANNEX

Asset # : 2946

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$377,900	LIFE	**	5	\$84,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	87%			LIFE	**	5	\$94,600	
Masonry: Sandstone	3%	Now	\$267,600	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	100%			2040	**	5	\$9,300	
Parapets								
Wood Cornice	100%	Now	\$36,500	2044	**	5	\$38,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	100%			2027		10	\$3,700	
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$1,700	
Vinyl Tile	25%			2024		3	\$4,300	
Wood	70%	Now	\$254,300	2052	**	5	\$22,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Gymnasium 1st And 2nd Floors</i>								
Interior Walls								
Plaster	50%	Now	\$75,700	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Floors 1 And 2 Along Brighton Street Side</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Floors 1 And 2</i>								
Wood	50%	Now	\$140,000	LIFE	**	5	\$117,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
Embossed Metal	100%	Now	\$129,100	LIFE	**	5	\$15,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI ANNEX

Asset # : 2946

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$100	
Raceway								
Conduit	90%			2024	\$50,500	1		
Conduit	10%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2040	**	5	\$600	
Wiring								
Braided Cloth	60%	0-2	\$42,600	2049	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2044	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	88%			2021	\$48,300	10	\$18,800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2024	\$5,500	10	\$2,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	2%			2021	\$5,500	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$16,800	10	\$2,800	
Exit, Service	50%			2024	\$3,400	1		
Exterior Lighting								
HID	100%			2024	\$93,900	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$22,600	1	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$77,300	1-3	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI ANNEX

Asset # : 2946

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2024	\$394,300	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%			2022	\$124,700	1	\$7,500	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	5%			2022	\$2,400	1		
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2044	**	1		
Galvanized Steel	60%			2029	\$61,300	1		
Water Heater								
Electric	100%			2021	\$20,500	4	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$2,400	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Backs Up When It Rains Hard</i>								
Sump Pump(s)								
Submersible	100%			2021	\$800	4	\$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	**	1-2	\$300	
Chemical System								
No Component	80%							
Generic	20%			2021	\$5,600	1-3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 2 - M
Address : 122 HENRY STREET @ PIKE ST.
Borough : MANHATTAN **Agency's Number** : M002
Program / Asset # : BOE0002.000 / 457 **Yr Built/Renovated** : 1958 / 2008
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 17-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 273 **Lot** : 1 **BIN** : 1003248

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$140,300	\$1,373,900
Interior Architecture	\$1,006,000	\$925,800
Electrical	\$653,300	\$271,900
Mechanical	\$341,300	\$121,600
Total	\$2,140,900	\$2,693,200
Importance Code A	\$140,300	\$1,373,900
Importance Code B	\$1,937,000	\$1,319,300
Importance Code C	\$63,600	
Total	\$2,140,900	\$2,693,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$800	\$4,100	\$7,900	
Interior Architecture	\$16,300	\$9,100		\$15,100
Electrical	\$2,600	\$20,200	\$2,300	\$1,700
Mechanical	\$24,500	\$4,500	\$12,300	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,100	\$41,900	\$26,400	\$25,300
Importance Code A	\$800	\$4,300	\$7,900	
Importance Code B	\$45,300	\$37,600	\$18,500	\$25,300
Importance Code C	\$2,000			
Total	\$48,100	\$41,900	\$26,400	\$25,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Glazed Ceramic Panel	10%			LIFE	**	5	\$64,000		
Masonry: Brick Cavity	60%			LIFE	**	5	\$82,000		
<i>Painted Surfaces, Extent : Light, Area Affected : 20%</i>									
<i>Location : Gymnasium Wall</i>									
Metal/Glass Curt Wall	25%			LIFE	**	5	\$64,000		
Stucco Cement	5%			2040	**	5	\$17,100		
Windows									
Aluminum	70%			2043	**	5	\$15,700		
Fiberglass Panel	30%			2035	**	5	\$25,300		
Parapets									
Masonry: Brick Cavity	85%	0-2	\$82,100	LIFE	**	5	\$16,700		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Interior Wall - Parapets</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal: Cage/Fence	10%			2040	**	5-10	\$15,200		
Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$6,200		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : North Facade</i>									
Roof									
Built-Up (BUR)	98%	Now	\$58,200	2027	\$1,163,800				
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : South East Corner Of Roof</i>									
Copper/Terne	2%			2042	**	10	\$4,100		
Interior									
Floors									
Cast in Place Concrete	5%	2-4	\$8,200	LIFE	**	5	\$16,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sub-basement Corridors</i>									
Ceramic Tile	3%			2036	**	5	\$4,400		
Terrazzo	5%			LIFE	**	5	\$5,700		
Vinyl Tile	42%	0-2	\$112,200	2027	\$560,800	3	\$23,200		
<i>Uneven Surface, Extent : Severe, Area Affected : 5%</i>									
<i>Location : 3rd Floor Stair Landing, Stair C</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Cafeteria</i>									
Vinyl Tile 9" X 9"	40%	Now	\$138,400	2022	\$691,900	3	\$22,100		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 2nd Floor Corridor</i>									
Wood	5%			2042	**	5	\$13,800		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$4,000	
Concrete Masonry Unit	10%	Now	\$63,600	LIFE	**	5	\$5,400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Landing To Sub-basement - Henry Street Side</i>								
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	60%			LIFE	**	5	\$24,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Acous Tile, Adhered	25%			2025	\$365,000	5	\$36,800	
Acous Tile Susp. Lay-In	3%			2032	**	5	\$4,400	
Exposed Concrete	57%			LIFE	**	5	\$13,100	
Exposed Struc: Steel	2%			LIFE	**			
Metal Panel	3%	2-4	\$3,900	LIFE	**	5	\$5,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Plaster	10%			LIFE	**	5	\$9,200	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	
Raceway								
Conduit	80%			2027	\$147,400	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	65%			2026	\$124,500	5	\$1,600	
Molded Case Bkrs	25%			2043	**	5	\$600	
Wiring								
Braided Cloth	75%	2-4	\$204,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2032	**	10	\$81,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2022	\$1,600	10		
Incandescent	1%			2022	\$10,800	2		
Egress Lighting								
Emergency, Battery	25%			2032	**	10	\$5,500	
Exit, Service	75%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$366,900	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$6,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$11,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Supplied By Con Edison</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2040	**	5	\$5,400	
Distribution								
Central Plant Steam Piping/Pmp	90%			2037	**	4	\$6,100	
Central Plant Steam Piping/Pmp	10%			2053	**	4	\$700	
Terminal Devices								
Air Handler	20%			2022	\$255,900	1	\$11,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2032	**	1	\$23,500	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	45%			2022	\$85,300	1		
Window/Wall Unit	25%			2025	\$47,400	1		
Window/Wall Unit	5%	0-2	\$9,500	2027	\$9,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,700	
Exhaust Fans								
Interior	20%			2027	\$64,800	2	\$600	
Roof	80%			2032	**	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%	2-4	\$4,000	2032	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2053	**	4	\$13,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Instantaneous Steam To Hot Water Converter</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,900	
Backflow Preventer								
Generic	100%			2035	**	1	\$5,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2037	**	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Under Construction	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 2 - Q
Address : 75-10 21 AVENUE
Borough : QUEENS **Agency's Number** : Q002
Program / Asset # : BOE0670.000 / 313 **Yr Built/Renovated** : 1936 / 2009
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 11-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 971 **Lot** : 1 **BIN** : 4021375

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$315,700	\$254,800
Interior Architecture	\$157,600	\$331,600
Electrical	\$690,300	\$648,500
Mechanical	\$198,500	\$377,000
Total	\$1,362,100	\$1,611,800
Importance Code A	\$315,700	\$294,300
Importance Code B	\$888,900	\$1,317,500
Importance Code C	\$157,600	
Total	\$1,362,100	\$1,611,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,000			\$14,000
Interior Architecture	\$45,100	\$11,600	\$8,700	\$3,300
Electrical	\$12,100	\$2,500	\$19,000	\$1,700
Mechanical	\$22,400	\$10,300	\$13,800	\$8,900
Site Pavements	\$26,000			
Total	\$151,700	\$24,400	\$41,400	\$27,900
Importance Code A	\$51,900	\$5,800	\$6,000	\$19,800
Importance Code B	\$43,100	\$13,700	\$35,500	\$8,000
Importance Code C	\$56,700	\$4,900		
Total	\$151,700	\$24,400	\$41,400	\$27,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$158,100	LIFE	**	5	\$49,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Connection To Modular Building, Interior Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Connection To Modular Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Connection To Modular Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Foundation Wall At Basement Electrical Room</i>								
Masonry: Brick	25%			LIFE	**	5	\$20,500	
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Masonry: Limestone	5%	Now	\$23,900	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above 1948 Entrance On 76th Street, Corner Of 76th And 21st</i>								
Stucco Cement	5%			2041	**	5	\$10,200	
Windows								
Aluminum	97%			2044	**	5	\$28,000	
Glass Block	3%			LIFE	**	5	\$500	
Parapets								
Masonry: Brick	90%	Now	\$42,400	LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$17,100	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Main Entry</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Above Main Entry</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Main Entry</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Above Main Entry, Failing</i>								
<i>Spalling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Above Main Entry</i>								
Roof								
Built-Up (BUR)	75%			2033	**	10	\$41,100	
Copper/Terne	5%			2056	**	10	\$6,800	
Single Ply Membrane	20%	Now	\$74,100	2028	\$185,200			
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Modular Building East Facade</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$28,500	
Ceramic Tile	5%			2037	**	5	\$4,300	
Terrazzo	3%			LIFE	**	5	\$2,000	
Vinyl Tile	30%			2033	**	3	\$13,000	
Vinyl Tile	42%			2028	\$331,600	3	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2056	**	5	\$8,200	
Interior Walls								
Cast in Place Concrete	8%	Now	\$52,700	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	5%			2037	**	5	\$9,800	
Concrete Masonry Unit	12%			LIFE	**	5	\$9,400	
Gypsum Board	2%	Now	\$17,300	LIFE	**	5	\$2,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Modular East Facade At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Modular East Facade At Windows</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Modular East Facade At Windows</i>								
<i>Explanation : Potential Mold Growth Behind Wall</i>								
Gypsum Board	10%			LIFE	**	5	\$11,700	
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$16,700	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair C Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair C</i>								
Plaster	27%			LIFE	**	5	\$15,800	
SGFT/Glazed Masonry	26%	Now	\$104,900	LIFE	**			
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs</i>								
Ceilings								
AcousTile,Adhered	20%			2033	**	5	\$17,400	
AcousTileSusp.Lay-In	10%	Now	\$3,800	2033	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Modular Building East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Modular Building East Facade</i>								
Exposed Concrete	25%			LIFE	**	5	\$3,400	
Metal Panel	5%			LIFE	**	5	\$5,400	
Plaster	40%			LIFE	**	5	\$21,700	

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Iron Picket	50%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throuhgout</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2048	**			
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	55%			2033	**			
Masonry: Granite	35%	0-2	\$22,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Entry Stairs</i>								
Under Construction	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 76th Street</i>								
<i>Explanation : Ada Ramp Under Construction</i>								
Activity Yard								
Asphalt	70%			2037	**			
Rubber Matting	30%	2-4	\$3,300	2033	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Junglegym</i>								
<i>Explanation : Uneven Surface</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	100%			2028	\$132,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$100	
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,500	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$55,700	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$54,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$44,600	10	\$7,500	
Exit, Service	50%			2023	\$8,900	1		
Exterior Lighting								
HID	100%			2023	\$250,000	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$60,100	1	\$7,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$205,700	1-3	\$11,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Tank 10,000 Gallons</i>						
Interruptible Gas/Dual Fuel	90%			2048	**	1		
Conversion Equipment								
Furnace	10%			2028	\$14,600	1	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof Mounted Units</i>						
		<i>Explanation : 7 Units</i>						
Steam Boiler	90%			2041	**	1	\$55,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	90%			2038	**	4	\$4,100	
No Component	10%							
Terminal Devices								
Air Handler	30%			2028	\$261,500	1	\$11,500	
Convactor/Radiator	70%			2033	**	1	\$14,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2028	\$77,600	2	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 7 Units</i>						
Window/Wall Unit	20%			2026	\$25,800	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans								
Interior	90%			2023	\$198,500	2	\$1,700	
Roof	10%			2028	\$10,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2048	**	1		
Galvanized Steel	95%	Now	\$12,900	2033	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Water Main Shut Off Valve, And Sprinkler Shut Off Valve</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2028	\$37,800	2	\$900
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2033	**	4	\$2,000
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%			2048	**	1-2	\$900
<i>5%</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mechanical Room Only</i>								
	Chemical System Wet	10%			2026	\$2,800	1-3	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul System</i>								
	No Component Generic	70%			2026	\$5,600	1-3	\$700
<i>20%</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 3 - BK
Address : 50 JEFFERSON AVE. BTWN: FRANKLIN AVE., BEDFORD AVE
Borough : BROOKLYN **Agency's Number** : K003
Program / Asset # : BOE0343.000 / 2521 **Yr Built/Renovated** : 1950 / 2013
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 05-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1998 **Lot** : 1 **BIN** : 3057406

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$801,500	\$153,600
Interior Architecture	\$432,700	\$411,500
Electrical	\$218,200	\$875,300
Mechanical		\$1,162,400
Total	\$1,452,400	\$2,602,800
Importance Code A	\$801,500	\$153,600
Importance Code B	\$466,400	\$2,081,200
Importance Code C	\$184,500	\$368,100
Total	\$1,452,400	\$2,602,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$160,300			\$11,600
Electrical	\$14,400	\$6,700	\$5,600	\$5,200
Mechanical	\$15,700	\$12,400	\$19,700	\$12,400
Site Pavements	\$4,800			
Total	\$195,300	\$19,000	\$25,300	\$29,200
Importance Code A	\$8,300	\$8,300	\$8,300	\$8,500
Importance Code B	\$155,000	\$10,700	\$17,000	\$20,700
Importance Code C	\$31,900			
Total	\$195,300	\$19,000	\$25,300	\$29,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	95%	2-4	\$317,300	LIFE	**	5	\$98,500		
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%			LIFE	**	5	\$3,900		
Windows									
Aluminum	100%	Now	\$484,200	2045	**	5	\$18,000		
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Gymnasium</i>									
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$6,100		
Masonry: Limestone	10%			LIFE	**	5	\$800		
Roof									
Copper/Terne	5%			2057	**	10	\$8,600		
Metal Panel	15%			2046	**	10	\$18,900		
Modified Bitumen	80%			2037	**	10	\$55,100		
Interior									
Floors									
Cast in Place Concrete	15%	0-2	\$22,100	LIFE	**	5	\$43,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$27,400	2032	**	5	\$3,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Terrazzo	5%	Now	\$32,900	LIFE	**	5	\$5,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Stairs</i>									
Vinyl Tile	70%	Now	\$84,200	2034	**	3	\$34,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	5%	Now	\$70,000	2044	**	5	\$6,200		
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Near Water Fountain</i>									

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$31,900	2032	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Terracotta Blocks</i>								
Folding Partition	2%	Now	\$36,800	2028	\$368,100	5	\$5,400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$32,500	
SGFT/Glazed Masonry	33%	Now	\$147,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTile,Adhered	50%	2-4	\$94,000	2034	**	5	\$23,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	20%	2-4	\$32,700	2034	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$3,000	
Plaster	10%	2-4	\$13,300	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	40%			2049	**			
Iron Picket	40%			2073	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Roof Barrier</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$4,800	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Jefferson Avenue</i>								
On-Site Walkways								
Asphalt	60%			2038	**			
Cast in Place Concrete	40%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

100%

2034

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$400

Raceway

Conduit

20%

2049

* *

1

Conduit

80%

2029

\$147,400

1

Panelboards

Fused Knife Sw

5%

0-2

\$9,600

2054

* *

5

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Obsolete Equipment*

Molded Case Bkrs

65%

2028

\$124,500

5

\$1,400

Molded Case Bkrs

30%

2045

* *

5

\$700

Wiring

Braided Cloth

80%

2-4

\$218,200

2054

* *

1

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$80,600

5

\$600

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Main**Explanation : The Grounding System Is Obtained By Connecting To The Main Water Pipe.**It Is In Good Condition.*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lights Were Installed About 3 Years Ago.</i>								
LED	10%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Auditorium</i>								
<i>Explanation : New Fixtures Were Installed About 3 Years Ago. The Fixtures Are In Good Condition.</i>								
Egress Lighting Emergency, Battery	50%			2029	\$60,500	10	\$10,100	
Exit, Service	50%			2029	\$12,100	1		
Exterior Lighting HID	100%			2029	\$338,700	10	\$300	
Lightning Protection								
Arresters/Cabling No Component	90%							
Generic	10%			2057	**	5	\$200	
Alarm								
Security System No Component	80%							
Generic	20%			2029	\$54,300	1	\$6,300	
Fire/Smoke Detection No Component	10%							
Generic, Analog	90%			2037	**	1-3	\$46,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : A New Fire Alarm System Was Installed About 3 Years Ago. The System Is In Good Condition.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2039	**	1		
Conversion Equipment Steam Boiler	100%			2046	**	1	\$83,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Steam Piping/Pump	100%			2055	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2029	\$590,600	1	\$26,000	
Convactor/Radiator	50%			2034	**	1	\$13,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2028	\$70,000	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,800	
Exhaust Fans								
Interior	100%			2029	\$298,800	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$110,600	1		
Water Heater								
Gas Fired	100%			2027	\$51,200	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$12,800	4	\$2,700	
Sewage Ejector(s)								
Electric	100%			2029	\$24,200	4	\$5,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$41,100	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 3 - M
Address : 490 HUDSON STREET BTWN: GROVE ST., CHRISTOPHER S
Borough : MANHATTAN **Agency's Number** : M003
Program / Asset # : BOE0003.000 / 458 **Yr Built/Renovated** : 1905 / 2011
Area Sq Ft : 101,000 **Project Type** : EDUCATION
Date of Survey : 15-Nov-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 585 **Lot** : 41 **BIN** : 1009872

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$660,900
Interior Architecture	\$103,700	\$190,000
Electrical	\$287,500	\$803,400
Mechanical	\$273,300	\$666,200
Total	\$664,500	\$2,320,400
Importance Code A		\$673,000
Importance Code B	\$560,800	\$1,595,800
Importance Code C	\$103,700	\$51,600
Total	\$664,500	\$2,320,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$5,000		\$44,100
Interior Architecture	\$7,600	\$34,100	\$5,000	\$18,900
Electrical	\$6,800	\$9,000	\$7,700	\$19,500
Mechanical	\$18,600	\$14,000	\$22,100	\$31,000
Total	\$32,900	\$62,000	\$34,900	\$113,500
Importance Code A	\$10,000	\$15,000	\$10,000	\$54,400
Importance Code B	\$22,900	\$29,900	\$24,900	\$59,200
Importance Code C		\$17,200		
Total	\$32,900	\$62,000	\$34,900	\$113,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2064	**	10	\$19,100	
Masonry: Brick	75%			LIFE	**	5	\$122,300	
Masonry: Limestone	15%			LIFE	**	5	\$18,300	
Granite Panels	5%			LIFE	**	5	\$6,100	
Windows								
Wood	100%			2045	**	5	\$498,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
Copper/Terne	5%			2064	**	5	\$5,300	
Masonry: Brick	40%			LIFE	**	5	\$8,800	
Metal Panel	40%			2049	**	5	\$34,200	
Metal: Cage/Fence	5%			2042	**	5-10	\$8,500	
Roof								
Built-Up (BUR)	57%			2037	**	10	\$40,100	
Copper/Terne	3%			2064	**	10	\$5,300	
Panel/Paver: Cer/Brk	30%			2049	**	10	\$28,100	
Slate	10%			LIFE	**			
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
Ceramic Tile	5%			2038	**	5	\$10,100	
Quarry Tile	5%			2046	**	5	\$15,100	
Terrazzo	3%			LIFE	**	5	\$4,700	
Vinyl Tile	17%			2037	**	3	\$12,800	
Vinyl Tile	50%			2037	**	3	\$37,800	
Wood	10%			2064	**	5	\$37,800	
Interior Walls								
Ceramic Tile	15%			2032	**	5	\$34,400	
Masonry: Brick	10%	Now	\$103,700	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Wall In Basement</i>								
Plaster	75%			LIFE	**	5	\$51,600	
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$6,300	
Gypsum Board	5%			LIFE	**	5	\$12,600	
Plaster	75%			LIFE	**	5	\$94,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	90%			2034	**			
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Masonry: Granite	10%			LIFE	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	25%			2029	\$12,200	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes.

Fused Disc Sw	75%			2049	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	70%			2029	\$158,700	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2- Vertical Sections

Fused Disc Sw	30%			2049	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 1- Vertical Section

Raceway

Conduit	80%			2029	\$193,600	1		
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Conduit	20%			2049	**	1		
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Panelboards

Fused Disc Sw	5%			2028	\$10,400	5	\$100	
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Molded Case Bkrs	65%			2028	\$135,300	5	\$1,700	
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Molded Case Bkrs	30%			2045	**	5	\$800	
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Wiring

Thermoplastic	80%			2029	\$276,900	1		
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Thermoplastic	20%			2049	**	1		
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Motor Controllers

Locally Mounted	80%			2042	**	5	\$500	
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Locally Mounted	20%			2027	\$26,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2034	**	10	\$90,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$12,200	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2024		10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024		1	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$62,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$100,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	10%	Now	\$2,400	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Vacuum Pump And Refeed Tank, Boiler Room</i>								
Steam Piping/Pump	90%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	3%	0-2	\$46,300	2039	**	1	\$1,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium Unit In The Basement</i>								
Convactor/Radiator	97%			2027	\$569,900	1	\$31,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2024	\$160,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,300	
Exhaust Fans								
Interior	100%			2037	**	2	\$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$96,300	1		
Water Heater								
Gas Fired	100%			2024	\$66,900	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1- 225 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$1,700	2024	\$16,700	4	\$2,100	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2029	\$21,500	1-2	\$600	
Chemical System								
Generic	100%			2027	\$30,300	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 3 - SI
Address : 80 SOUTH GOFF AVENUE @ LATOURETTE ST.
Borough : STATEN ISLAND **Agency's Number** : R003
Program / Asset # : BOE0900.000 / 1466 **Yr Built/Renovated** : 1959 / 2013
Area Sq Ft : 69,808 **Project Type** : EDUCATION
Date of Survey : 10-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6796 **Lot** : 44 **BIN** : 5083311

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$347,300	\$376,800
Interior Architecture	\$732,800	\$262,900
Electrical	\$281,300	\$376,200
Mechanical	\$494,400	\$637,700
Total	\$1,855,800	\$1,653,600
Importance Code A	\$799,100	\$404,500
Importance Code B	\$878,900	\$1,212,800
Importance Code C	\$177,800	\$36,400
Total	\$1,855,800	\$1,653,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$3,200	\$31,700
Interior Architecture	\$121,700		\$6,700	\$17,900
Electrical	\$8,700	\$2,300	\$1,600	\$56,300
Mechanical	\$50,200	\$11,700	\$21,200	\$21,200
Site Pavements	\$44,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$228,700	\$18,000	\$36,700	\$131,000
Importance Code A		\$6,900	\$10,100	\$38,800
Importance Code B	\$201,800	\$11,100	\$19,900	\$92,300
Importance Code C	\$27,000		\$6,700	
Total	\$228,700	\$18,000	\$36,700	\$131,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$74,000	
Metal Panel	33%			2039	**	5-10	\$258,400	
Marble Panels	2%			LIFE	**	5	\$1,700	
Windows								
Aluminum	98%	Now	\$37,200	2045	**	5	\$8,300	
<i>Crwrt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$2,100	
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$1,600	
Metal Rail	85%			2042	**	5-10	\$162,500	
Roof								
Built-Up (BUR)	80%			2034	**	10	\$140,900	
Modified Bitumen	2%			2029	\$51,100	10	\$3,500	
Single Ply Membrane	18%			2034	**	10	\$31,700	
Soffits								
Fiberglass Panel	100%			2038	**	5	\$6,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,300	
Ceramic Tile	7%	Now	\$29,500	2044	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2034	**	5	\$7,600	
Vinyl Tile	60%	Now	\$27,800	2024	\$555,000	3	\$22,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	13%	0-2	\$31,200	2029	\$155,800	3	\$5,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$9,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$13,500	
Concrete Masonry Unit	15%	2-4	\$47,900	LIFE	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	45%	0-2	\$51,900	LIFE	**	5	\$36,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%	Now	\$78,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$10,900	2034	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	0-2	\$8,800	2046	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Fiber Board	10%			2029	\$70,700			
Metal Panel	15%	4+	\$13,600	LIFE	**	5	\$19,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Plaster	30%			LIFE	**	5	\$19,000	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	5%			2064	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$27,000	2042		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Steps</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Steps</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Steps</i>								

Activity Yard

Asphalt	90%	2-4	\$17,200	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%			2029	\$24,700			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	35%			2029	\$13,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere And One 400 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	35%			2029	\$13,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere And One 400 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2049		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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Raceway

Conduit	90%			2029	\$119,000	1		
Conduit	10%			2049		**	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Disc Sw	5%			2045	**	5	\$100	
Fused Toggle Switch	5%	4+	\$7,200	2054	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	55%	4+	\$79,000	2054	**	5	\$500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	25%			2045	**	5	\$500	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	60%			2027	\$48,400	5	\$300	
Locally Mounted	40%			2042	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	84%			2034	**	10	\$53,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2029	\$24,700	10	\$9,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	1%			2024	\$8,300	2		
Egress Lighting								
Emergency, Service	5%			2024	\$1,800	1		
Emergency, Battery	45%			2034	**	10	\$7,600	
Emergency, Battery	45%			2034	**	10	\$7,600	
Exit, Service	5%			2024	\$1,000	1		
Exterior Lighting								
HID	10%			2024	\$28,100	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2034	**	1-3	\$17,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$21,600	
Conversion Equipment								
Steam Boiler	100%	4+	\$451,800	2049	**	1	\$62,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	30%			2029	\$294,500	1	\$13,000	
Convactor/Radiator	70%			2034	**	1	\$15,800	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2029	\$113,100	2	\$900	
Split Unit	5%			2029	\$74,500			
Window/Wall Unit	5%			2027	\$7,300	1		
No Component	70%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$18,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,900	
Exhaust Fans								
Interior	30%			2029	\$74,500	2	\$600	
Roof	70%	4+	\$24,300	2029	\$81,100	2	\$1,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2042	**	1		
Water Heater								
Gas Fired	100%	Now	\$21,300	2024	\$42,600	2	\$800	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 225 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$10,600	4	\$2,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2034	**	4	\$4,200	
Backflow Preventer Generic	100%			2029	\$17,700	1	\$4,300	
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	90%			2049	**	1-2	\$2,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 4 - M
Address : 500 WEST 160 STREET @ AMSTERDAM AVE
Borough : MANHATTAN **Agency's Number** : M004
Program / Asset # : BOE0961.000 / 4467 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 04-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 2118 **Lot** : 22 **BIN** : 1062792

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$64,500	\$64,500
Interior Architecture	\$55,800	\$37,700
Electrical		\$125,700
Mechanical		\$646,600
Total	\$120,400	\$874,500
Importance Code A	\$64,500	\$64,500
Importance Code B	\$55,800	\$810,000
Total	\$120,400	\$874,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,600		\$36,000	
Interior Architecture	\$55,800	\$1,800	\$26,000	\$2,800
Electrical	\$25,000	\$5,700	\$6,800	\$5,700
Mechanical	\$109,800	\$21,800	\$42,000	\$21,800
Site Enclosure	\$3,100			
Site Pavements	\$13,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$239,800	\$33,200	\$114,900	\$34,200
Importance Code A	\$35,600	\$6,900	\$43,000	\$6,900
Importance Code B	\$190,600	\$26,200	\$71,300	\$27,200
Importance Code C	\$13,700		\$600	
Total	\$239,800	\$33,200	\$114,900	\$34,200



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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	**	5	\$129,100		
Stucco Cement	15%			2043	**	5	\$28,500		
Windows									
Aluminum	95%	Now	\$8,800	2055	**	5	\$100		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 1%</i>									
<i>Location : Gymnasium</i>									
Glass Block	2%			LIFE	**	5			
Metal Louvers	3%			2039	**	10			
Parapets									
Masonry: Brick	70%			LIFE	**	5-10	\$22,200		
Metal Rail	15%			2043	**	5-10	\$12,600		
Pre-Cast Concrete	3%			LIFE	**	5	\$1,800		
Stucco Cement	12%			2043	**	5	\$1,400		
Roof									
Metal Panel	25%			2043	**	10	\$13,400		
Modified Bitumen	75%			2038	**	10	\$22,000		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Interior									
Floors									
Carpet	2%	4+	\$400	2031	**	3	\$2,400		
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>									
<i>Location : Library</i>									
Cast in Place Concrete	10%			LIFE	**	5	\$34,700		
Ceramic Tile	5%			2039	**	5	\$4,000		
Panel/Paver: Concrete	3%			2056	**				
Quarry Tile	3%			2047	**	5	\$3,600		
Vinyl Tile	67%			2035	**	3	\$19,900		
<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Auditorium</i>									
Wood	10%	Now	\$55,800	2058	**	5	\$7,400		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Gymnasium</i>									
<i>Deflection Evident, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Gymnasium</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Gymnasium</i>									

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	4%			2043	**	5	\$1,100	
Concrete Masonry Unit	46%	Now	\$6,200	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : First Floor Classroom</i>								
Glass Block	2%			LIFE	**	10	\$200	
Gypsum Board	10%	Now	\$600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria, Auditorium</i>								
Masonry: Brick	5%			LIFE	**	10	\$400	
SGFT/Glazed Masonry	28%			LIFE	**	10	\$4,000	
Wood	5%	Now	\$2,100	LIFE	**	5	\$5,700	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Ceilings								
AcousTile,Adhered	25%			2043	**	5	\$19,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Hallway</i>								
AcousTileConcealSpLn	10%			2043	**	5	\$9,900	
AcousTileSusp.Lay-In	10%			2043	**	5	\$7,900	
Exposed Struc: Steel	10%			LIFE	**	10	\$15,900	
Fiber Board	5%			2035	**			
Gypsum Board	38%	Now	\$6,500	LIFE	**	5	\$37,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Throughout</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			LIFE	**	5	\$4,000	
<i>Loose Units, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2056	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Southeast Fence</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Peeling Paint</i>								
Iron Picket	20%			2074	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2074	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$3,100	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast School Yard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast School Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$3,600	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2047	**			
Pavers/Stone	25%			2043	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	40%	0-2	\$1,900	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West School Yard</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West School Yard</i>								
<i>Explanation : Area Drains Not Present. Water Ponds Severly At The North End</i>								
Pavers/Stone	40%	Now	\$8,100	2039	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southeast School Yard</i>								
Traffic Topping	20%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere And 1,200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$1,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	90%			2035	**	5	\$400	
Variable Frequency Drive	5%			2043	**			
Variable Frequency Drive	5%	Now	\$4,000	2050	**			
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$21,500	
Generators								
Diesel	100%			2039	**	1	\$27,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 251 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$15,600	
Fuel Storage								
Day Tank	50%			2046	**	5	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : One 40 Gallons</i>								
Day Tank	50%			2046	**	5	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallons Shared With Boiler</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$61,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	3%			2035	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : HID Observed</i>								
Incandescent	2%			2030	\$16,600	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Downlights Have Incandescent Flood Lamps</i>								
Egress Lighting								
Emergency, Service Exit, LED	50%			2035	**	1		
	50%			2058	**	1		
Exterior Lighting								
LED	20%			2030	\$64,800			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$8,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 10,000 Gallon Tank For No. 2 Fuel</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Boilers</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$23,700	2040	**	4	\$3,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Vacuum Pump</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Vacuum Pump</i>								
<i>Explanation : Multiple Leaks</i>								
Terminal Devices								
Air Handler	50%			2030	\$492,200	1	\$21,600	
Convactor/Radiator	50%	Now	\$3,700	2035	**	1	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Leaks Evident</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$74,700			
No Component	95%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$113,800	
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	\$39,100	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$7,100	2	\$48,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,800	
Exhaust Fans								
Interior	100%			2035	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Triplex Pumps In Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	5%			2028	\$3,100	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 80 Gallon Electric Unit Used As Back Up.</i>								
Gas Fired	95%	Now	\$20,300	2028	\$40,600	2	\$800	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 200 Gallon Storage Tank</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$5,300	2035	**	4	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Float Controls</i>								
Backflow Preventer No Component Generic	50%			2030	\$8,900	1	\$2,100	
Fixtures Generic	100%							
Vertical Transport Elevators Hydraulic								
	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit. Control issues</i>								
Fire Suppression Standpipe Generic								
	100%			2050	**	1-5	\$35,300	
Sprinkler No Component Generic	90%			2050	**	1-2	\$2,000	
Chemical System No Component Generic	98%			2028	\$600	1-3	\$100	
	2%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 4 - SI
Address : 200 NEDRA LANE @ ARDEN AVE
Borough : STATEN ISLAND **Agency's Number** : R004
Program / Asset # : BOE0901.000 / 1467 **Yr Built/Renovated** : 1984 / 2000
Area Sq Ft : 133,000 **Project Type** : EDUCATION
Date of Survey : 12-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6025 **Lot** : 30 **BIN** : 5079499

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$213,300	\$224,600
Interior Architecture	\$389,600	\$85,100
Electrical	\$288,000	\$1,847,500
Mechanical	\$1,913,100	\$1,601,600
Total	\$2,804,000	\$3,758,700
Importance Code A	\$213,300	\$1,125,700
Importance Code B	\$2,407,600	\$2,633,000
Importance Code C	\$183,100	
Total	\$2,804,000	\$3,758,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,400			\$14,700
Interior Architecture	\$85,000	\$18,400		\$32,200
Electrical	\$3,700	\$6,000	\$5,500	\$57,800
Mechanical	\$78,700	\$52,500	\$38,200	\$65,000
Site Enclosure	\$13,400			
Site Pavements	\$66,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$263,400	\$80,900	\$47,600	\$173,600
Importance Code A	\$25,600	\$13,200	\$13,200	\$29,500
Importance Code B	\$112,700	\$49,300	\$34,500	\$142,700
Importance Code C	\$125,100	\$18,400		\$1,500
Total	\$263,400	\$80,900	\$47,600	\$173,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	55%	4+	\$66,100	LIFE	**	5	\$47,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lintel Over Exit 2</i>								
Metal Panel	5%			2049	**	5-10	\$47,000	
Pre-Cast Concrete	40%			LIFE	**	5	\$177,600	
Windows								
Aluminum	100%			2051	**	5	\$24,900	
Parapets								
Metal Panel	10%			2049	**	5	\$3,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,200	
No Component	80%							
Roof								
IRMA/Protected Membrane	40%	0-2	\$108,800	2034	**			
<i>Insul Miss/Displaced, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	60%	Now	\$38,500	2042	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Gutters</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,300	
			<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout Basement</i>					
Ceramic Tile	5%	4+	\$4,000	2038	**	5	\$4,900	
			<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
Sheet Vinyl/Rubber	1%			2034	**	5	\$2,900	
Terrazzo	1%			LIFE	**	5	\$1,500	
Vinyl Tile	58%	0-2	\$51,200	2034	**	3	\$42,300	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Basement</i>					
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	25%			2039	**	3	\$24,300	
Wood	5%			2044	**	5	\$18,200	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Gymnasium</i>					
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Basement</i>					
Ceramic Tile	3%	Now	\$26,100	2038	**	5	\$2,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
Ceramic Tile	2%			2044	**	5	\$3,000	
Folding Partition	10%			2037	**	5	\$36,900	
Plaster	45%	0-2	\$28,400	LIFE	**	5	\$19,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
SGFT/Glazed Masonry	30%	0-2	\$183,100	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Wood	5%	Now	\$8,800	LIFE	**	5	\$29,500	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Auditorium And</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	0-2	\$11,600	2034	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Plaster	57%	Now	\$155,300	LIFE	**	5	\$69,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	13%			LIFE	**	5	\$15,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	\$13,400	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Iron Picket	10%			2064	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Gate</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$8,100	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps At Fence And Steps Throughout</i>								
Parking/Driveway								
Asphalt	90%	4+	\$34,200	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$6,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Gate And Kitchen Loading Area</i>								
Activity Yard								
Asphalt	85%	4+	\$15,900	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	15%			2034	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	10%			2029	\$4,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Molded Case Bkrs	90%			2029	\$40,400	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$234,800	5	\$600	
Raceway								
Conduit	100%			2029	\$264,200	1		
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Molded Case Bkrs	90%			2028	\$215,400	5	\$3,200	
Wiring								
Thermoplastic	100%			2029	\$370,900	1		
Motor Controllers								
Locally Mounted	20%			2027	\$24,600	5	\$200	
Motor Control Center	80%			2027	\$616,900	5	\$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$31,300	10	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	86%			2037	**	10	\$104,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2024	\$4,600	10	\$100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$95,800	10	\$16,100	
Exit, Service	50%			2024	\$19,200	1		
Exterior Lighting								
HID	30%			2024	\$160,900	10	\$100	
LED	70%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$14,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$24,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$41,200

Conversion Equipment

Steam Boiler

100%

2027

\$860,700

1

\$131,700

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

20%

0-2

\$47,000

2039

* *

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pump, 2nd Floor Room 200H, Boys Room And Staircase**Not in Service, Extent : Moderate, Area Affected : 10%**Location : Temperature Control System, Throughout**Steam Traps Faulty, Extent : Moderate, Area Affected : 70%**Location : Throughout*

Steam Piping/Pump

80%

2039

* *

Terminal Devices

Air Handler

20%

2024

\$374,000

1

\$16,500

Convactor/Radiator

65%

2027

\$462,800

1

\$27,900

Fan Coil Unit/Heat

15%

2024

\$298,800

1

\$6,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

20%

2024

\$225,800

1

\$12,300

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Fan Room*

Window/Wall Unit

60%

2024

\$166,300

1

No Component

20%

Distribution

CW & CHW Wtr

20%

2029

\$26,000

4

\$2,000

Pipe/Pump

No Component

80%

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DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	10%			2024	\$119,300	1	\$8,200
	Fan Coil - 4 Pipe	10%			2024	\$249,100	1	\$4,300
	No Component	80%						
Heat Rejection								
	Air Cooled Condenser Unit	20%	0-2	\$4,300	2024	\$42,900	2	\$14,800
				<i>Corroded, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Roof</i>				
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,200
Exhaust Fans								
	Interior	70%			2024	\$331,200	2	\$2,900
	Roof	30%	0-2	\$19,900	2029	\$66,200	2	\$1,000
				<i>Obsolete Equipment, Extent : Moderate, Area Affected : 70%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Electric	50%			2024	\$58,600	4	\$400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : 1 Unit For Kitchen Only</i>				
	No Component	50%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location :</i>				
				<i>Explanation : Not Energy Efficient</i>				
	HW Heat Exchanger Steam Fired	100%			2029	\$211,800	4	\$19,700
Sanitary Piping								
	Cast Iron	100%	Now	\$19,500	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Basement Boiler Room</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$20,300	4	\$4,200
Fixtures								
	Generic	100%						
Vertical Transport								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%		2039		**	1-5	\$69,500
	Sprinkler							
	No Component	90%						
	Generic	10%		2039		**	1-2	\$3,700
	Chemical System							
	Generic	100%		2022	\$27,900		1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 5 - BK
Address : 820 HANCOCK STREET @RALPH AVE.
Borough : BROOKLYN **Agency's Number** : K005
Program / Asset # : BOE0344.000 / 332 **Yr Built/Renovated** : 1966 / 2011
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 25-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1490 **Lot** : 1 **BIN** : 3039906

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$253,200	\$443,900
Interior Architecture	\$2,383,200	
Electrical	\$516,300	\$858,900
Mechanical	\$753,500	\$1,848,100
Site Pavements	\$51,600	
Total	\$3,957,900	\$3,151,000
Importance Code A	\$835,600	\$483,400
Importance Code B	\$2,803,100	\$2,667,500
Importance Code C	\$319,200	
Total	\$3,957,900	\$3,151,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$78,800		\$20,200	
Interior Architecture	\$22,300		\$10,100	\$18,100
Electrical	\$1,000	\$2,800	\$2,100	\$2,100
Mechanical	\$80,700	\$13,200	\$33,600	\$13,600
Site Enclosure	\$8,100			
Site Pavements	\$8,000			
Total	\$198,900	\$16,000	\$65,900	\$33,800
Importance Code A	\$78,800	\$8,900	\$29,300	\$8,900
Importance Code B	\$92,400	\$7,100	\$36,700	\$24,900
Importance Code C	\$27,600			
Total	\$198,900	\$16,000	\$65,900	\$33,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$15,400	
Masonry: Brick	88%			LIFE	**	5	\$135,900	
Metal Panel	5%			2048	**	5-10	\$53,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$25,100	
Windows								
Aluminum	60%	Now	\$120,600	2044	**	5	\$13,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Handles For Operation - Most Windows</i>								
Aluminum	30%	Now	\$69,300	2044	**	5	\$6,700	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Handles To Operate Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	5%	Now	\$20,100	2044	**	5	\$1,100	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fixed Windows In Stairwell - Lexan Panes</i>								
Metal Louvers	5%			2031	**	10	\$14,000	
Parapets								
Masonry: Brick Cavity	85%	4+	\$43,200	LIFE	**	5	\$17,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior And Exterior Parapet Walls</i>								
Metal Rail	3%			2041	**	5-10	\$11,200	
Metal: Cage/Fence	2%			2041	**	5-10	\$3,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$13,000	
Roof								
Built-Up (BUR)	30%	0-2	\$26,900	2028	\$269,500			
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Auditorium, Gymnasium, Cafeteria</i>								
Metal Panel	5%			2033	**	10	\$5,700	
Modified Bitumen	65%	0-2	\$29,200	2033	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Roof Drains</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%	0-2	\$4,500	LIFE	**	5	\$17,600		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Boiler Room - Basement</i>									
Ceramic Tile	5%	Now	\$166,700	2043	**	5	\$4,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Kitchen And Bathrooms</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Kitchen And Bathrooms</i>									
Vinyl Tile	15%			2036	**	3	\$12,100		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Auditorium, Gymnasium, Cafeteria, 1st Floor Corridors</i>									
Vinyl Tile 9" X 9"	75%	Now	\$71,100	2023	\$1,421,200	3	\$45,300		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations In Classrooms And Corridors</i>									
Interior Walls									
Ceramic Tile	5%	Now	\$257,100	2043	**	5	\$4,400		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Kitchen And Bathrooms</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Kitchen And Bathrooms</i>									
Concrete Masonry Unit	15%	Now	\$62,100	LIFE	**	5	\$10,500		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Window Heads Of Corridor Adjacent To Gymnasium, Cafeteria, Auditorium</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Steel Pockets - Auditorium Ceiling</i>									
Folding Partition	5%	0-2	\$14,800	2036	**	5	\$10,900		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Upper Track</i>									
Plaster	50%			LIFE	**	5	\$26,200		
SGFT/Glazed Masonry	25%			LIFE	**				

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	\$40,000	2033	**	5	\$20,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 425</i>								
AcousTileConcealSpLn	10%			2033	**	5	\$20,100	
Exposed Concrete	40%	0-2	\$221,400	LIFE	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%	Now	\$143,600	LIFE	**	5	\$10,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen Ceiling</i>								
Plaster	15%			LIFE	**	5	\$15,100	
Site Enclosure								
Fence/Gates								
Chain Link	55%	0-2	\$8,100	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking And Play Area</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Entry To Parking Area</i>								
Iron Picket	45%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$51,600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations On Ralph Avenue And Halsey Street</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Proximate To East Entry Doors On Hancock Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			
Parking/Driveway								
Asphalt	100%	Now	\$4,700	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area And Entry Apron</i>								
Activity Yard								
Rubber Matting	20%			2028	\$11,600			
Traffic Topping	80%	Now	\$3,300	2028	\$32,900			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Track Area</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2028	\$39,500	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2028	\$182,600	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
	Conduit	95%			2028	\$175,100	1	
	Conduit	5%			2048	**	1	
Panelboards								
	Fused Disc Sw	10%			2027	\$19,200	5	\$200
	Molded Case Bkrs	5%			2044	**	5	\$100
	Molded Case Bkrs	85%			2027	\$162,800	5	\$2,000
Wiring								
	Braided Cloth	95%	2-4	\$259,200	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	5%			2048	**	1	
Motor Controllers								
	Locally Mounted	100%			2026	\$80,600	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
	Fluorescent	95%			2036	**	10	\$78,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	3%			2036	**	10	\$2,500
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Fan Rooms</i>								
	LED	2%			2036	**		
Egress Lighting								
	Emergency, Battery	50%			2028	\$64,800	10	\$10,900
	Exit, Service	50%			2028	\$13,000	1	
Exterior Lighting								
	HID	20%			2028	\$72,600	10	\$100
	LED	10%			2036	**		
	No Component	70%						

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2023

\$58,100

1

\$6,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 0-2

\$199,000

2038

* *

1-3

\$10,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement And Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2028

\$176,900

5

\$27,900

Conversion Equipment

Steam Boiler

100% Now

\$582,500

2048

* *

1

\$80,200

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Badly From Both Burners, Basement Boiler Room**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Obsolete Units*

Distribution

Steam Piping/Pump

100% Now

\$39,800

2028

\$398,000

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Vacuum Pump And Tank, Valve At The Bottom Of #2 Boiler**Malfunctioning, Extent : Severe, Area Affected : 30%**Location : Thermostats, Various Locations**Steam Traps Faulty, Extent : Severe, Area Affected : 80%**Location : Throughout*

Terminal Devices

Air Handler

15%

2028

\$189,800

1

\$8,400

Convactor/Radiator

85%

2026

\$409,500

1

\$24,700

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%	Now	\$13,100	2023	\$131,300	1		
<i>Not in Service, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Various</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,200	
Exhaust Fans								
Interior	70%			2028	\$224,100	2	\$1,900	
Roof	30%	Now	\$2,200	2033	**	2	\$700	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$19,700	2026	\$394,900	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main, Piping In Various Locations</i>								
Water Heater								
Gas Fired	100%			2026	\$54,900	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$13,700	2038	**	4	\$1,900	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$26,400	1-2	\$800	
Chemical System								
Generic	100%			2021	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 5 - SI
Address : KINGDOM AVE. AND DEISIUS ST
Borough : STATEN ISLAND **Agency's Number** : R005
Program / Asset # : BOE0902.000 / 1468 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 34,500 **Project Type** : EDUCATION
Date of Survey : 05-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 6566 **Lot** : 1 **BIN** : 5082407

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$69,300	\$43,000
Interior Architecture	\$352,300	\$42,900
Electrical	\$139,100	
Mechanical		\$395,600
Total	\$560,700	\$481,500
Importance Code A	\$69,300	\$43,000
Importance Code B	\$491,400	\$395,600
Importance Code C		\$42,900
Total	\$560,700	\$481,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900	\$1,300		\$6,100
Interior Architecture	\$52,800		\$2,000	\$1,700
Electrical	\$20,700	\$65,300	\$500	\$500
Mechanical	\$10,100	\$25,400	\$6,600	\$4,700
Total	\$108,500	\$91,900	\$9,200	\$12,900
Importance Code A	\$28,000	\$3,900	\$3,100	\$8,700
Importance Code B	\$80,500	\$88,000	\$6,100	\$4,300
Importance Code C				
Total	\$108,500	\$91,900	\$9,200	\$12,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$12,600		
Masonry: Brick	60%			LIFE	**	5	\$32,300		
Masonry: Brick	20%	Now	\$69,300	LIFE	**	5	\$10,800		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Explanation : Ground Water Penetration</i>									
Masonry: Limestone	15%			LIFE	**	5	\$6,100		
Windows									
Aluminum	100%			2049	**	5	\$12,200		
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$2,600		
Masonry: Limestone	10%			LIFE	**	5	\$400		
Metal: Cage/Fence	10%			2040	**	5-10	\$2,600		
Roof									
Copper/Terne	5%	Now	\$400	2055	**				
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
IRMA/Protected Membrane	80%	Now	\$17,200	2032	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Southeast Corner And Breezeway</i>									
Modified Bitumen	10%	Now	\$7,300	2032	**				
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Single Ply Membrane	5%			2032	**	10	\$1,300		
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$5,900	LIFE	**	5	\$5,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	2%	Now	\$8,800	2030	\$21,900	5	\$500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Terrazzo	3%	0-2	\$7,900	LIFE	**	5	\$1,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	30%			2032	**	3	\$6,000		
Vinyl Tile	25%	Now	\$36,100	2022	\$120,300	3	\$5,000		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Wood	35%	0-2	\$195,900	2055	**	5	\$17,400		
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	3%			2030	\$42,900	5	\$1,500	
Gypsum Board	15%			LIFE	**	5	\$4,400	
Masonry: Brick	15%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	65%			LIFE	**	5	\$9,500	

Ceilings

AcousTileConcealSpLn	10%	0-2	\$4,600	2032	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%	0-2	\$3,400	2040	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$1,200	
Plaster	60%	Now	\$22,300	LIFE	**	5	\$19,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$8,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere And One 200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$900	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$19,500	5	\$100	
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Raceway

Conduit	95%			2027	\$24,800	1		
Conduit	5%			2053	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$8,000	5	\$100	
Fused Knife Sw	2%	2-4	\$1,600	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Molded Case Bkrs	78%			2026	\$21,400	5	\$700	
Molded Case Bkrs	10%			2049	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	\$18,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$14,200	1		
Thermoplastic	5%			2053	**	1		
Motor Controllers								
Locally Mounted	60%			2025	\$2,300	5	\$100	
Locally Mounted	40%			2044	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$31,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$24,800	10	\$4,200	
Exit, LED	10%			2062	**	1		
Exit, Service	40%			2022	\$4,000	1		
Exterior Lighting								
HID	100%			2022	\$139,100	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$4,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : # 2 Fuel Oil, 1-5,000 Gallons Tank In Basement</i>								
Conversion Equipment								
Heat Pump Air Sourced	25%			2025		2	\$2,700	
Steam Boiler	75%			2040	**	1	\$25,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	75%			2037	**	4	\$1,900	
No Component	25%							
Terminal Devices								
Air Handler	40%			2027	\$194,000	1	\$8,500	
Convactor/Radiator	40%			2032	**	1	\$4,500	
Fan Coil Unit/Heat	20%			2027	\$103,300	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2032	**	2	\$500	
Window/Wall Unit	15%			2025	\$10,800	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$7,700	
No Component	60%							
Exhaust Fans								
Interior	80%			2027	\$98,200	2	\$800	
Roof	20%			2027	\$11,500	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2037	**	1		
Galvanized Steel	60%	0-2	\$4,500	2032	**	1		
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Water Main Is Corroded In Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$21,000	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$700	
Sewage Ejector(s)								
Electric	100%			2027	\$9,900	4	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2047	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 6 - M
Address : 45 EAST 81 STREET @MADISON AVENUE
Borough : MANHATTAN **Agency's Number** : M006
Program / Asset # : BOE0004.000 / 459 **Yr Built/Renovated** : 1953 / 2008
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1493 **Lot** : 21 **BIN** : 1046668

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$188,800	\$1,714,400
Interior Architecture	\$191,900	
Electrical	\$436,400	\$174,100
Mechanical	\$636,600	\$373,300
Total	\$1,453,700	\$2,261,700
Importance Code A	\$188,800	\$1,714,400
Importance Code B	\$1,073,000	\$547,400
Importance Code C	\$191,900	
Total	\$1,453,700	\$2,261,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,300	\$18,100	\$17,800	
Interior Architecture	\$42,400	\$6,600	\$17,900	\$13,600
Electrical	\$1,800	\$1,300	\$8,500	\$2,000
Mechanical	\$60,600	\$8,100	\$14,000	\$4,400
Total	\$119,100	\$34,100	\$58,200	\$20,000
Importance Code A	\$16,700	\$18,300	\$18,000	\$400
Importance Code B	\$102,400	\$12,100	\$40,200	\$19,700
Importance Code C		\$3,800		
Total	\$119,100	\$34,100	\$58,200	\$20,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	4+	\$188,800	LIFE	**	5	\$94,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,900	
Granite Panels	5%			LIFE	**	5	\$3,900	
Windows								
Aluminum	100%			2027	\$1,620,100	5	\$36,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,000	
Masonry: Brick Cavity	80%			LIFE	**	5	\$9,300	
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal: Cage/Fence	5%			2041	**	5-10	\$4,500	
Roof								
Built-Up (BUR)	10%	Now	\$3,200	2033	**			
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof On West Side</i>								
Cast in Place Concrete	25%			LIFE	**			
Copper/Terne	5%			2056	**	10	\$5,600	
IRMA/Protected Membrane	40%			2033	**	10	\$17,800	
Paver: Asphalt	20%	0-2	\$8,500	2037	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Rooftop Play Area</i>								
Interior								
Floors								
Carpet	5%			2027	\$78,100	3	\$11,500	
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	5%			2037	**	5	\$5,700	
Terrazzo	5%			LIFE	**	5	\$4,500	
Vinyl Tile	75%			2033	**	3	\$43,000	
Wood	5%	4+	\$20,200	2043	**	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stage, Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$7,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Plaster	60%	Now	\$154,600	LIFE	**	5	\$27,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 301 And 201</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 201</i>								
SGFT/Glazed Masonry	30%	Now	\$37,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2033	**	5	\$35,800	
AcousTileSusp.Lay-In	15%			2041	**	5	\$17,200	
Exposed Concrete	50%			LIFE	**	5	\$9,000	
Plaster	10%			LIFE	**	5	\$7,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Rubber Matting	20%			2028				
Traffic Topping	80%			2023				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	**	5	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>					
Fused Disc Sw	10%			2054	**	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$300	
Raceway								
Conduit	70%			2028	\$92,600	1		
Conduit	30%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5	\$200	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Molded Case Bkrs	90%			2050	**	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
			<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Thermoplastic	30%			2054	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2026	\$16,100	5	\$100	
Locally Mounted	80%			2045	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	4%			2038	**	10	\$2,800	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Fan Room 4th Floor And Basement</i>					
Fluorescent	82%			2038	**	10	\$57,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	10%			2033	**	10	\$7,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement And Hallway</i>					
			<i>Explanation : T-8 Lamps</i>					
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	45%			2036	**	10	\$8,300	
Emergency, Battery	5%			2028	\$5,500	10	\$900	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$306,400	10	\$200	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$14,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	95%			2038	**	1		
			<i>Other Observation, Extent : Severe, Area Affected : 95%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Steam From Con Edison</i>					
Natural Gas	5%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	5%			2033	**	1	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Green House On Roof</i>						
		<i>Explanation : 2 Gas Fired Units</i>						
Pres. Reducing Valve/LP Steam	95%			2041	**	5	\$4,300	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Abandoned Steam Boilers Remain In Boiler Room</i>						
Distribution								
Steam Piping/Pump	100%			2028			\$336,100	
Terminal Devices								
Air Handler	20%			2033	**	1	\$9,400	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 4th Floor Fan Room</i>						
		<i>Explanation : Air Handler</i>						
Air Handler	30%			2023		1	\$14,100	
Convactor/Radiator	50%			2033	**	1	\$12,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023		1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$14,000	LIFE	**	2-5	\$42,400	
		<i>Leak Evident, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Vibration Isolator Joints Rotted Out</i>						
Exhaust Fans								
Interior	30%			2033	**	2	\$700	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 65%</i>						
		<i>Location : 4th Floor Fan Room</i>						
Interior	70%			2023		2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2038	**	1		
Galvanized Steel	10%	Now	\$1,700	2026		1	\$33,300	
		<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>						
		<i>Location : At Entrance Of Boiler Room</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	5%			2023	\$3,300	4		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Greenhouse</i>						
		<i>Explanation : 1 Unit</i>						
No Component	95%							
HW Heat Exchanger Steam Fired	100%			2038	**	4	\$11,300	
Sanitary Piping Cast Iron	100%	0-2	\$27,800	LIFE	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
Storm Drain Piping Cast Iron	100%	0-2	\$7,900	LIFE	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
Sump Pump(s) Non-Submersible	100%			2033	**	4	\$2,400	
Sewage Ejector(s) Electric	100%			2033	**	4	\$4,500	
Backflow Preventer Generic	100%			2038	**	1	\$4,700	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2028	\$37,200	1-2	\$1,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 7 - M
Address : 160 EAST 120 STREET @LEXINGTON AVENUE
Borough : MANHATTAN **Agency's Number** : M007
Program / Asset # : BOE0005.000 / 460 **Yr Built/Renovated** : 1959 / 2000
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 16-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1768 **Lot** : 21 **BIN** : 1083501

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,378,300	\$1,655,300
Interior Architecture	\$2,598,100	\$117,100
Electrical	\$231,900	\$599,200
Mechanical	\$416,100	\$1,804,100
Total	\$5,624,400	\$4,175,700
Importance Code A	\$2,378,300	\$1,694,800
Importance Code B	\$3,246,100	\$2,480,900
Total	\$5,624,400	\$4,175,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,900			
Interior Architecture	\$20,100	\$4,400		\$18,100
Electrical	\$3,100	\$3,300	\$3,200	\$3,000
Mechanical	\$17,700	\$12,000	\$19,200	\$14,600
Site Pavements	\$11,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$101,100	\$27,600	\$30,300	\$43,500
Importance Code A	\$49,400	\$8,400	\$8,600	\$8,400
Importance Code B	\$28,000	\$14,800	\$21,700	\$35,100
Importance Code C	\$23,700	\$4,400		
Total	\$101,100	\$27,600	\$30,300	\$43,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Alum/Vinyl Siding	4%			2048	**	10	\$2,500	
Masonry: Brick Cavity	35%	0-2	\$138,900	LIFE	**	5	\$69,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Gymnasium Facades</i>								
Metal/Glass Curt Wall	56%	0-2	\$1,881,300	LIFE	**	5	\$208,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Through 4th Floor Mullions</i>								
Pre-Cast Concrete	5%	2-4	\$7,000	LIFE	**	5	\$32,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East 120th Street Façade</i>								
Windows								
Aluminum	98%	0-2	\$358,100	2044	**	5	\$20,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwell C Windows</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Protective Metal Grilles</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Through 4th Floor Connecting Corridors (Lexan)</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwell C Windows</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Windows</i>								
Metal Louvers	2%			2031	**	10	\$5,100	
Parapets								
Metal: Cage/Fence	75%	Now	\$28,800	2041	**	5	\$43,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	25%							
Roof								
Built-Up (BUR)	90%			2028	\$1,130,200	10	\$78,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
<i>Explanation : Snow Covered</i>								
Modified Bitumen	10%			2028	\$125,600	10	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
<i>Explanation : Snow Covered</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$45,800	LIFE	**	5	\$45,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Delivery Corridors - Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Pit And Electrical Room</i>								
Ceramic Tile	5%			2031	**	5	\$10,300	
Terrazzo	5%			LIFE	**	5	\$8,100	
Vinyl Tile	10%			2033	**	3	\$10,300	
Vinyl Tile 9" X 9"	60%	Now	\$291,200	2023	\$1,456,200	3	\$46,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Auditorium, Cafeteria, Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Cafeteria, Corridors</i>								
Wood	10%	4+	\$218,000	2043	**	5	\$19,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Stage</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$8,700	
Concrete Masonry Unit	15%	Now	\$12,400	LIFE	**	5	\$10,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Wall Of Gymnasium - Below Girder</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair C Bulkhead</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$28,800	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	Now	\$356,500	2048	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Corridors, 1st Floor Lobby And Cafeteria</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors, 1st Floor Lobby And Cafeteria</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Corridors, 1st Floor Lobby And Cafeteria</i>								
Exposed Concrete	65%	4+	\$230,400	LIFE	**	5	\$21,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, 1st Floor Lobby And Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2028	\$71,900			
Gypsum Board	5%			LIFE	**	5	\$12,900	

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	90%			2048	**			
Iron Picket	10%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$11,300	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East 120th Street Entrance</i>								
Activity Yard								
Cast in Place Concrete	20%			2041	**			
Traffic Topping	80%			2033	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Molded Case Bkrs	50%			2028	\$91,300	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	85%			2028	\$156,600	1		
Conduit	15%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Molded Case Bkrs	85%			2027	\$162,800	5	\$1,900	
Molded Case Bkrs	10%			2044	**	5	\$200	
Wiring								
Braided Cloth	85%	2-4	\$231,900	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2026	\$72,600	5	\$500	
Locally Mounted	10%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2036	**	10	\$75,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	1%			2036	**	10	\$800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$10,300	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2036	**	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$16,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Basement</i>						
		<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detector, Horns And Strobe Lights</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2045	**	1	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : (2) Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$71,900	2028	\$1,438,600	4	\$4,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam And Condensate Return Piping Are At Or Approaching Their Useful Life Cycle Limit</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2028	\$239,000	1	\$10,500	
Convactor/Radiator	80%	Now	\$7,300	2033	**	1	\$19,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Hallway</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2023	\$106,300	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,400	
Exhaust Fans								
Interior	60%			2023	\$181,400	2	\$1,600	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2 Units, Basement Fan Room</i>								
Roof	40%			2023	\$56,400	2	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : The Rooftop Exhaust Fans Are At Or Are Approaching Their Useful Life Cycle Limit</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$74,600	1		
Water Heater								
Gas Fired	100%			2027	\$51,800	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2036	**	4	\$1,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sewage Ejector(s) Electric	100%			2036	**	4	\$3,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler No Component Generic	90%			2038	**	1-2	\$2,400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 7 - Q
Address : 80-55 CORNISH AVENUE
Borough : QUEENS **Agency's Number** : Q007
Program / Asset # : BOE0989.000 / 4472 **Yr Built/Renovated** : 1994 / 2010
Area Sq Ft : 125,000 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1538 **Lot** : 75 **BIN** : 4467710

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$386,800	\$196,700
Interior Architecture	\$222,300	\$86,000
Electrical	\$75,600	\$597,600
Mechanical		\$3,658,600
Total	\$684,800	\$4,538,900
Importance Code A	\$386,800	\$196,700
Importance Code B	\$297,900	\$4,342,200
Total	\$684,800	\$4,538,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$78,600		\$23,900	
Interior Architecture	\$92,700		\$25,300	\$17,200
Electrical	\$14,200	\$10,100	\$12,900	\$10,100
Mechanical	\$112,900	\$52,200	\$47,000	\$49,800
Site Pavements	\$32,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$338,400	\$70,200	\$116,900	\$84,900
Importance Code A	\$91,000	\$12,400	\$36,300	\$12,400
Importance Code B	\$187,100	\$57,900	\$80,600	\$72,600
Importance Code C	\$60,400			
Total	\$338,400	\$70,200	\$116,900	\$84,900



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DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	3%			LIFE	**	5	\$4,400	
Masonry: Brick Cavity	80%			LIFE	**	5	\$186,400	
Metal Coiling Doors	2%			2043	**	5	\$7,300	
Pre-Cast Concrete	15%	4+	\$61,700	LIFE	**	5	\$56,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	98%	Now	\$151,900	2046	**	5	\$8,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2039	**	10	\$2,200	
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$24,000	
Masonry: Brick Cavity	35%			LIFE	**	5-10	\$34,900	
Metal Rail	5%			2043	**	5-10	\$13,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$55,100	
Roof								
Metal Panel	5%			2043	**	10	\$12,200	
Modified Bitumen	35%			2038	**	10	\$46,800	
Slate	60%			LIFE	**	10	\$80,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Slate Roofs</i>								
<i>Explanation : This Material Is Actually Synthetic Slate Roofing</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	5%			2029		3	\$12,100	
Cast in Place Concrete	10%			LIFE	**	5	\$70,800	
Ceramic Tile	5%			2039	**	5	\$8,100	
Quarry Tile	5%			2043	**	5	\$12,100	
Vinyl Tile	65%	4+	\$47,800	2035	**	3	\$39,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st And 2nd Floors</i>								
Wood	10%			2058	**	5	\$30,400	
Interior Walls								
Concrete Masonry Unit	65%			LIFE	**	5	\$67,500	
Gypsum Board	5%			LIFE	**	5-10	\$11,000	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$19,500	
Ceilings								
AcousTileConcealSpLn	50%			2043	**	5	\$101,200	
Exposed Concrete	30%			LIFE	**	5-10	\$60,700	
Exposed Struc: Steel	10%			LIFE	**	10	\$32,400	
Gypsum Board	10%			LIFE	**	5-10	\$55,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$32,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornish Avenue And Barnwell Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cornish Avenue And Barnwell Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	45%			2043	**			
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	50%			2039	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	60%			2039	**			
Pavers/Stone	10%			2039	**			
Rubber Matting	30%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each.</i>								
Transformers								
Dry Type	100%			2035	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,000 Kilovolt-ampere, 480/277/208 Volts, One 150 Kilovolt-ampere 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Five Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2038	**	5	\$400	
Molded Case Bkrs	85%			2038	**	5	\$2,800	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	5%			2035	**	5		
Motor Control Center	95%			2035	**	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$38,500	
Generators								
Diesel	100%			2033	**	1	\$48,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$4,600	
Fuel Storage								
Day Tank								
	10%			2038	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 30 Gallons Rated Capacity</i>								
Main Tank								
	90%			2045	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2030	\$288,500	10	\$112,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent								
	2%			2030	\$29,600	2	\$100	
Egress Lighting								
Emergency, Service								
	50%			2030	\$32,800	1		
Exit, Service								
	50%			2030	\$18,000	1		
Exterior Lighting								
HID								
	15%			2030	\$75,600	10	\$100	
HID								
	15%	Now	\$75,600	2040	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Not Functional</i>								
No Component								
	70%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2030

\$121,100

1

\$14,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter And Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Under Construction

100%

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$123,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

0-2

\$11,100

2050

* *

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pumps**Not in Service, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pumps And Building Management System, Various Locations*

Terminal Devices

Air Handler

25%

0-2

\$8,800

2030

\$439,400

1

\$17,400

*Not Energy Efficient, Extent : Moderate, Area Affected : 80%**Location : Penthouse*

Air Handler

35%

2030

\$615,200

1

\$27,100

Convactor/Radiator

30%

0-2

\$10,000

2035

* *

1

\$10,900

*Leak Evident, Extent : Moderate, Area Affected : 70%**Location : Various Locations*

Fan Coil Unit/Heat

10%

0-2

\$3,700

2030

\$187,200

1

\$3,600

*Not in Service, Extent : Moderate, Area Affected : 40%**Location : Various Locations*

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%	0-2	\$17,000	2030	\$848,800	1	\$41,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
<i>Explanation : 7 Units, R-410a Refrigerant</i>								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	\$897,200	1	\$61,800	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2030	\$161,300	2	\$69,600	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%	0-2	\$9,200	LIFE	**	2-5	\$27,900	
<i>Unbalanced System, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$66,200	
Exhaust Fans								
Interior	80%			2030	\$355,800	2	\$3,100	
Roof	20%			2030	\$41,500	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2029	\$76,200	2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$1,900	2030	\$19,100	4	\$2,600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2030	\$36,000	4	\$7,500	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7 - Q

Asset # : 4472

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : One Defective Unit From Basement To 4th Floor, One Unit From 1st To 2nd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2050	**	1-5	\$63,000
	Sprinkler							
	No Component	80%						
	Generic	20%			2040	**	1-2	\$7,000
	Fire Pump							
	Generic	100%			2033	**	1	\$23,300
	Chemical System							
	No Component	99%						
	Generic	1%			2028	\$300	1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 8 - BK
Address : 37 HICKS STREET BTWN: POPLAR ST., MIDDAGH ST.
Borough : BROOKLYN **Agency's Number** : K008
Program / Asset # : BOE0345.000 / 333 **Yr Built/Renovated** : 1907 / 2014
Area Sq Ft : 66,628 **Project Type** : EDUCATION
Date of Survey : 12-Jun-2018 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 211 **Lot** : 1 **BIN** : 3001540

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$91,600	\$71,100
Interior Architecture	\$420,800	\$430,900
Electrical	\$36,500	\$307,700
Mechanical		\$119,600
Total	\$548,900	\$929,200
Importance Code A	\$91,600	\$71,100
Importance Code B	\$328,600	\$858,100
Importance Code C	\$128,700	
Total	\$548,900	\$929,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$10,200		\$12,600
Interior Architecture	\$56,100	\$12,500		\$5,000
Electrical	\$6,600	\$8,100	\$6,200	\$12,800
Mechanical	\$11,100	\$11,800	\$24,900	\$11,100
Site Enclosure	\$2,900			
Site Pavements	\$4,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$88,700	\$50,500	\$39,000	\$49,400
Importance Code A	\$5,300	\$15,400	\$5,300	\$17,900
Importance Code B	\$45,600	\$35,000	\$33,700	\$31,500
Importance Code C	\$37,800			
Total	\$88,700	\$50,500	\$39,000	\$49,400



Main Entrance Facade facing Hicks Street

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%			LIFE	**	5	\$71,100	
Masonry: Limestone	10%	0-2	\$56,300	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2042	**	5	\$11,100	
Windows								
Aluminum	100%			2045	**	5	\$21,600	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$9,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	
Roof								
IRMA/Protected Membrane	25%			2034	**	10	\$12,600	
Metal Panel	5%			2042	**	10	\$4,600	
Modified Bitumen	70%			2034	**	10	\$35,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2025		3	\$7,500	
Cast in Place Concrete	10%			LIFE	**	5	\$21,800	
Ceramic Tile	5%	0-2	\$22,400	2038	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2042	**	5	\$7,500	
Vinyl Tile	10%			2034	**	3	\$3,700	
Vinyl Tile	40%	Now	\$196,700	2029	\$393,500	3	\$15,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	25%	0-2	\$95,400	2044	**	5	\$23,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%	0-2	\$18,700	2038	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	0-2	\$15,000	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$52,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Plaster	70%	Now	\$76,000	LIFE	**	5	\$24,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$10,000	
Gypsum Board	5%			LIFE	**	5	\$6,200	
Masonry: Infill Arch	20%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$6,200	
Plaster	60%			LIFE	**	5	\$37,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	21%	Now	\$2,300	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Retaining Wall</i>								
Masonry: Fieldstone	74%			2039	**			
Masonry: Fieldstone	5%	Now	\$600	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Front Stair Flank Wall</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Stair Flank Wall</i>								
<i>Explanation : Stairs Walls Are Limestone</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	40%			2038	**			
Cast in Place Concrete	60%	Now	\$4,100	2049	**			

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Front Stairs*

Activity Yard

Rubber Matting	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2055	**	5	\$300	
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Raceway

Conduit	30%			2055	**	1		
Conduit	70%			2029	\$100,600	1		

Panelboards

Fused Disc Sw	10%			2037	**	5	\$200	
Fused Disc Sw	5%			2051	**	5	\$100	
Molded Case Bkrs	65%			2037	**	5	\$1,100	
Molded Case Bkrs	20%			2051	**	5	\$400	

Wiring

Thermoplastic	70%			2029	\$141,200	1		
Thermoplastic	30%			2055	**	1		

Motor Controllers

Locally Mounted	90%			2046	**	5	\$400	
Locally Mounted	9%			2027	\$7,900	5		
Variable Frequency Drive	1%			2046	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps. Installed 2014.</i>								
Fluorescent	5%			2037	**	10	\$3,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobbies And Corridors</i>								
LED	5%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : LED Lighting.</i>								
Egress Lighting								
Emergency, Battery	35%			2024	\$36,500	10	\$5,600	
Emergency, Battery	15%			2037	**	10	\$2,400	
Exit, Battery	50%			2037	**	10	\$2,200	
Exterior Lighting								
HID	95%			2037	**	10	\$200	
LED	5%			2037	**			
Lightning Protection								
Arresters/Cabling Generic	100%			2064	**	5	\$2,000	
Alarm								
Security System Generic	100%			2037	**	1	\$24,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System.</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$41,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns, Strobes, Area Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	40%			2034	**	1	\$13,200	
Steam Boiler	60%			2042	**	1	\$39,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Natural Gas Steam Boilers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	50%			2049	**			
No Component	50%							
Terminal Devices								
Air Handler	40%			2034	**	1	\$16,500	
Convactor/Radiator	60%			2042	**	1	\$12,900	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2034	**	2	\$1,600	
Split Unit	10%			2034	**			
Window/Wall Unit	50%			2027	\$75,400	1		
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2	\$34,700	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,200	
Exhaust Fans								
Roof	100%			2034	**	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2049	**	1		
Galvanized Steel	80%			2042	**	1		
Water Heater								
Gas Fired	100%			2027	\$44,200	2	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 300 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,100	
Backflow Preventer								
Generic	100%			2034	**	1	\$4,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%		2059	**	1-2	\$7,500	
Fire Pump								
	Generic	100%		2044	**	1	\$12,400	
Chemical System								
	No Component	98%						
	Generic	2%		2029	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 8 - SI
Address : 100 LINDENWOOD ROAD @ SCHOOL STREET
Borough : STATEN ISLAND **Agency's Number** : R008
Program / Asset # : BOE0904.000 / 2627 **Yr Built/Renovated** : 1918 / 2011
Area Sq Ft : 60,000 **Project Type** : EDUCATION
Date of Survey : 28-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5221 **Lot** : 1 **BIN** : 5066295

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$90,600
Interior Architecture	\$706,100	\$388,000
Electrical	\$415,100	\$220,500
Mechanical	\$253,100	\$328,500
Total	\$1,374,300	\$1,027,600
Importance Code A		\$90,600
Importance Code B	\$1,087,400	\$737,700
Importance Code C	\$286,900	\$199,300
Total	\$1,374,300	\$1,027,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,000			\$6,100
Interior Architecture	\$22,300			\$6,100
Electrical	\$1,000	\$16,100	\$900	\$1,100
Mechanical	\$10,500	\$14,700	\$13,700	\$9,100
Total	\$96,700	\$30,800	\$14,600	\$22,400
Importance Code A	\$68,900	\$6,100	\$5,900	\$12,000
Importance Code B	\$27,800	\$24,800	\$8,600	\$10,400
Importance Code C				
Total	\$96,700	\$30,800	\$14,600	\$22,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$34,500	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$44,800	
Masonry: Brick	80%			LIFE	**	5	\$45,800	
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Windows								
Aluminum	100%			2049	**	5	\$12,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,200	
Masonry: Brick	45%			LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$3,700	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof								
Built-Up (BUR)	95%	Now	\$28,500	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	10	\$1,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	5%	Now	\$17,700	2030	\$59,100	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$311,000	2037	**	3	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2027	\$129,600	3	\$7,100	
Wood	5%			2055	**	5	\$5,400	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$99,700	2030	\$199,300	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	65%	0-2	\$75,300	LIFE	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	Now	\$111,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Stairs And Corridors, Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$2,800	2040	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%	Now	\$38,200	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$3,500	
Plaster	45%	Now	\$70,100	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	**	5	\$300	
Raceway								
Conduit	50%			2027	\$66,100	1		
Conduit	50%			2057	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,200	5	\$100	
Molded Case Bkrs	60%			2049	**	5	\$900	
Molded Case Bkrs	30%			2026	\$33,500	5	\$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2027	\$18,600	1		
Thermoplastic	20%			2057	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$53,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$43,200	10	\$7,200	
Exit, LED	5%			2062	**	1		
Exit, Service	45%			2022	\$7,800	1		
Exterior Lighting								
HID	100%			2022	\$241,900	10	\$200	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$7,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$59,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$4,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%			2022	\$253,100	1	\$11,100	
Convactor/Radiator	60%			2032	**	1	\$11,600	
Fan Coil Unit/Heat	10%			2027	\$89,900	1	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022	\$6,300	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,500	
Exhaust Fans								
Interior	70%			2027	\$149,400	2	\$1,300	
Roof	30%			2027	\$29,900	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$52,700	1		
Water Heater								
Gas Fired	100%			2025	\$36,600	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2037	**	1-2	\$500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 9 - BK
 Address : 80 UNDERHILL AVENUE @ ST. MARKS AVE.
 Borough : BROOKLYN Agency's Number : K009
 Program / Asset # : BOE0346.000 / 1102 Yr Built/Renovated : 1957 / 1998
 Area Sq Ft : 116,000 Project Type : EDUCATION
 Date of Survey : 15-Sep-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2
 Block : 1145 Lot : 26 BIN : 3028204

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$453,400	\$52,100
Interior Architecture	\$298,400	\$76,200
Electrical	\$1,030,800	\$731,900
Mechanical	\$1,336,600	\$860,400
Total	\$3,119,300	\$1,720,500
Importance Code A	\$1,204,100	\$52,100
Importance Code B	\$1,714,800	\$1,668,400
Importance Code C	\$200,300	
Total	\$3,119,300	\$1,720,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,900			
Interior Architecture	\$72,000		\$5,200	\$9,300
Electrical	\$2,400	\$17,200	\$1,700	\$1,300
Mechanical	\$5,000	\$34,400	\$32,400	\$16,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$105,200	\$55,600	\$43,200	\$30,900
Importance Code A	\$21,900	\$11,700	\$11,500	\$11,500
Importance Code B	\$68,700	\$43,800	\$31,700	\$19,400
Importance Code C	\$14,600			
Total	\$105,200	\$55,600	\$43,200	\$30,900



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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$167,700	LIFE	**	5	\$52,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	Now	\$21,900	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location :</i>								
Masonry: Limestone	7%	Now	\$47,200	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location :</i>								
Windows								
Aluminum	100%	Now	\$94,600	2043	**	5	\$10,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$46,300	LIFE	**	5	\$15,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Exterior Face</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corner At North Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Roof								
Built-Up (BUR)	95%	Now	\$97,500	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	10	\$13,000	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$9,200	LIFE	**	5	\$36,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$8,200	
Terrazzo	5%	Now	\$40,900	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2032	**	3	\$15,500	
Vinyl Tile	45%	0-2	\$33,700	2032	**	3	\$27,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	10%			2055	**	5	\$30,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$10,400	
Glazed Ceramic Panel	5%	Now	\$14,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$10,400	
Plaster	45%	Now	\$200,300	LIFE	**	5	\$23,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%	Now	\$10,400	2032	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5	\$12,500	
Metal Panel	20%	0-2	\$57,200	LIFE	**	5	\$40,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	15%			LIFE	**	5	\$15,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch And One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	**	5	\$200	
Molded Case Bkrs	50%			2027	\$104,400	5	\$1,500	
Raceway								
Conduit	90%			2027	\$200,500	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$9,600	5	\$100	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	70%			2026	\$134,100	5	\$2,100	
Molded Case Bkrs	20%			2043	**	5	\$600	

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$223,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$63,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$106,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$83,500	10	\$14,000	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2022	\$467,700	10	\$400	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$256,500	1-3	\$14,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$35,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One Tank Of 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$750,700	2047	**	1	\$103,400	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler #1 Safety Valve.</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boilers And Burners</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$98,200	2037	**	4	\$5,700	
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Return Pumps, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Thermostats, Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$326,200	1	\$14,400	
Convactor/Radiator	65%			2032	**	1	\$24,400	
Fan Coil Unit/Heat	15%			2022	\$260,600	1	\$5,600	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2032	**	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units - Supplying Auditorium</i>								
Window/Wall Unit	40%			2022	\$96,700	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$53,400	LIFE	**	2-5	\$64,700	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : The Louver In Penthouse</i>								
Exhaust Fans								
Interior	60%			2027	\$247,600	2	\$2,100	
Roof	40%			2022	\$77,000	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$101,800	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$184,700	4	\$11,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$17,700	4	\$2,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - BK

Asset # : 1102

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE			**	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$34,100	1-2	\$1,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 9 - M
Address : 100 WEST 84 STREET @ COLUMBUS AVE.
Borough : MANHATTAN **Agency's Number** : M009
Program / Asset # : BOE0006.000 / 461 **Yr Built/Renovated** : 1965 / 2000
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 07-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1214 **Lot** : 29 **BIN** : 1032119

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$293,500	\$122,400
Interior Architecture	\$1,629,300	\$43,500
Electrical	\$973,100	\$1,702,600
Mechanical	\$480,700	\$137,500
Total	\$3,376,500	\$2,006,100
Importance Code A	\$293,500	\$161,900
Importance Code B	\$2,652,100	\$1,844,200
Importance Code C	\$431,000	
Total	\$3,376,500	\$2,006,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,000			\$5,300
Interior Architecture	\$61,800	\$6,900		\$10,400
Electrical	\$3,300	\$8,400	\$9,200	\$21,100
Mechanical	\$28,800	\$14,000	\$22,200	\$53,800
Total	\$117,900	\$29,300	\$31,400	\$90,600
Importance Code A	\$32,700	\$8,700	\$8,700	\$14,200
Importance Code B	\$85,200	\$20,600	\$22,700	\$76,400
Importance Code C				
Total	\$117,900	\$29,300	\$31,400	\$90,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$23,000	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
Masonry: Brick Cavity	91%	4+	\$130,000	LIFE	**	5	\$65,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, Lower Story</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,100	
Pre-Cast Concrete	2%	4+	\$1,000	LIFE	**	5	\$4,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
Windows								
Aluminum	97%	0-2	\$38,700	2037	**	5	\$8,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Protective Metal Grilles</i>								
Glass Block	3%			LIFE	**	5	\$300	
Parapets								
Metal Panel	5%			2039	**	5	\$1,600	
Metal Rail	95%	Now	\$46,100	2034	**	5	\$57,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%			2034	**	10	\$78,700	
Metal Panel	3%			2034	**	10	\$4,500	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$14,700	LIFE	**	5	\$29,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Of Boiler Room Slab</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	5%	0-2	\$27,400	2032	**	5	\$3,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Floor Drain - Backup From Storm Overflow</i>								
Sheet Vinyl/Rubber	5%			2037	**	5	\$9,900	
Terrazzo	3%			LIFE	**	5	\$3,100	
Vinyl Tile	5%			2034	**	3	\$2,500	
Vinyl Tile	7%			2037	**	3	\$3,500	
Vinyl Tile 9" X 9"	63%			2024	\$980,600	3	\$41,700	
Wood	2%	4+	\$9,300	2044	**	5	\$2,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$83,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Interior Courtyard - North Facade</i>								
Ceramic Tile	5%	0-2	\$72,600	2032	**	5	\$6,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Restrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	45%			LIFE	**	5	\$33,300	
SGFT/Glazed Masonry	27%	0-2	\$275,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations - 1st Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Of Corridor Walls Throughout 1st Floor</i>								
Ceilings								
AcousTile,Adhered	25%	0-2	\$62,000	2034	**	5	\$15,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	53%			LIFE	**	5	\$10,300	
Fiber Board	5%			2029	\$43,500			
Metal Panel	7%	Now	\$155,800	LIFE	**	5	\$10,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria Throughout</i>								
Plaster	10%			LIFE	**	5	\$7,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2032	**			
Activity Yard								
Rubber Matting	15%			2034	**			
Traffic Topping	85%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2029	\$137,000	5	\$300	
Fused Disc Sw	25%			2049	**	5	\$100	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	80%			2028	\$153,200	5	\$1,900	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Thermoplastic	90%			2029	\$245,500	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$40,300	5	\$300	
Locally Mounted	50%			2034	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2029	\$203,100	10	\$79,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$10,600	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2029	\$354,800	10	\$300	
Alarm								
Security System								
Generic	100%			2029	\$284,200	1	\$32,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Analog	100%	0-2	\$973,100	2039	**	1-3	\$49,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Equipment; Alarm Bells And Manual Pull Station</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$27,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 7,500 Gallon Tanks, Recent Conversion From No.6 Oil To No.4</i>								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$87,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two No.4 Oil Burning Steam Boilers, Burners Were Recently Converted To Use No.4 Oil</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2039	**	4	\$4,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Terminal Devices Air Handler	20%			2024	\$247,500	1	\$10,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Blowers Are Approaching End Of Their Useful Life Cycle</i>								
Convector/Radiator	80%			2034	**	1	\$22,700	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Split Unit	10%			2037	**			
Window/Wall Unit	75%			2027	\$137,500	1		
No Component	15%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	
Exhaust Fans Interior	20%			2024	\$62,600	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Exhaust Fans Are Approaching End Of Their Useful Life Cycle</i>								
Roof	80%	Now	\$11,700	2024	\$116,900	2	\$1,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Exhaust Fans Are Approaching End Of Their Useful Life Cycle</i>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2034	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2022	\$53,700	2	\$1,300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Heater Is Approaching End Of Its Useful Life Cycle</i>								
HW Heat Exchanger Steam Fired	100%			2049	**	4	\$13,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2024	\$25,300	4	\$3,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sewage Ejector Pump Is Approaching End Of Its Useful Life Cycle</i>								
Backflow Preventer Generic	100%			2034	**	1	\$5,400	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2039	**	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 9 - Q (W REED SCHOOL)
Address : 58-74 57 STREET
Borough : QUEENS **Agency's Number** : Q009
Program / Asset # : BOE0673.000 / 315 **Yr Built/Renovated** : 1907 / 2001
Area Sq Ft : 45,000 **Project Type** : EDUCATION
Date of Survey : 17-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2631 **Lot** : 106 **BIN** : 4059130

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$471,300	\$1,401,200
Interior Architecture	\$430,500	\$379,000
Electrical	\$287,600	\$166,700
Mechanical	\$152,300	\$1,011,400
Site Pavements		\$141,500
Total	\$1,341,800	\$3,099,900
Importance Code A	\$471,300	\$1,401,200
Importance Code B	\$769,700	\$1,698,700
Importance Code C	\$100,800	
Total	\$1,341,800	\$3,099,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,100		\$28,200	
Interior Architecture	\$25,200	\$4,300	\$1,600	\$2,200
Electrical	\$23,700	\$1,600	\$1,800	\$1,300
Mechanical	\$35,100	\$6,400	\$37,500	\$7,200
Site Pavements	\$10,500			
Total	\$110,600	\$12,300	\$69,100	\$10,700
Importance Code A	\$20,500	\$4,500	\$32,800	\$4,500
Importance Code B	\$80,200	\$7,800	\$36,300	\$6,200
Importance Code C	\$9,800			
Total	\$110,600	\$12,300	\$69,100	\$10,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$29,500	
Masonry: Brick	84%	0-2	\$204,300	LIFE	**	5	\$31,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners Of Buildings Above Windows In Rooms 202, 210</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Weathering Steel	1%			LIFE	**	1		
Windows								
Wood	100%	0-2	\$79,100	2027	\$395,600	5	\$66,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,100	
Masonry: Brick	65%	0-2	\$16,100	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stucco - Interior Parapet Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stucco And Brick On South Elevation - Upper Roof</i>								
Metal Rail	25%			2033	**	5-10	\$36,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,500	
Roof								
Built-Up (BUR)	95%	Now	\$187,900	2028	\$939,600			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Auditorium, Exits 2/7, Cafeteria</i>								
Metal Panel	5%			2033	**	10	\$6,300	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 9 - Q (W REED SCHOOL)
Asset # : 315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Poured	5%	Now	\$5,000	2048	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Cast in Place Concrete	7%	4+	\$5,400	LIFE	**	5	\$10,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors And Mechanical Rooms</i>								
Ceramic Tile	5%			2031	**	5	\$3,500	
Sheet Vinyl/Rubber	3%			2028	\$65,600	5	\$3,100	
Vinyl Tile	50%			2028	\$313,400	3	\$12,900	
Vinyl Tile 9" X 9"	25%	Now	\$203,000	2038	**	3	\$6,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Wood	5%	4+	\$48,600	2068	**	5	\$3,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 204 And 302</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 204 And 302</i>								
Interior Walls								
Ceramic Tile	7%	4+	\$9,800	2031	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwells - Perimeter Walls</i>								
Glass: Single Pane	5%			LIFE	**	5	\$3,600	
Masonry: Brick	10%	Now	\$39,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Metal: Cage/Fence	3%			LIFE	**			
Plaster	75%	0-2	\$61,200	LIFE	**	5	\$21,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 202, 210</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	10%	4+	\$3,300	2033	**	5	\$3,300	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 15%
Location : Corridors

Masonry:Vault Struct Plaster	5%			LIFE	**			
	85%	Now	\$78,100	LIFE	**	5	\$34,800	

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Auditorium, Stair 1 And 2 At 3rd Floor

Paint Peeling, Extent : Moderate, Area Affected : 20%

Location : Auditorium, Stair 1 And 2 At 3rd Floor

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Auditorium, Stair 1/2 At 3rd Floor, Boys Bathroom

Site Enclosure

Fence/Gates

Chain Link	60%			2038	**			
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Iron Picket	40%			2048	**			
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Retaining Walls

Cast in Place Concrete	100%			2048	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%			2033	**			
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Parking/Driveway

Asphalt	100%			2031	**			
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Activity Yard

Rubber Matting	20%			2028			\$36,800	
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Traffic Topping	80%	0-2	\$10,500	2028			\$104,700	
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Tripping Hazard, Extent : Moderate, Area Affected : 10%

Location : School Yard

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$22,200	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1200 Amperes

Switchgear / Switchboard

Fused Disc Sw	50%			2038	**	5	\$100	
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Fused Knife Sw	50%	0-2	\$65,200	2058	**	5		
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : Basement

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2028	\$70,400	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Fused Knife Sw	20%	0-2	\$22,300	2053	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Molded Case Bkrs	50%			2027	\$55,900	5	\$600	
Molded Case Bkrs	20%			2036	**	5	\$200	
Wiring								
Braided Cloth	75%	0-2	\$73,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
Thermoplastic	15%			2028	\$14,600	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$40,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	25%			2028	\$16,200	10	\$2,700	
Emergency, Battery	25%			2036	**	10	\$2,700	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
Fluorescent	5%			2028	\$7,700	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	95%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$149,300

1-3

\$8,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations And Alarm Bells Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (1) 5,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$44,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Dual Fuel Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

20%

0-2

\$152,300

2058

* *

4

\$400

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Vacuum Pump**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Throughout, Defective Steam Traps, Defective Thermostats*

Central Plant Steam Piping/Pmp

60%

2028

\$457,000

4

\$1,300

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Beyond The Boiler, Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit*

Central Plant Steam Piping/Pmp

20%

2048

* *

4

\$400

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Boiler Room**Explanation : Boiler Room Steam And Condensate Return Piping*

Terminal Devices

Convactor/Radiator

90%

2026

\$216,800

1

\$13,100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout, The Radiators Are Beyond Their Useful Life Cycle Limit*

Fan Coil Unit/Heat

10%

2028

\$67,400

1

\$1,500

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	60%	0-2	\$5,600	2026	\$56,300	1		
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Deficiencies</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,100	
Exhaust Fans								
Roof	75%	Now	\$11,200	2028	\$56,000	2	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Of 2 Units Motor Not Working</i>								
No Component	25%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2048	**	1		
Galvanized Steel	80%			2026	\$158,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beyond The Boiler Room, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit</i>								
Water Heater								
Gas Fired	100%			2023	\$27,400	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 225 Gallons</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$6,600	LIFE	**	1		
<i>Cracked, Extent : Light, Area Affected : 1%</i>								
<i>Location : Drain Pipe For Second Floor Slope Sink</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$1,900	LIFE	**	1		
<i>Cracked, Extent : Light, Area Affected : 15%</i>								
<i>Location : Drain Pipe At Basement Level</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$3,400	2028	\$6,900	4	\$1,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 9 - Q (W REED SCHOOL)
Asset # : 315

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2033	**	1	\$2,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boilers Only</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2038	**	1-2	\$1,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 1 - BK MINISCHOOL
Address : 309 47 STREET @THIRD AVENUE
Borough : BROOKLYN **Agency's Number** : K881
Program / Asset # : BOE0342.010 / 331 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 10,000 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 755 **Lot** : 22 **BIN** : 3011821

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$107,100	\$57,100
Interior Architecture		\$134,000
Mechanical		\$523,300
Total	\$107,100	\$714,400
Importance Code A	\$107,100	\$57,100
Importance Code B		\$657,400
Total	\$107,100	\$714,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,800			
Interior Architecture	\$39,500			\$1,800
Electrical	\$200	\$400	\$200	\$200
Mechanical	\$1,300	\$1,200	\$2,100	\$1,100
Total	\$55,900	\$1,500	\$2,300	\$3,200
Importance Code A	\$15,400	\$500	\$500	\$500
Importance Code B	\$40,600	\$1,000	\$1,800	\$2,700
Importance Code C				
Total	\$55,900	\$1,500	\$2,300	\$3,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK MINISCHOOL

Asset # : 331

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	8%	0-2	\$3,800	LIFE	**	5	\$6,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Foundation Wall</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Surfaces</i>									
Metal Panel	92%	Now	\$11,100	2037	**	5	\$27,000		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Entrance Facade</i>									
<i>Explanation : Scaffolding Present</i>									
Windows									
Aluminum	100%	Now	\$107,100	2052	**	5	\$1,200	1	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Classrooms</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Roof									
Metal Panel	100%			2040	**	10	\$57,100		
Interior									
Floors									
Ceramic Tile	3%			2030		5	\$500		
Vinyl Tile	97%	Now	\$26,800	2027		3	\$5,500		
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Corridors</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Classrooms</i>									
Interior Walls									
Concrete Masonry Unit	50%			LIFE	**	5	\$2,700		
Metal Panel	50%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	100%	0-2	\$12,700	2032	**	5	\$7,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK MINISCHOOL

Asset # : 331

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$300	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Molded Case Bkrs	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$300	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$9,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2027		10	\$1,200	
Exit, Service	50%			2027		1		
Exterior Lighting								
HID	20%			2027		10	\$8,100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027		1	\$800	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2027		1-3	\$1,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2035	**	1	\$5,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK MINISCHOOL

Asset # : 331

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	100%			2027	\$143,000	1	\$6,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2025	\$380,300	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room, Internal Unit</i> <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Equipment Room, Newly Installed Compressor</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans								
Interior	80%			2027	\$28,900	2	\$300	
Roof	20%			2027	\$3,400	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2037	**	1		
Galvanized Steel	60%			2032	**	1		
Water Heater								
Electric	100%			2026	\$9,000	4	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i> <i>Location : Janitor Closet</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room</i> <i>Explanation : One 50 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 10 - BK
Address : 511 7TH AVE. @17TH STREET
Borough : BROOKLYN **Agency's Number** : K010
Program / Asset # : BOE0347.000 / 2522 **Yr Built/Renovated** : 1930 / 2008
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 869 **Lot** : 1 **BIN** : 3016509

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$212,800	\$150,400
Interior Architecture	\$515,300	\$507,700
Electrical	\$191,600	\$471,500
Mechanical	\$920,000	\$1,779,600
Total	\$1,839,700	\$2,909,200
Importance Code A	\$212,800	\$189,900
Importance Code B	\$1,491,000	\$2,459,200
Importance Code C	\$135,900	\$260,100
Total	\$1,839,700	\$2,909,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,900			
Interior Architecture	\$198,200		\$700	\$2,000
Electrical	\$4,900	\$32,900	\$6,400	\$4,900
Mechanical	\$47,000	\$24,000	\$18,700	\$11,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$280,900	\$60,900	\$29,700	\$22,300
Importance Code A	\$34,500	\$7,800	\$7,600	\$7,600
Importance Code B	\$162,300	\$53,100	\$22,100	\$14,700
Importance Code C	\$84,200			
Total	\$280,900	\$60,900	\$29,700	\$22,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$126,700		
Masonry: Brick	15%	Now	\$153,000	LIFE	**	5	\$23,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%			LIFE	**	5	\$5,900		
Windows									
Aluminum	100%	Now	\$26,900	2043	**	5	\$3,000		
<i>Crack/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$300		
Masonry: Brick	90%			LIFE	**	5	\$300		
Roof									
Built-Up (BUR)	95%			2032	**	10	\$59,800		
Copper/Terne	5%			2055	**	10	\$7,900		
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$17,900	LIFE	**	5	\$35,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Near Fan Room In Basement</i>									
Ceramic Tile	5%	Now	\$33,400	2030	\$111,400	5	\$2,700		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Quarry Tile	5%	Now	\$16,500	2040	**	5	\$4,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Terrazzo	5%			LIFE	**	5	\$4,200		
Vinyl Tile	5%			2035	**	3	\$2,000		
Vinyl Tile 9" X 9"	15%	Now	\$189,900	2037	**	3	\$6,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Wood	50%	0-2	\$189,500	2042	**	5	\$50,500		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$29,800	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$26,000	2030	\$260,100	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$28,300	LIFE		**	5	\$6,600
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE		**		
Marble Panels	5%	Now	\$37,600	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$98,300	LIFE		**	5	\$34,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	15%	Now	\$16,000	2032		**	5	\$8,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE		**	5	\$1,700
Plaster	55%			LIFE		**	5	\$37,000
Plaster	20%	Now	\$30,200	LIFE		**	5	\$13,500
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$300	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$200	
Fused Knife Sw	30%	2-4	\$43,100	2052	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	50%			2035	**	5	\$1,000	
Molded Case Bkrs	10%			2043	**	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	20%			2040	**	5	\$100	
Locally Mounted	30%			2032	**	5	\$200	
Locally Mounted	50%			2025	\$40,300	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	92%			2035	**	10	\$65,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Cases</i>								
Incandescent	2%			2022	\$18,300	2		
LED	4%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$9,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$49,700	1	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2035 * * 1-3 \$47,500

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2047 * * 1

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One Tank Of 6000 Gallons

Conversion Equipment
Steam Boiler

100% 2032 * * 1 \$76,300

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Units

Distribution

Central Plant Steam
Piping/Pmp

100% 2027 \$1,303,200 4 \$3,800

Terminal Devices

Air Handler
Convactor/Radiator
Fan Coil Unit/Heat

25% 2022 \$270,700 1 \$11,900

50% 2025 \$206,100 1 \$12,400

25% 2022 \$288,300 1 \$6,200

Air Conditioning

Energy Source
Electricity

100% 2035 * * 1

Conversion Equipment

Window/Wall Unit
No Component

25% 2022 \$40,100 1

75%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$42,900

Exhaust Fans

Interior

100% 2022 \$273,900 2 \$2,400

Plumbing

H/C Water Piping

Brass/Copper
Galvanized Steel

20% 2037 * * 1

80% 2025 \$270,300 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Water Heater Gas Fired	100%			2022	\$47,000	2	\$1,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit With Capacity Of 115 Gallons</i>					
Sanitary Piping	Cast Iron	100%	Now	\$28,200	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Backs Up Into Basement Restroom And Flooding On School Yard When It Rains</i>					
Storm Drain Piping	Cast Iron	100%	Now	\$8,000	LIFE	**	1	
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Backs Up When It Rains</i>					
Sump Pump(s)	Non-Submersible	100%			2022	\$11,700	4	\$2,400
Fixtures	Generic	100%						
Vertical Transport	Elevators Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Sprinkler No Component	95%						
	Generic	5%			2037	**	1-2	\$1,100

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 11 - BK
Address : 419 WAVERLY AVENUE BTWN: GATES AVE. - GREENE AVE.
Borough : BROOKLYN **Agency's Number** : K011
Program / Asset # : BOE0348.000 / 1103 **Yr Built/Renovated** : 1958 /
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 16-May-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1962 **Lot** : 10 **BIN** : 3332865

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,120,100	\$112,600
Interior Architecture	\$131,200	\$327,300
Electrical	\$667,100	\$724,100
Mechanical	\$711,100	\$580,600
Total	\$2,629,500	\$1,744,600
Importance Code A	\$1,703,800	\$155,500
Importance Code B	\$877,400	\$1,543,800
Importance Code C	\$48,300	\$45,300
Total	\$2,629,500	\$1,744,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,600			\$13,100
Interior Architecture	\$76,800			\$11,500
Electrical	\$9,100	\$3,200	\$34,700	\$2,500
Mechanical	\$15,500	\$13,900	\$31,500	\$18,500
Site Enclosure	\$800			
Total	\$113,800	\$17,100	\$66,200	\$45,600
Importance Code A	\$11,600	\$8,200	\$8,400	\$21,300
Importance Code B	\$101,500	\$8,800	\$57,800	\$24,300
Importance Code C	\$800			
Total	\$113,800	\$17,100	\$66,200	\$45,600



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	**	5	\$112,600	
Granite Panels	2%			LIFE	**	5	\$1,700	
Windows								
Aluminum	95%			2044	**	5	\$26,200	
Glass Block	5%			LIFE	**	5	\$900	
Parapets								
Masonry: Brick	85%	Now	\$11,600	LIFE	**	5	\$3,500	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium Roof</i>								
Masonry: Limestone	15%			LIFE	**	5	\$800	
Roof								
Built-Up (BUR)	95%	2-4	\$1,120,100	2038	**			
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
<i>Explanation : Roof Is Beyond Its Serviceable Life</i>								
Copper/Terne	5%			2056	**	10	\$9,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$26,900	
Ceramic Tile	3%	Now	\$82,900	2043	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$1,900	
Vinyl Tile	60%			2033	**	3	\$36,900	
Vinyl Tile 9" X 9"	15%	Now	\$23,500	2028	\$235,500	3	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Wood	10%			2056	**	5	\$23,000	
Interior Walls								
Ceramic Tile	2%	Now	\$48,300	2031	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,100	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	60%			LIFE	**	5	\$45,300	
SGFT/Glazed Masonry	25%			LIFE	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	25%	0-2	\$28,800	2033	**	5	\$19,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various</i>									
Exposed Concrete	55%			LIFE	**	5	\$10,600		
Exposed Struc: Steel	5%			LIFE	**				
Fiber Board	5%			2028	\$46,500				
Plaster	10%	Now	\$3,700	LIFE	**	5	\$7,700		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Stair B At Bulkhead</i>									
Site Enclosure									
Fence/Gates									
Chain Link	50%	4+	\$800	2048	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various</i>									
Iron Picket	50%			2063	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	**				
On-Site Walkways									
Cast in Place Concrete	95%			2041	**				
Masonry: Granite	5%			LIFE	**				
Activity Yard									
Asphalt	95%			2037	**				
Rubber Matting	5%			2033	**				
Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	90%			2028	\$38,600	5	\$300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>									
Fused Disc Sw	10%			2028	\$4,300	5			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2028	\$198,400	5	\$2,200		
Raceway									
Conduit	95%			2028	\$190,200	1			
Conduit	5%			2048	**	1			

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$20,800	5	\$200	
Molded Case Bkrs	70%			2027	\$145,700	5	\$1,500	
Molded Case Bkrs	20%			2044	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$207,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Thermoplastic	20%			2028	\$59,300	1		
Motor Controllers								
Locally Mounted	100%			2026	\$87,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$73,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2023	\$21,400	2		
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	45%			2033	**	10	\$9,000	
Emergency, Battery	5%	Now	\$6,500	2038	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$87,400	1	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exit Doors, Hallway And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$299,200	1-3	\$15,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$25,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$583,600	2048	**	1	\$74,000	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boilers</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Oil Supply Side Of The Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Very Old Units With New Burners</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$6,100	
Terminal Devices								
Air Handler	20%	Now	\$12,700	2028	\$253,600	1	\$9,200	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Blower</i>								
Convactor/Radiator	80%			2033	**	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$37,600	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,300	
Exhaust Fans								
Interior	40%			2028	\$128,300	2	\$1,000	
Roof	60%			2023	\$89,800	2	\$1,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2027	\$55,000	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2028	\$143,600	4	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$13,800	4	\$1,800	
Sewage Ejector(s) Electric	100%			2028	\$26,000	4	\$3,300	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	95% 5%			2038	**	1-2	\$1,200	
Chemical System Dry	10%			2026	\$3,000	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Carbon Dioxide Fire Extinguishers</i>						
Wet	20%			2026	\$6,100	1-3	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Water Pressure Fire Extinguishers</i>						
No Component	70%							

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 11 - M
Address : 320 WEST 21 STREET @8TH - 9TH AVES.
Borough : MANHATTAN **Agency's Number** : M011
Program / Asset # : BOE0008.000 / 436 **Yr Built/Renovated** : 1925 / 2004
Area Sq Ft : 96,000 **Project Type** : EDUCATION
Date of Survey : 30-Jun-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 744 **Lot** : 24 **BIN** : 1013260

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$382,900	\$126,200
Interior Architecture	\$41,400	\$1,354,300
Electrical	\$873,600	\$521,100
Mechanical	\$237,500	\$837,600
Total	\$1,535,400	\$2,839,200
Importance Code A	\$382,900	\$139,100
Importance Code B	\$1,152,600	\$2,646,300
Importance Code C		\$53,900
Total	\$1,535,400	\$2,839,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$9,000	\$13,200
Interior Architecture	\$21,600	\$10,200	\$43,500	\$8,500
Electrical	\$3,600	\$3,800	\$33,600	\$3,400
Mechanical	\$14,600	\$18,800	\$53,500	\$18,300
Site Pavements	\$2,000			
Total	\$41,700	\$32,800	\$139,500	\$43,500
Importance Code A	\$9,500	\$9,500	\$18,700	\$22,700
Importance Code B	\$32,200	\$16,900	\$120,800	\$20,700
Importance Code C		\$6,400		
Total	\$41,700	\$32,800	\$139,500	\$43,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,800	
Masonry: Brick	95%	Now	\$156,500	LIFE	**	5	\$89,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Elevation</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Elevation</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Elevation</i>								
Windows								
Aluminum	90%			2044	**	5	\$26,500	
Glass Block	5%			LIFE	**	5	\$900	
Steel	5%	Now	\$89,100	2053	**	5	\$9,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,100	
Masonry: Brick	25%			LIFE	**	5	\$3,300	
Masonry: Brick	55%			LIFE	**	5	\$7,300	
Metal: Cage/Fence	15%			2033	**	5-10	\$15,400	
Roof								
Paver: Asphalt	25%			2031	**	10	\$34,300	
Paver: Asphalt	75%			2031	**	10	\$102,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,500	
Ceramic Tile	5%			2037	**	5	\$7,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : 4th And 5th Floor Bathrooms</i>								
Sheet Vinyl/Rubber	5%			2033	**	5	\$11,300	
Terrazzo	5%	4+	\$8,200	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor By Auditorium Entry</i>								
Traffic Topping	25%			2028	\$544,100	5	\$47,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Stairs</i>								
<i>Explanation : Fluid Applied Coating</i>								
Vinyl Tile	45%	0-2	\$13,400	2028	\$671,300	3	\$25,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lunchroom On First Floor</i>								
Wood	10%			2043	**	5	\$28,400	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$12,800	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : 4th And 5th Floor Bathrooms</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$15,400	
Plaster	50%			LIFE	**	5	\$38,500	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$2,400	
Plaster	90%	Now	\$41,400	LIFE	**	5	\$85,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Corridor And Room 506</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Corridor And Room 506</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2048	**			
Iron Picket	35%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,000	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 21st Street</i>								
Activity Yard								
Asphalt	70%			2031	**			
Cast in Place Concrete	10%			2033	**			
Rubber Matting	20%			2028			\$11,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2048	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2028	\$12,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048	**	5		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	40%			2048	**	5	\$200
	Fused Disc Sw	40%			2028	\$79,400	5	\$200
	Fused Knife Sw	20%	2-4	\$39,700	2058	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	90%			2028	\$180,200	1	
	Conduit	10%			2048	**	1	
Panelboards								
	Fused Disc Sw	3%			2044	**	5	\$100
	Fused Disc Sw	7%			2027	\$14,600	5	\$200
	Molded Case Bkrs	10%			2044	**	5	\$300
	Molded Case Bkrs	80%			2027	\$166,500	5	\$2,000
Wiring								
	Braided Cloth	85%	2-4	\$251,900	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2028	\$29,600	1	
	Thermoplastic	5%			2048	**	1	
Motor Controllers								
	Locally Mounted	60%			2026	\$52,600	5	\$400
	Locally Mounted	40%			2041	**	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,400
Lighting								
Interior Lighting								
	Fluorescent	96%			2033	**	10	\$84,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	2%			2033	**	10	\$1,800
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
	HID	2%			2023	\$3,600	10	\$100
Egress Lighting								
	Emergency, Battery	50%			2023	\$75,100	10	\$11,600
	Exit, Service	50%			2023	\$15,000	1	
Exterior Lighting								
	HID	100%			2023	\$420,600	10	\$300
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2036

* *

1

\$10,800

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$18,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2048

* *

5

\$29,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 7,500 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$95,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : (3) #2 Oil Burning Steam Boilers*

Distribution

Central Plant Steam

2%

2048

* *

4

\$100

Piping/Pmp

Central Plant Steam

98%

2048

* *

4

\$4,600

Piping/Pmp

Terminal Devices

Air Handler

30%

2028

\$440,000

1

\$17,800

Convector/Radiator

70%

2033

* *

1

\$21,700

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Window/Wall Unit

80%

2023

\$173,900

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$53,500

Exhaust Fans

Interior

90%

2028

\$334,000

2

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Custodian Claims Fans Work But Are Not Required*

Roof

10%

2023

\$17,300

2

\$300

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - M

Asset # : 436

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2033	**	1	
<i>No Water Meter, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater	Gas Fired	100%	Now	\$63,600	2028	\$63,600	2	\$1,100
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger	Steam Fired	100%			2038	**	4	\$14,200
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Swimming Pool</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2033	**	4	\$3,000
Pool Filter/Treatment	Sand	100%			2048	**	4	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)	Electric	100%			2028	\$30,000	4	\$3,800
Fixtures	Generic	100%						
Fire Suppression								
Sprinkler	No Component	98%						
	Generic	2%			2038	**	1-2	\$500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 11 - Q
Address : 54-25 SKILLMAN AVENUE BTWN: 55 ST., ROOSEVELT AVE.
Borough : QUEENS **Agency's Number** : Q011
Program / Asset # : BOE0675.000 / 317 **Yr Built/Renovated** : 1952 / 2017
Area Sq Ft : 155,000 **Project Type** : EDUCATION
Date of Survey : 11-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors Gnd,1,2,3
Block : 1239 **Lot** : 1 **BIN** : 4028447

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$37,900	\$75,500
Interior Architecture	\$164,100	
Electrical	\$217,300	\$299,800
Mechanical	\$180,700	\$56,700
Total	\$600,000	\$432,100
Importance Code A	\$37,900	\$75,500
Importance Code B	\$562,100	\$356,600
Total	\$600,000	\$432,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,300			
Interior Architecture	\$50,300	\$26,300	\$1,700	\$5,900
Electrical	\$22,900	\$24,100	\$21,800	\$52,400
Mechanical	\$53,100	\$29,100	\$53,600	\$27,100
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$156,300	\$95,400	\$92,800	\$101,100
Importance Code A	\$18,900	\$4,600	\$4,600	\$4,600
Importance Code B	\$121,800	\$76,200	\$88,200	\$96,500
Importance Code C	\$15,700	\$14,500		
Total	\$156,300	\$95,400	\$92,800	\$101,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	42%			LIFE	**	5	\$31,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	50%			LIFE	**	5	\$37,500	
<i>Recent Construction, Extent : Light, Area Affected : 50%</i>								
<i>Location : Exterior Facade 2017 Addition</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,800	
Metal/Glass Curt Wall	3%			LIFE	**	5	\$4,200	
<i>Recent Installation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Exterior Facade 2017 Addition</i>								
Windows								
Aluminum	40%	Now	\$37,900	2045	**	5	\$2,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Aluminum	60%			2051	**	5	\$6,400	
<i>Recent Construction, Extent : Light, Area Affected : 60%</i>								
<i>Location : Exterior Facade 2017 Addition</i>								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$38,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : New Addition 2017</i>								
<i>Explanation : Cast-in-place Parapet Wall Is Covered With Roofing Material Up To Copings Stones</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Addition In 2017 With New Parapet Wall And Cast Stone Copings</i>								
Masonry: Brick	40%			LIFE	**	5	\$2,900	
Masonry: Limestone	5%			LIFE	**	5	\$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$11,100	2034	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	15%			2039	**	10	\$9,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2057	**	10	\$7,700	
Plaza Roof: Stone Panels	55%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 55%</i>								
<i>Location : Main Roof Of 2017 Addition</i>								
<i>Explanation : 2017 Addition</i>								
Soffits								
Stucco Cement	80%			2046	**	5		
Wood	20%			2046	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,100	
Cast in Place Concrete	5%			LIFE	**	5	\$12,100	
Ceramic Tile	3%			2038	**	5	\$3,300	
Ceramic Tile	5%			2042	**	5	\$5,500	
Quarry Tile	2%			2046	**	5	\$3,300	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	65%			2037	**	3	\$27,000	
<i>Recent Installation, Extent : Light, Area Affected : 55%</i>								
<i>Location : 2017 Addition</i>								
Vinyl Tile 9" X 9"	5%	Now	\$65,200	2039	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$10,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	30%			2042	**	5	\$29,100	
<i>Recent Construction, Extent : Light, Area Affected : 35%</i>								
<i>Location : 2017 Addition</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,900	
<i>Recent Construction, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2017 Addition</i>								
Glazed Ceramic Panel	2%	2-4	\$3,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5	\$11,600	
<i>Recent Construction, Extent : Light, Area Affected : 25%</i>								
<i>Location : 2017 Addition</i>								
Plaster	5%	Now	\$12,500	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads 4 And 5</i>								
Plaster	15%			LIFE	**	5	\$4,400	
SGFT/Glazed Masonry	13%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%	2-4	\$2,400	2034	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	55%			2046	**	5	\$61,000	
<i>Recent Installation, Extent : Light, Area Affected : 55%</i>								
<i>Location : 2017 Addition</i>								
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$98,900	LIFE	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Gymnasium</i>								
Plaster	20%			LIFE	**	5	\$13,900	
Site Enclosure								
Fence/Gates								
Iron Picket	35%			2073	**			
Iron Picket	25%			2049	**			
Under Construction	40%							
Retaining Walls								
Cast in Place Concrete	70%			2073	**			
Cast in Place Concrete	15%			2049	**			
Masonry: Fieldstone	15%			2049	**			

Site Pavements

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	35%			2046	**			
Cast in Place Concrete	60%			2042	**			
Pavers/Stone	5%			2042	**			

On-Site Walkways

Cast in Place Concrete	80%			2046	**			
Cast in Place Concrete	18%			2034	**			
Masonry: Granite	2%			LIFE	**			

Activity Yard

Under Construction	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5	\$700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 1,600 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2055	**	5	\$700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Four Vertical Sections*

Raceway

Conduit	30%			2029	\$79,300	1		
Conduit	70%			2055	**	1		

Panelboards

Fused Disc Sw	15%			2051	**	5	\$500	
Molded Case Bkrs	55%			2051	**	5	\$2,200	
Molded Case Bkrs	30%			2028	\$71,800	5	\$1,200	

Wiring

Braided Cloth	30%	2-4	\$111,300	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Sections Of The Building*

Thermoplastic	70%			2055	**	1		
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Motor Controllers

Locally Mounted	10%			2027	\$12,300	5	\$100	
Locally Mounted	60%			2046	**	5	\$600	
Variable Frequency Drive	30%			2046	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,300	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$47,700	
Generators								
Diesel	100%			2042	**	1	\$60,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$5,700	
Fuel Storage								
Main Tank	100%			2064	**	5	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$136,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2024	\$2,700	10	\$100	
LED	3%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Service	40%			2037	**	1		
Emergency, Battery	5%			2024	\$11,200	10	\$1,900	
Emergency, Battery	5%			2037	**	10	\$1,900	
Exit, Service	40%			2037	**	1		
Exit, Service	10%			2024	\$4,500	1		
Exterior Lighting								
Fluorescent	20%			2024	\$106,100	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front And Rear Of The Building</i>								
HID	10%			2037	**	10		
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	40%							
Generic	60%			2064	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : Lightning Rods</i>								
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$17,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Basement**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$95,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

60%

2055

* *

1

Under Construction

40%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Entire Old Wing Basement Is Under Construction, Including The Boiler Room.*

Conversion Equipment

Hot Water Boiler

60%

2046

* *

1

\$46,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : New Wing Penthouse**Explanation : 3 Units*

Under Construction

40%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Outside The Building**Explanation : Entire Old Wing Basement Is Under Construction, Including The Boiler Room. One Temporary Steam Boiler Being Used.*

Distribution

Hot Wtr Piping/Pump

60%

2051

* *

4

\$4,600

Under Construction

40%

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2037	**	1	\$47,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 3 Rooftop Package Units.</i>								
Convactor/Radiator	25%	0-2	\$10,400	2034	**	1	\$11,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Classroom In Old Wing, Defective Room Thermostats And Control Valves</i>								
Convactor/Radiator	10%			2046	**	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Baseboard Heaters</i>								
Fan Coil Unit/Heat Under Construction	5%			2024	\$116,100	1	\$2,500	
	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire Old Wing Basement Is Under Construction, Including The Air Handlers.</i>								
Air Conditioning								
Energy Source								
Electricity	40%			2037	**	1		
Electricity	60%			2051	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2037	**	1	\$35,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 2 Multistack Units. R-410a Refrigerant.</i>								
Split Unit	10%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 7 Units. R-410a.</i>								
Window/Wall Unit	20%			2022	\$64,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations In Old Wing.</i>								
<i>Explanation : Window Air Conditioning Units.</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2055	**	4	\$3,800	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2037	**	1	\$47,900	
Fan Coil - 2 Pipe	10%			2037	**	1	\$5,000	
No Component	40%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	60%		2037	**	2	\$64,800	
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	60%		LIFE	**	2-5	\$51,900	
	Under Construction	40%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Entire Old Wing Basement Is Under Construction</i>					
Exhaust Fans								
	Roof	60%		2037	**	2	\$2,800	
	Under Construction	40%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Entire Old Wing Basement Is Under Construction</i>					
Plumbing								
H/C Water Piping								
	Brass/Copper	60%		2055	**	1		
	Under Construction	40%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Entire Old Wing Basement Is Under Construction</i>					
Water Heater								
	Gas Fired	60%		2028	\$56,700	2	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : New Wing Penthouse</i>					
			<i>Explanation : 1 Unit</i>					
	Under Construction	40%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Entire Old Wing Basement Is Under Construction</i>					
Sanitary Piping								
	Cast Iron	60%		LIFE	**	1		
	Under Construction	40%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Entire Old Wing Basement Is Under Construction</i>					
Storm Drain Piping								
	Cast Iron	60%		LIFE	**	1		
	Under Construction	40%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Entire Old Wing Basement Is Under Construction</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire Old Wing Basement Is Under Construction</i>								
Sewage Ejector(s) Electric Under Construction	60% 40%			2037	**	4	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire Old Wing Basement Is Under Construction</i>								
Backflow Preventer Generic	40%			2034	**	1	\$3,800	
Generic	60%			2037	**	1	\$5,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Ground To 4th Floor, One Unit From Ground To 1st Floor, One Unit From Basement To Ground Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Under Construction	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Old Wing Stairways</i>								
<i>Explanation : Not In Service Sign Posted.</i>								
Generic	60%			2055	**	1-5	\$46,900	
Sprinkler								
No Component	37%							
Generic	3%			2039	**	1-2	\$1,300	
Generic	60%			2055	**	1-2	\$26,100	
Fire Pump								
No Component	40%							
Generic	60%			2042	**	1	\$17,400	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 11 - SI
Address : 50 JEFFERSON STREET @CROMWELL AVE.
Borough : STATEN ISLAND **Agency's Number** : R011
Program / Asset # : BOE0905.000 / 1441 **Yr Built/Renovated** : 1921 / 2000
Area Sq Ft : 39,000 **Project Type** : EDUCATION
Date of Survey : 08-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,PH
Block : 3303 **Lot** : 18 **BIN** : 5048647

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$693,500	\$36,100
Interior Architecture	\$46,800	\$82,900
Electrical	\$372,800	\$203,200
Mechanical	\$48,800	\$265,500
Total	\$1,161,800	\$587,800
Importance Code A	\$693,500	\$36,100
Importance Code B	\$421,600	\$551,700
Importance Code C	\$46,800	
Total	\$1,161,800	\$587,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,600			
Interior Architecture	\$94,500		\$900	\$25,100
Electrical	\$400	\$1,400	\$1,400	\$56,400
Mechanical	\$29,900	\$5,900	\$9,900	\$11,900
Site Enclosure	\$1,000			
Site Pavements	\$2,200			
Total	\$168,600	\$7,300	\$12,100	\$93,500
Importance Code A	\$44,400	\$3,900	\$3,900	\$3,900
Importance Code B	\$87,400	\$3,500	\$8,300	\$89,500
Importance Code C	\$36,800			
Total	\$168,600	\$7,300	\$12,100	\$93,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%			2049	**	10	\$11,300	
			<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Penthouse</i>					
Masonry: Brick	75%	Now	\$58,200	LIFE	**	5	\$36,100	
			<i>Repointing Failure, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Front Facade</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Front Facade</i>					
Masonry: Granite	10%	0-2	\$12,200	LIFE	**	5	\$3,600	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	5%			LIFE	**	5	\$1,800	
Windows								
Aluminum	100%	0-2	\$28,400	2045	**	5	\$3,200	
			<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,700	
Masonry: Brick	90%			LIFE	**	5	\$4,300	
Roof								
Built-Up (BUR)	100%	Now	\$635,300	2039	**			
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Towards Front</i>					
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$2,200	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	Now	\$9,700	2038	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	Now	\$18,200	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Treads</i>								
Terrazzo	5%	Now	\$11,700	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Lobby</i>								
Vinyl Tile	15%	Now	\$19,200	2034	**	3	\$2,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Cafeteria And 2nd Floor Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor And Cafeteria</i>								
Vinyl Tile 9" X 9"	15%			2029	\$82,900	3	\$2,600	
Wood	55%			2044	**	5	\$48,400	
Interior Walls								
Ceramic Tile	10%	Now	\$14,600	2032	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Kitchen</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,000	
Masonry: Brick	20%			LIFE	**			
Marble Panels	5%	4+	\$21,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$46,800	LIFE	**	5	\$16,400	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 2nd Floor Corridors</i>								
Ceilings								
Plaster	100%			LIFE	**	5	\$27,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Iron Picket	25%	2-4	\$1,000	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete

75%

2042

* *

Masonry: Granite

25%

LIFE

* *

*Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%**Location : Throughout*

Parking/Driveway

Cast in Place Concrete

100%

2042

* *

Activity Yard

Asphalt

90%

2-4

\$2,200

2038

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Throughout*

Rubber Matting

10%

2029

\$6,400

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

35%

2029

\$3,100

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1 - 600 Ampere Main Disconnect Switch*

Fused Disc Sw

35%

2029

\$3,100

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1 - 400 Ampere Main Disconnect Switch*

Fused Disc Sw

30%

2029

\$2,700

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

100%

2029

\$104,400

5

\$200

Raceway

Conduit

90%

2029

\$50,500

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

15%

2028

\$12,000

5

\$100

Fused Disc Sw

10%

2045

* *

5

\$100

Molded Case Bkrs

65%

4+

\$51,900

2054

* *

5

\$300

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Molded Case Bkrs

10%

2045

* *

5

\$100

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$63,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	92%			2024	\$84,500	10	\$32,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	8%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$4,700	
Exit, Battery	50%			2034	**	10	\$1,300	
Exterior Lighting								
HID	10%			2024	\$15,700	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$4,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	4+	\$172,500	2039	**	1-3	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Components</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$38,600	
Distribution								
Steam Piping/Pump	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%	Now	\$24,700	2029	\$82,300	1	\$3,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium Blower Coil, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Unit Has Not Been Used Since Radiators Were Installed In Auditorium</i>								
Convector/Radiator	75%			2034	**	1	\$9,500	
Fan Coil Unit/Heat	10%			2029	\$58,400	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	10%			2034	**			
Window/Wall Unit	60%			2024	\$48,800	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$5,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,700	
Exhaust Fans								
Interior	90%			2029	\$124,900	2	\$1,100	
Roof	10%			2024	\$6,500	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2028	\$23,800	2	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2049	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 12 - Q
Address : 42-00 72 STREET @WOODSIDE AVE.
Borough : QUEENS **Agency's Number** : Q012
Program / Asset # : BOE0676.000 / 318 **Yr Built/Renovated** : 1929 / 2011
Area Sq Ft : 106,971 **Project Type** : EDUCATION
Date of Survey : 15-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1349 **Lot** : 28 **BIN** : 4031853

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$750,400	\$188,400
Interior Architecture	\$564,900	\$73,000
Electrical	\$434,200	\$537,500
Mechanical	\$1,347,600	\$1,821,000
Total	\$3,097,100	\$2,619,800
Importance Code A	\$1,235,000	\$210,800
Importance Code B	\$1,862,100	\$2,373,100
Importance Code C		\$35,900
Total	\$3,097,100	\$2,619,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,600	\$7,800	\$15,700
Interior Architecture	\$2,400	\$10,000	\$14,000	\$20,000
Electrical	\$18,300	\$10,800	\$11,600	\$10,400
Mechanical	\$24,800	\$72,100	\$27,200	\$17,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$53,400	\$108,400	\$68,500	\$71,700
Importance Code A	\$1,600	\$16,900	\$16,800	\$24,800
Importance Code B	\$51,800	\$91,500	\$51,700	\$46,900
Importance Code C				
Total	\$53,400	\$108,400	\$68,500	\$71,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$218,100	LIFE	**	5	\$67,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Foundation In Oil Tank Room</i>								
Masonry: Brick Cavity	15%			LIFE	**	5	\$22,600	
Masonry: Brick Cavity	30%	Now	\$361,400	LIFE	**	5	\$45,100	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2011 Wing</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2011 Wing</i>								
Masonry: Granite	2%			LIFE	**	5	\$2,300	
Masonry: Limestone	5%			LIFE	**	5	\$5,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$14,700	
Windows								
Aluminum	55%			2043	**	5	\$15,700	
Aluminum	45%			2049	**	5	\$12,800	
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$35,000	
Masonry: Brick	45%			LIFE	**	5	\$10,200	
Masonry: Brick Cavity	15%			LIFE	**	5	\$3,400	
Masonry: Brick Cavity	15%			LIFE	**	5	\$3,400	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,100	
Roof								
Copper/Terne	3%			2042	**	10	\$7,600	
IRMA/Protected Membrane	52%			2035	**	10	\$53,000	
IRMA/Protected Membrane	15%			2022	\$130,100	10	\$15,300	
IRMA/Protected Membrane	25%			2032	**	10	\$25,500	
Metal Panel	5%			2044	**	10	\$9,300	
Interior								
Floors								
Carpet	5%			2026	\$109,100	3	\$12,000	
Cast in Place Concrete	5%			LIFE	**	5	\$17,500	
Ceramic Tile	3%			2036	**	5	\$4,800	
Quarry Tile	5%			2040	**	5	\$12,000	
Terrazzo	2%			LIFE	**	5	\$2,500	
Vinyl Tile	25%			2032	**	3	\$15,000	
Vinyl Tile	25%			2035	**	3	\$15,000	
Vinyl Tile 9" X 9"	30%			2022	\$564,900	3	\$18,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Ceramic Tile	7%			2040	**	5	\$16,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,800	
Gypsum Board	23%			LIFE	**	5	\$33,100	
Masonry: Limestone	3%			LIFE	**			

*Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Foundation In Oil Tank Room*

Plaster	35%			LIFE	**	5	\$25,200	
Plaster	15%			LIFE	**	5	\$10,800	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	2%			LIFE	**	5	\$19,200	

Ceilings

AcousTile,Adhered	5%			2040	**	5	\$8,000	
AcousTileConcealSpLn	20%			2040	**	5	\$40,000	
AcousTileSusp.Lay-In	5%			2032	**	5	\$8,000	
AcousTileSusp.Lay-In	25%			2044	**	5	\$40,000	
Exposed Struc: Steel	3%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$10,000	
Plaster	37%			LIFE	**	5	\$37,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2027	\$22,400	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Old Electrical Room**Explanation : 2 Main Service Disconnect Switches Rated At 600 Amperes Each*

Fused Disc Sw	50%			2047	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes*

Switchgear / Switchboard

Fused Disc Sw	30%			2047	**	5	\$100	
Fused Disc Sw	30%			2027	\$62,600	5	\$100	
Fused Knife Sw	40%	2-4	\$83,500	2057	**	5	\$100	

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Old Electrical Room*

Raceway

Conduit	70%			2027	\$155,900	1		
Conduit	30%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2043	**	5	\$200	
Fused Knife Sw	2%	2-4	\$3,800	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	30%			2026	\$57,500	5	\$800	
Molded Case Bkrs	30%			2035	**	5	\$800	
Molded Case Bkrs	30%			2043	**	5	\$800	
Wiring								
Braided Cloth	60%	2-4	\$191,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2047	**	1		
Motor Controllers								
Locally Mounted	50%	2-4	\$61,400	2047	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	40%			2025	\$49,200	5	\$300	
Locally Mounted	10%			2040	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Insulation</i>								
Generic	50%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$32,900	
Generators								
Diesel	100%			2036	**	1	\$41,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$4,000	
Fuel Storage								
Main Tank	100%			2055	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	100%			2032	**	10	\$98,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting Emergency, Service	50%			2027	\$28,100	1		
Exit, Service	50%			2027	\$15,400	1		

Exterior Lighting HID	20%			2027	\$86,300	10	\$100	
No Component	80%							

Alarm

Security System No Component	70%							
Generic	30%			2027	\$103,700	1	\$12,000	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm Only; Motion Sensor

Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$19,800	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways, Basement, Toilets

Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Fuel Oil No 4	70%			2027	\$147,200	5	\$23,200	
Natural Gas	30%			2047	**	1		

Conversion Equipment Furnace	30%			2032	**	1	\$15,900	
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Other Observation, Extent : Light, Area Affected : 30%

Location : New Wing Roof

Explanation : 4 Rooftop Package Units

Steam Boiler	70%	Now	\$484,600	2047	**	1	\$66,700	
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Not in Service, Extent : Severe, Area Affected : 35%

Location : #2 Boiler Is Leaking. Both Units Are Down Frequently

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Old Units - 4 Cast Iron Sectional. Scheduled To Be Replaced Soon.

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	70%	Now	\$126,700	2027	\$1,267,300	4	\$3,700	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various In Old Wing</i>								
No Component	30%							
Terminal Devices								
Air Handler	15%			2022	\$225,600	1	\$9,900	
Convactor/Radiator	35%			2025	\$200,400	1	\$12,100	
Fan Coil Unit/Heat	20%	Now	\$16,000	2022	\$320,400	1	\$6,200	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2032	**	2	\$2,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 4 Package Units, New Wing Roof</i>								
Window/Wall Unit	5%			2022	\$11,100	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,600	
Exhaust Fans								
Interior	50%			2022	\$190,300	2	\$1,600	
Roof	50%			2032	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2047	**	1		
Galvanized Steel	30%			2025	\$140,800	1		
Water Heater								
Gas Fired	100%			2026	\$65,200	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$16,300	4	\$3,400	
Backflow Preventer								
Generic	100%			2027	\$27,200	1	\$6,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047		**	1-5	\$53,900
Sprinkler								
No Component	65%							
Generic	35%			2037		**	1-2	\$10,500
Fire Pump								
No Component	65%							
Generic	35%			2030	\$24,100		1	\$7,000
Chemical System								
Generic	100%			2025	\$27,900		1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 13 - BK
Address : 557 PENNSYLVANIA AVENUE @RIVERDALE AVE.
Borough : BROOKLYN **Agency's Number** : K013
Program / Asset # : BOE0349.000 / 334 **Yr Built/Renovated** : 1975 / 2011
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 29-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3823 **Lot** : 1 **BIN** : 3085070

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,600	\$222,800
Interior Architecture	\$221,600	\$794,800
Electrical	\$376,000	\$599,800
Mechanical	\$182,800	\$436,300
Total	\$816,000	\$2,053,800
Importance Code A	\$35,600	\$222,800
Importance Code B	\$780,400	\$1,831,000
Total	\$816,000	\$2,053,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$5,100		
Interior Architecture	\$110,300			\$10,200
Electrical	\$1,200	\$15,500	\$700	\$600
Mechanical	\$24,200	\$25,100	\$19,400	\$9,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$139,600	\$49,700	\$24,100	\$24,100
Importance Code A	\$5,300	\$10,600	\$5,300	\$5,300
Importance Code B	\$77,100	\$39,100	\$18,700	\$18,800
Importance Code C	\$57,100			
Total	\$139,600	\$49,700	\$24,100	\$24,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$87,800	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Throughout</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Throughout</i>					
Pre-Cast Concrete	10%			LIFE	**	5	\$31,700	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	100%			2052	**	5	\$10,200	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Parapets								
Metal Rail	5%			2040	**	5-10	\$20,400	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>					
			<i>Location : Throughout</i>					
Pre-Cast Concrete	95%			LIFE	**	5	\$135,000	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>					
			<i>Location : Throughout</i>					
Roof								
Built-Up (BUR)	100%	Now	\$35,600	2032	**			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,900	
Ceramic Tile	3%	Now	\$33,700	2030		5	\$1,400	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Terrazzo	2%			LIFE	**	5	\$1,400	
Vinyl Tile	90%	Now	\$221,600	2027		3	\$30,500	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Deflection Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$30,300	2036	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,400	
Plaster	62%	Now	\$9,100	LIFE	**	5	\$15,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	4+	\$17,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Water Fountains On 3rd Floor Corridor</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$19,500	2032	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5	\$7,100	
Plaster	25%			LIFE	**	5	\$14,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$20,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2047	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$200	
Raceway								
Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,200	5	\$100	
Molded Case Bkrs	70%			2026	\$78,200	5	\$1,000	
Molded Case Bkrs	20%			2043	**	5	\$300	
Wiring								
Thermoplastic	80%			2027	\$148,500	1		
Thermoplastic	20%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	86%			2035	**	10	\$42,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2037	**	10	\$5,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$38,900	10	\$6,500	
Exit, Service	50%			2022	\$7,800	1		
Exterior Lighting								
HID	100%			2022	\$217,700	10	\$200	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$119,400	1-3	\$6,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$16,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 2 Units 7500 Gallon Each</i>						
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$53,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$182,800	2053	**	4	\$2,700	
		<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Condensate Return Line</i>						
		<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Vacuum Pump, Steam Traps, Basement</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2027	\$151,900	1	\$6,700	
Convactor/Radiator	70%			2032	**	1	\$12,200	
Fan Coil Unit/Heat	10%			2027	\$80,900	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2027	\$45,800	1	\$2,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chillers</i>								
Exterior Pkg Unit - Cooling	5%			2027	\$21,900	2	\$200	
No Component	85%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2037	**	4	\$400	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2027	\$9,100	1	\$3,300	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2027	\$4,400	2	\$3,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,100	
Exhaust Fans								
Interior	20%			2032	**	2	\$300	
Roof	80%	Now	\$3,600	2027	\$71,700	2	\$1,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof. 2 Exhaust Motors Not Working.</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$86,000	4	\$5,300	
Sanitary Piping								
Cast Iron	100%	Now	\$7,900	LIFE	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen Slop Sink</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$1,800	4	\$1,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2027	\$15,600	4	\$2,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Passenger Unit And One Handicap Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$27,200	
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$800	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 13 - Q
Address : 55-01 94 STREET
Borough : QUEENS **Agency's Number** : Q013
Program / Asset # : BOE0677.000 / 319 **Yr Built/Renovated** : 1931 / 2010
Area Sq Ft : 179,000 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1901 **Lot** : 40 **BIN** : 4437297

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$323,000	\$1,325,300
Interior Architecture	\$388,200	\$793,700
Electrical	\$332,800	\$325,800
Mechanical	\$615,600	\$488,900
Total	\$1,659,600	\$2,933,700
Importance Code A	\$323,000	\$1,325,300
Importance Code B	\$1,336,600	\$1,551,700
Importance Code C		\$56,800
Total	\$1,659,600	\$2,933,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$21,300	\$10,900	\$28,600
Interior Architecture	\$8,500	\$33,200	\$16,000	\$18,700
Electrical	\$14,300	\$36,000	\$15,100	\$16,200
Mechanical	\$24,400	\$42,500	\$36,500	\$29,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$55,100	\$140,900	\$86,400	\$100,500
Importance Code A	\$12,400	\$33,700	\$23,600	\$41,000
Importance Code B	\$42,700	\$107,200	\$62,700	\$59,400
Importance Code C				
Total	\$55,100	\$140,900	\$86,400	\$100,500



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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$219,500	LIFE	**	5	\$68,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick Cavity	35%			LIFE	**	5	\$79,500	
Masonry: Granite	2%			LIFE	**	5	\$3,400	
Masonry: Limestone	3%			LIFE	**	5	\$5,100	
Metal Panel	5%			2047	**	5-10	\$78,100	
Pre-Cast Concrete	25%			LIFE	**	5	\$184,500	
Windows								
Aluminum	40%			2043	**	5	\$21,700	
Aluminum	57%			2049	**	5	\$30,900	
Glass Block	3%			LIFE	**	5	\$1,000	
Parapets								
Masonry: Brick	35%	Now	\$103,500	LIFE	**	5	\$8,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1931 Wing</i>								
Masonry: Brick Cavity	30%			LIFE	**	5	\$7,200	
Metal Rail	5%			2044	**	5-10	\$21,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,500	
Pre-Cast Concrete	25%			LIFE	**	5	\$37,700	
Roof								
Built-Up (BUR)	37%			2027	\$754,500	10	\$52,100	
Built-Up (BUR)	60%			2035	**	10	\$84,500	
Copper/Terne	3%			2055	**	10	\$10,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$29,800	
Ceramic Tile	3%			2040	**	5	\$8,200	
Quarry Tile	5%			2044	**	5	\$20,400	
Vinyl Tile	25%			2027	\$617,800	3	\$34,000	
Vinyl Tile	47%			2035	**	3	\$48,000	
Vinyl Tile 9" X 9"	10%			2022	\$320,200	3	\$10,200	
Wood	5%			2042	**	5	\$25,500	
Interior Walls								
Ceramic Tile	3%			2040	**	5	\$5,700	
Concrete Masonry Unit	7%			LIFE	**	5	\$5,300	
Gypsum Board	50%			LIFE	**	5	\$56,800	
Plaster	25%			LIFE	**	5	\$14,200	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2032	**	5	\$34,000	
AcousTileSusp.Lay-In	50%			2044	**	5	\$136,100	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$17,000	
Plaster	30%			LIFE	**	5	\$51,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere, Three 1,200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2027	\$52,200	5	\$200	
Fused Disc Sw	80%			2053	**	5	\$600	
Raceway								
Conduit	40%			2027	\$123,400	1		
Conduit	60%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$400	
Molded Case Bkrs	20%			2035	**	5	\$900	
Molded Case Bkrs	10%			2026	\$27,100	5	\$500	
Molded Case Bkrs	60%			2049	**	5	\$2,800	
Wiring								
Braided Cloth	20%	2-4	\$83,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	80%			2053	**	1		
Motor Controllers								
Locally Mounted	20%			2025	\$24,600	5	\$200	
Locally Mounted	80%			2044	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$55,100	
Generators								
Diesel	100%			2040	**	1	\$69,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 350 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$6,600	
Fuel Storage								
Main Tank	100%			2062	**	5	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	36%			2022	\$151,700	10	\$59,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	60%			2035	**	10	\$98,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	2%			2037	**	10	\$3,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Gymnasium</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	35%			2035	**	1		
Emergency, Battery	15%			2022	\$38,700	10	\$6,500	
Exit, Service	40%			2035	**	1		
Exit, Service	10%			2022	\$5,200	1		
Exterior Lighting								
HID	100%			2035	**	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	**	5	\$5,300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$6,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2035	**	1-3	\$11,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	60%			2053	**	1		
Interruptible Gas/Dual Fuel	40%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	60%			2032	**	1	\$53,100	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 7 Rooftop Package Units</i>						
Steam Boiler	40%			2040	**	1	\$70,900	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	40%			2037	**	4	\$5,300	
No Component	60%							
Terminal Devices								
Air Handler	10%			2022	\$251,700	1	\$11,100	
Convactor/Radiator	30%			2025	\$287,500	1	\$17,300	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2032	**	2	\$6,600	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 7 Rooftop Package Units, R-407 Refrigerant</i>						
Window/Wall Unit	5%			2022	\$18,700	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$39,900	
Ductwork/Diffusers	60%			LIFE	**	2-5	\$59,900	
Exhaust Fans								
Interior	40%			2022	\$254,700	2	\$2,200	
Roof	60%			2032	**	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2047	**	1		
Galvanized Steel	20%			2025	\$157,100	1		
Water Heater								
Gas Fired	100%			2022	\$109,200	2	\$2,600	
Sanitary Piping								
Cast Iron	40%			LIFE	**	1		
Cast Iron	60%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	40%			LIFE	**	1		
Cast Iron	60%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$3,800	
Sewage Ejector(s) Electric	100%			2032	**	4	\$7,100	
Backflow Preventer Generic	100%			2032	**	1	\$11,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler No Component Generic	40% 60%			2047	**	1-2	\$30,100	
Fire Pump No Component Generic	40% 60%			2036	**	1	\$20,100	
Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 13 - SI
Address : 191 VERMONT AVENUE @HYLAN BLVD.
Borough : STATEN ISLAND **Agency's Number** : R013
Program / Asset # : BOE0906.000 / 2756 **Yr Built/Renovated** : 1981 / 2005
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 07-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2852 **Lot** : 1 **BIN** : 5042776

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$143,200	\$82,000
Electrical	\$387,300	\$607,700
Mechanical	\$371,700	\$1,695,200
Site Pavements	\$76,800	
Total	\$979,000	\$2,384,900
Importance Code A	\$143,200	\$95,800
Importance Code B	\$835,900	\$2,289,100
Total	\$979,000	\$2,384,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$400	\$10,300		\$11,600
Interior Architecture	\$24,200	\$38,400	\$2,100	
Electrical	\$1,600	\$2,300	\$2,200	\$4,500
Mechanical	\$58,100	\$18,200	\$26,500	\$25,300
Site Enclosure	\$1,200			
Site Pavements	\$10,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,900	\$73,200	\$34,800	\$45,300
Importance Code A	\$7,200	\$17,200	\$6,900	\$18,600
Importance Code B	\$72,700	\$56,000	\$27,900	\$26,700
Importance Code C	\$19,900			
Total	\$99,900	\$73,200	\$34,800	\$45,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$82,000	
Metal Panel	7%			2049	**	5-10	\$42,400	
Windows								
Aluminum	100%	Now	\$68,800	2045	**	5	\$7,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gaskets At Operable Sash Leak</i>								
Parapets								
Masonry: Brick	93%			LIFE	**	5	\$8,500	
Metal Rail	2%			2042	**	5-10	\$3,300	
Pre-Cast Concrete	5%	4+	\$400	LIFE	**	5	\$2,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%			2034	**	10	\$74,400	
Metal Panel	5%			2042	**	10	\$7,200	
Soffits								
Stucco Cement	100%			2042	**	5	\$2,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,200	
Ceramic Tile	5%			2038	**	5	\$4,200	
Vinyl Tile	85%			2034	**	3	\$26,800	
Wood	5%	Now	\$14,800	2057	**	5	\$3,900	
<i>Loose Units, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%	Now	\$9,400	LIFE	**	5	\$1,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Concrete Masonry Unit	45%			LIFE	**	5	\$14,300	
Gypsum Board	15%			LIFE	**	5	\$7,100	
Masonry: Brick	5%			LIFE	**			
Metal Panel	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classroom Partitions</i>								
<i>Explanation : Metal Wall Partitions</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2042	**	5	\$12,600	
AcousTileSusp.Lay-In	55%			2042	**	5	\$46,300	
Exposed Concrete	15%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$5,300	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2079	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$1,200	2064	**			
<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>								
<i>Location : Exterior Stair At North Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	80%			2034	**			
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	15%			2032	**			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$10,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : By Dumpster Location</i>								
Activity Yard								
Asphalt	95%	Now	\$76,800	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North East Play Yard</i>								
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2029	\$13,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	35%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2029	\$125,200	5	\$200	
Fused Disc Sw	20%			2049	**	5	\$100	
Raceway								
Conduit	20%			2049	**	1		
Conduit	80%			2029	\$105,800	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	20%			2045	**	5	\$400	
Molded Case Bkrs	65%			2028	\$93,400	5	\$1,200	
Wiring								
Thermoplastic	80%			2029	\$148,500	1		
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$400	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%	0-2	\$161,500	2039	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
HID	2%			2024	\$2,400	10		
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2029	\$56,400	10		
HID	80%			2024	\$225,800	10	\$200	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2034

* *

1-3

\$17,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 10,000 Gallon Oil Tank*

Conversion Equipment

Heat Exchanger, Plate & Frame

2%

2032

* *

1

\$700

Steam Boiler

98%

2034

* *

1

\$67,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

20%

2037

* *

4

\$1,000

Steam Piping/Pump

80%

2039

* *

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Interior Pkg Unit - Cooling

20%

2030

\$523,500

2

\$900

Reciprocating Compr/Chiller

40%

0-2

\$237,700

2039

* *

1

\$11,700

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Penthouse**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units In Penthouse*

No Component

40%

Distribution

CW & CHW Wtr Pipe/Pump

40%

2039

* *

4

\$1,400

*Recent Replace Evident, Extent : Light, Area Affected : 50%**Location : Basement 1 of 2 Pumps Replaced*

No Component

60%

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	40%			2029	\$188,400	1	\$17,300
	No Component	60%						
Heat Rejection								
	Dry Cooler	40%	Now	\$91,400	2039	**	2	\$15,600
				<i>Corroded, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>				
				<i>Location : Roof</i>				
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$12,900	LIFE	**	2-5	\$39,000
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Air Outlets In Classrooms</i>				
Exhaust Fans								
	Interior	60%	Now	\$29,900	2029	\$149,400	2	\$1,000
				<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Gymnasium Fans</i>				
	Roof	40%			2029	\$46,500	2	\$900
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2034	**	1	
Water Heater								
	Gas Fired	100%			2024	\$42,700	2	\$1,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 380 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$2,200
Backflow Preventer								
	Generic	100%			2034	**	1	\$4,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$35,300

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DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%			2049	**	1-2	\$3,900
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 14 - Q
Address : 107-01 OTIS AVENUE
Borough : QUEENS **Agency's Number** : Q014
Program / Asset # : BOE0678.000 / 321 **Yr Built/Renovated** : 1915 / 2016
Area Sq Ft : 131,264 **Project Type** : EDUCATION
Date of Survey : 20-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1954 **Lot** : 37 **BIN** : 4437311

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$52,300	\$734,400
Interior Architecture	\$713,900	\$544,000
Electrical	\$312,500	\$959,700
Mechanical	\$830,800	\$716,400
Total	\$1,909,600	\$2,954,500
Importance Code A	\$52,300	\$734,400
Importance Code B	\$1,541,000	\$2,132,800
Importance Code C	\$316,300	\$87,300
Total	\$1,909,600	\$2,954,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$9,000
Interior Architecture	\$55,000	\$47,400	\$4,900	\$13,000
Electrical	\$12,800	\$31,900	\$14,500	\$32,900
Mechanical	\$46,000	\$30,200	\$38,900	\$70,700
Site Pavements	\$67,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$185,100	\$113,500	\$62,300	\$129,500
Importance Code A	\$13,000	\$13,000	\$13,000	\$22,300
Importance Code B	\$141,400	\$100,500	\$49,300	\$107,200
Importance Code C	\$30,600			
Total	\$185,100	\$113,500	\$62,300	\$129,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$80,800	
Masonry: Brick	55%			LIFE	**	5	\$113,800	
Masonry: Brick	25%			LIFE	**	5	\$51,700	
Masonry: Limestone	10%			LIFE	**	5	\$15,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$33,600	
Windows								
Aluminum	35%			2045	**	5	\$21,000	
Wood	65%			2045	**	5	\$389,800	
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$8,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
Masonry: Brick	50%			LIFE	**	5	\$18,300	
Masonry: Brick	25%			LIFE	**	5	\$9,200	
Metal Panel	2%			2049	**	5	\$2,800	
Metal Rail	13%			2042	**	5-10	\$86,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,600	
Roof								
Copper/Terne	3%			2064	**	10	\$7,600	
Modified Bitumen	97%			2037	**	10	\$98,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,000	
Ceramic Tile	5%			2038	**	5	\$9,800	
Mosaic Tile	2%			2034	**	5	\$9,800	
Terrazzo	5%	0-2	\$24,400	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%	Now	\$130,100	2039	**	5	\$6,100	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Landings Of 1915 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landings Of 1915 Wing</i>								
Vinyl Tile	35%			2034	**	3	\$25,800	
Vinyl Tile	20%	0-2	\$35,700	2029	\$356,700	3	\$14,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	13%	0-2	\$231,900	2039	**	3	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors Of 1915 Wing</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
Wood	5%			2057	**	5	\$18,400	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$30,600	2032	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$49,900	
Gypsum Board	10%			LIFE	**	5	\$24,900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	0-2	\$176,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%	0-2	\$53,400	LIFE	**	5	\$37,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	0-2	\$86,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	10%			2042	**	5	\$22,800	
AcousTileSusp.Lay-In	20%			2042	**	5	\$36,500	
Exposed Concrete	10%			LIFE	**	5	\$2,900	
Gypsum Board	10%			LIFE	**	5	\$22,800	
Plaster	50%			LIFE	**	5	\$57,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$28,500	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 108th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Asphalt	85%			2032	**			
Asphalt	10%	Now	\$30,800	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 108th Street And Martense Avenue</i>								
Rubber Matting	3%			2034	**			
Rubber Matting	2%	Now	\$8,000	2039	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Play Yard At 108th Street And Martense Avenue</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2039	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2039	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
	Molded Case Bkrs	20%			2029	\$47,000	5	\$700
Raceway								
	Conduit	30%			2039	**	1	
	Conduit	70%			2029	\$184,900	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$23,900	5	\$300
	Fused Disc Sw	5%			2037	**	5	\$200
	Molded Case Bkrs	35%			2037	**	5	\$1,200
	Molded Case Bkrs	50%			2028	\$119,700	5	\$1,700
Wiring								
	Braided Cloth	70%	2-4	\$259,600	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
	Thermoplastic	30%			2039	**	1	
Motor Controllers								
	Locally Mounted	25%			2042	**	5	\$200
	Locally Mounted	50%			2034	**	5	\$400
	Locally Mounted	25%			2027	\$30,700	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2034	**	1	\$40,400
Generators								
	Diesel	100%			2032	**	1	\$50,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 350 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2022	\$1,600	5	\$29,300
Fuel Storage								
	Main Tank	100%			2044	**	5	\$3,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$108,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2037	**	10	\$9,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	5%			2034	**	1		
Exit, Service	45%			2024		1	\$17,000	
Exterior Lighting								
Fluorescent	20%			2037	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : School Yard, Front</i>								
HID	10%			2024		10	\$52,900	
No Component	70%							
Lightning Protection								
Arresters/Cabbling Generic	100%			2032	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Explanation : Copper</i>								
Alarm								
Security System No Component Generic	70%			2037	**	1	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Front And School Yard</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2029		1-3	\$24,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$130,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers In Use</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$11,600	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Building Management System For The New Wing</i>								
Terminal Devices								
Air Handler	20%			2024	\$369,200	1	\$16,200	
Convactor/Radiator	70%			2034	**	1	\$29,700	
Fan Coil Unit/Heat	10%			2029	\$196,600	1	\$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2029	\$222,800	1	\$12,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Chillers, Penthouse</i>								
Window/Wall Unit	20%			2024	\$54,700	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2039	**	4	\$1,300	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2029	\$58,900	1	\$8,100	
Fan Coil - 4 Pipe	10%			2029	\$122,900	1	\$4,200	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2029	\$21,200	2	\$18,300	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,200	
Exhaust Fans								
Interior	70%			2024	\$326,900	2	\$2,800	
Interior	10%			2034	**	2	\$400	
Roof	20%			2037	**	2	\$800	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping	Brass/Copper	80%		2039	**	1		
	Galvanized Steel	20%		2027	\$115,200	1		
Water Heater	Gas Fired	100%		2022	\$80,100	2	\$1,900	
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Submersible	100%		2021	\$4,400	4	\$4,200	
Sewage Ejector(s)	Electric	100%		2034	**	4	\$7,800	
Backflow Preventer	Generic	100%		2034	**	1	\$8,000	
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe	Generic	100%		2049	**	1-5	\$66,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Dry System</i>					
Sprinkler	No Component	95%						
	Generic	5%		2039	**	1-2	\$1,800	
Chemical System	Wet	100%		2024	\$27,900	1-3	\$4,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 14 - SI
Address : 100 TOMPKINS AVENUE @ HILL ST.
Borough : STATEN ISLAND **Agency's Number** : R014
Program / Asset # : BOE0907.000 / 1442 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 112,215 **Project Type** : EDUCATION
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 545 **Lot** : 110 **BIN** : 5014176

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$548,400	\$49,700
Interior Architecture	\$977,400	\$42,500
Electrical	\$251,900	\$312,900
Mechanical	\$464,800	\$908,700
Total	\$2,242,500	\$1,313,800
Importance Code A	\$548,400	\$49,700
Importance Code B	\$1,284,900	\$1,221,600
Importance Code C	\$409,200	\$42,500
Total	\$2,242,500	\$1,313,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$1,700	
Interior Architecture	\$255,700	\$10,500		\$8,400
Electrical	\$21,900	\$4,500	\$2,700	\$16,800
Mechanical	\$17,400	\$19,400	\$37,800	\$18,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$299,000	\$38,300	\$46,200	\$47,300
Importance Code A	\$11,100	\$11,100	\$12,900	\$11,300
Importance Code B	\$261,200	\$27,200	\$33,400	\$36,000
Importance Code C	\$26,600			
Total	\$299,000	\$38,300	\$46,200	\$47,300



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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,700		
Masonry: Brick	90%			LIFE	**	5	\$49,700		
Masonry: Limestone	5%			LIFE	**	5	\$2,100		
Windows									
Aluminum	95%	0-2	\$245,500	2045	**	5	\$13,700		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Glass Block	5%			LIFE	**	5	\$900		
Parapets									
Concrete Masonry Unit	5%			LIFE	**	5	\$800		
Copper/Terne	5%			2073	**	5	\$3,500		
Masonry: Brick	85%	4+	\$151,100	LIFE	**	5	\$12,300		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%			LIFE	**	5	\$900		
Roof									
Metal Panel	4%			2046	**	10	\$9,300		
Modified Bitumen	55%	4+	\$101,000	2037	**				
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Single Ply Membrane	40%			2034	**	10	\$50,700		
Skylight, Metal/Glass	1%			2039	**	10	\$4,200		
Interior									
Floors									
Carpet	5%	2-4	\$114,400	2031	**	3	\$12,600		
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	5%			LIFE	**	5	\$18,400		
Ceramic Tile	5%	Now	\$34,800	2032	**	5	\$4,200		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Terrazzo	5%			LIFE	**	5	\$6,600		
Vinyl Tile	50%			2034	**	3	\$31,500		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	20%	Now	\$395,000	2039	**	3	\$12,600		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Wood	10%	Now	\$29,600	2057	**	5	\$15,700		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$26,600	2032	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$35,700	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$9,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	47%			LIFE	**	5	\$42,500	
SGFT/Glazed Masonry	30%	2-4	\$373,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	2-4	\$16,700	2034	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2046	**	5	\$8,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%	0-2	\$173,100	LIFE	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$29,400	LIFE	**	5	\$26,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair No. 1 At Second Floor, Corridor At Exit 5/6 And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2049	**			
Iron Picket	90%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere And One 600 Ampere Main Disconnect Switch</i>								
Photovoltaic Panel(s)	10%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves 3rd Floor Inverters On 3rd Floor</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$500	
Raceway								
Conduit	80%			2049	**	1		
Conduit	20%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5	\$100	
Fused Knife Sw	10%	Now	\$19,200	2054	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Molded Case Bkrs	35%			2045	**	5	\$1,000	
Molded Case Bkrs	50%			2037	**	5	\$1,500	
Wiring								
Braided Cloth	50%	2-4	\$159,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	90%			2027	\$110,600	5	\$700	
Locally Mounted	10%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$92,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2029	\$66,500	2	\$100	
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Lighting</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	50%			2034	**	10	\$13,500	
Exit, Service	50%			2034	**	1		

Exterior Lighting

HID	30%			2029	\$135,700	10	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Controlled Via Timer*

No Component	70%							
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Alarm

Security System

No Component	80%							
Generic	20%			2034	**	1	\$8,400	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$20,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	20%			2049	**	1		
Interruptible Gas/Dual Fuel	80%			2049	**	1		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 5,000 Gallon Tank*

Conversion Equipment

Steam Boiler	100%			2042	**	1	\$111,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Steam Boilers*

Distribution

Ductwork/Diffusers	50%			LIFE	**	2-5	\$31,300	
Steam Piping/Pump	50%			2039	**			

Terminal Devices

Air Handler	50%			2029	\$789,000	1	\$34,700	
Convactor/Radiator	50%			2034	**	1	\$18,100	

Air Conditioning

Energy Source

Electricity	100%			2045	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%			2034	**	2	\$1,400
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3 Rooftop Package Units Are On Annex Roof</i>								
	Split Unit	5%			2029	\$119,800		
	Window/Wall Unit	50%			2024	\$116,900	1	
	No Component	25%						
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2	\$29,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building</i>								
<i>Explanation : Annex Building</i>								
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,600
Exhaust Fans								
	Interior	70%			2024	\$279,500	2	\$2,400
	Roof	30%			2034	**	2	\$1,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2024	\$68,400	2	\$1,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$3,600
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%			2039	**	1-2	\$7,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 15 - BK
Address : 71 SULLIVAN STREET BTWN: RICHARDS ST., VAN BRUNT ST
Borough : BROOKLYN **Agency's Number** : K015
Program / Asset # : BOE0351.000 / 361 **Yr Built/Renovated** : 1968 / 2014
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 566 **Lot** : 1 **BIN** : 3008585

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,243,300	\$1,173,200
Interior Architecture	\$1,224,200	\$42,000
Electrical	\$381,300	\$369,400
Mechanical	\$231,300	\$553,700
Site Pavements		\$622,800
Total	\$3,080,000	\$2,761,000
Importance Code A	\$1,243,300	\$1,173,200
Importance Code B	\$1,836,700	\$1,587,800
Total	\$3,080,000	\$2,761,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$28,300	\$2,600	\$3,000	\$17,600
Electrical	\$7,700	\$8,200	\$8,200	\$32,400
Mechanical	\$9,300	\$8,200	\$15,900	\$21,200
Site Enclosure		\$29,700		
Site Pavements	\$1,300			
Total	\$46,600	\$48,700	\$27,100	\$71,200
Importance Code A	\$4,000	\$4,000	\$4,000	\$4,000
Importance Code B	\$13,100	\$15,000	\$23,200	\$67,200
Importance Code C	\$29,600	\$29,700		
Total	\$46,600	\$48,700	\$27,100	\$71,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	\$43,400	LIFE	**	5	\$72,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
Glazed Ceramic Panel	5%			LIFE	**	5	\$16,900	
Masonry: Brick	75%	0-2	\$348,000	LIFE	**	5	\$54,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$755,700	2054	**	5	\$84,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	100%	Now	\$96,300	2029		\$962,500		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Hatches</i>								
<i>Explanation : Roof Hatches Do Not Operate Properly And Leak</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$26,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$6,000	
Terrazzo	2%			LIFE	**	5	\$1,900	
Vinyl Tile	10%			2034	**	3	\$4,500	
Vinyl Tile 9" X 9"	72%	Now	\$204,000	2024		\$1,020,100	3	\$32,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	1%			2057	**	5	\$2,300	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,400	
Folding Partition	5%			2045	**	5	\$13,800	
Plaster	60%	Now	\$28,300	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2034	**	5	\$6,000	
AcousTileConcealSpLn	5%			2034	**	5	\$7,500	
Exposed Concrete	35%			LIFE	**	5	\$6,600	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$42,000			
Metal Panel	5%			LIFE	**	5	\$7,500	
Plaster	40%			LIFE	**	5	\$30,100	

Site Enclosure

Fence/Gates

Aluminum Rail	30%			2042	**	5-10	\$48,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Metal Panels*

Chain Link	5%			2049	**			
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Iron Picket	65%			2064	**			
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Retaining Walls

Cast in Place Concrete	100%			2064	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Asphalt	50%	Now	\$1,300	2038	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Cast in Place Concrete	45%			2042	**			
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Pavers/Stone	5%			2038	**			
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Activity Yard

Rubber Matting	100%			2029	\$622,800			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Electrical Room**Explanation : The Main Service Switch Is Rated At 1,600 Amperes. It Is In Good Condition.*

Switchgear / Switchboard

Fused Disc Sw	100%			2055	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Electrical Room**Explanation : The Service Equipment Were Relocated To The 1st Floor After The Sandy Storm. It Is In Good Condition.*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	95%			2055	**	1	
	Conduit	5%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2045	**	5	\$200
	Molded Case Bkrs	15%			2037	**	5	\$300
	Molded Case Bkrs	75%			2045	**	5	\$1,600
Wiring								
	Braided Cloth	10%			2028	\$18,600	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	90%			2049	**	1	
Motor Controllers								
	Locally Mounted	10%			2027	\$8,100	5	\$100
	Locally Mounted	90%			2042	**	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : The Grounding System Was Upgraded In Recent Years. It Is In Good Condition.</i>					
Stand-by Power								
Transfer Switches								
	Automatic	100%			2046	**	1	\$24,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Electrical Room</i>					
			<i>Explanation : The Transfer Switch Is Associated With The Generator Installed In 2015.</i>					
Generators								
	Natural Gas	100%			2042	**	1	\$31,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : A Gas Power Generator Was Installed In 2015. This 315 Horse Power Unit Is In Good Condition.</i>					
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$3,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Batteries Are Associated With The Gas Generator Installed In 2015. They Are In Good Condition.</i>					
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2034	**	10	\$58,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-8 Lamp Type Fixtures Were Installed In 2014. They Are In Good Condition.</i>								
LED	20%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Auditorium And Cafeteria</i>								
<i>Explanation : LED Lighting Type Fixtures Were Installed In 2014. They Are In Good Condition.</i>								
Egress Lighting Emergency, Battery	50%			2034	**	10	\$9,700	
Exit, Service	50%			2024	\$11,500	1		
Exterior Lighting HID	100%			2024	\$322,600	10	\$200	
Lightning Protection								
Arresters/Cabling No Component	90%							
Generic	10%			2064	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Highest Point</i>								
<i>Explanation : A Lightning Protection System Was Installed At The Roof Highest Point. It Is In Good Condition.</i>								
Alarm								
Security System No Component	80%							
Generic	20%			2029	\$51,700	1	\$6,000	
Fire/Smoke Detection No Component	65%							
Generic, Analog	35%			2029	\$309,600	1-3	\$17,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2055	**	1		
Conversion Equipment Hot Water Boiler	100%			2046	**	1	\$39,600	
Distribution Central Plant Steam	100%			2039	**	4	\$3,900	
Piping/Pmp								
Terminal Devices Air Handler	20%			2037	**	1	\$9,900	
Convactor/Radiator	80%			2027	\$342,600	1	\$20,700	
Air Conditioning								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - BK

Asset # : 361

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Split Unit	10%		2037	**			
	Window/Wall Unit	75%		2024	\$125,000	1		
	No Component	15%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$44,600	
Exhaust Fans								
	Interior	20%		2029	\$56,900	2	\$500	
	Roof	80%		2024	\$106,300	2	\$2,000	
Plumbing								
H/C Water Piping								
	Brass/Copper	70%		2039	**	1		
	Galvanized Steel	30%		2027	\$105,300	1		
Water Heater								
	Gas Fired	100%		2028	\$48,800	2	\$1,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 300 Gallons</i>							
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2024	\$12,200	4	\$1,700	
Sewage Ejector(s)								
	Electric	100%		2029	\$23,000	4	\$4,800	
Backflow Preventer								
	Generic	100%		2034	**	1	\$4,900	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2039	**	1-2	\$700	
Chemical System								
	No Component	98%						
	Generic	2%		2027	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 15 - M
Address : 333 EAST 4 STREET @AVENUES C-D
Borough : MANHATTAN **Agency's Number** : M015
Program / Asset # : BOE0010.000 / 438 **Yr Built/Renovated** : 1904 / 2004
Area Sq Ft : 60,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 374 **Lot** : 20 **BIN** : 1004415

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$121,700
Interior Architecture	\$599,300	\$75,100
Electrical	\$148,500	\$439,800
Mechanical	\$226,400	\$1,942,500
Total	\$974,200	\$2,579,200
Importance Code A		\$510,000
Importance Code B	\$938,800	\$2,029,500
Importance Code C	\$35,400	\$39,700
Total	\$974,200	\$2,579,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,700		\$28,600	\$6,200
Interior Architecture	\$70,700	\$2,300	\$4,300	\$7,900
Electrical	\$17,100	\$5,600	\$5,900	\$7,500
Mechanical	\$48,100	\$14,200	\$28,100	\$9,800
Total	\$149,600	\$22,100	\$66,800	\$31,400
Importance Code A	\$33,200	\$5,900	\$34,600	\$12,200
Importance Code B	\$69,900	\$16,200	\$32,200	\$19,300
Importance Code C	\$46,600			
Total	\$149,600	\$22,100	\$66,800	\$31,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$38,300	
Masonry: Brick	85%			LIFE	**	5	\$83,400	
Masonry: Limestone	10%			LIFE	**	5	\$7,400	
Windows								
Aluminum	97%			2044	**	5	\$12,400	
Metal Louvers	3%			2037	**	10	\$2,400	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$6,600	
Metal Rail	10%			2041	**	5-10	\$17,100	
Metal: Cage/Fence	5%			2041	**	5-10	\$3,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	
Stucco Cement	10%			2041	**	5	\$2,400	
Roof								
Built-Up (BUR)	90%			2033	**	10	\$28,600	
Copper/Terne	5%			2056	**	10	\$4,000	
Paver: Asphalt	5%			2037	**	10	\$2,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$10,200	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$10,100	LIFE	**	5	\$19,900	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Auditorium, Basement Corridors And Fan Room</i>
								<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>
								<i>Location : Auditorium, Basement Corridors And Fan Room</i>
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Throughout</i>
								<i>Explanation : Epoxy Coating</i>
Ceramic Tile	5%			2037	**	5	\$4,500	
Terrazzo	3%			LIFE	**	5	\$2,100	
Traffic Topping	7%			2036	**	5	\$7,900	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : 1st Floor Corridors</i>
								<i>Explanation : Component Actually A Spray Applied High Traffic Coating</i>
Vinyl Tile	22%			2033	**	3	\$10,000	
Vinyl Tile 9" X 9"	48%	Now	\$51,300	2023	\$512,600	3	\$16,300	
								<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>
								<i>Location : 5th Floor Classrooms</i>
Wood	5%			2043	**	5	\$8,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	4+	\$17,700	2031	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Walls</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,600	
Glass: Single Pane	3%	Now	\$23,100	LIFE	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Metal Mullions At Stair Partitions Corroded</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Partitions</i>								
Metal Panel	1%	4+	\$35,400	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Plaster	55%			LIFE	**	5	\$39,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	1%	4+	\$5,700	LIFE	**	5	\$9,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	3%			2028	\$17,700			
Masonry: Infill Arch	5%			LIFE	**			
Metal Panel	5%	4+	\$7,600	LIFE	**	5	\$5,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Plaster	67%			LIFE	**	5	\$35,500	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	90%			2041	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Rubber Matting	30%			2036	**			
Traffic Topping	70%			2036	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	80%			2028	\$105,800	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$5,600	5	\$100	
Molded Case Bkrs	95%			2044	**	5	\$1,500	
Wiring								
Braided Cloth	80%	0-2	\$148,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$38,700	5	\$300	
Locally Mounted	20%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main / Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$52,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
Fluorescent	2%			2036	**	10	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	3%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Lobby, Gymnasium</i>								
<i>Explanation : LED Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$7,200	
Exit, Service	50%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100%		2028	\$241,900	10	\$200		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : 11 HID Light Fixtures Controlled By Photocells*

Alarm

Security System

Generic

100%		2036	**	1	\$22,400		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways , Entrance And Exit Doors**Explanation : Intrusion Alarm System; Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%		2036	**	1-3	\$38,100		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Auditorium, Classrooms, Kitchen And Basement**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%		2038	**	5	\$18,600		
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Conversion Equipment

Steam Boiler

100%	Now	\$19,400	2026	\$388,300	1	\$53,500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. Water Shell Leak Boiler #1*

Distribution

Central Plant Steam

Piping/Pmp

100%	Now	\$101,500	2028	\$1,015,500	4	\$3,000	
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*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Steam Leaks At Basement Back Area Hallway And Vacuum Pump*

Terminal Devices

Air Handler

20%		2028	\$168,700	1	\$7,400		
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Convactor/Radiator

80%		2033	**	1	\$15,500		
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Air Conditioning

Energy Source

Electricity

100%		2036	**	1			
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Conversion Equipment

Window/Wall Unit

60%		2023	\$75,000	1			
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No Component

40%							
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Ventilation

Distribution

Ductwork/Diffusers

100%		LIFE	**	2-5	\$33,500		
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	50%			2028	\$106,700	2	\$900
	Roof	50%	Now	\$49,800	2038	**	2	\$700
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$26,300	2026	\$263,300	1	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Water Booster Pump Room And Boiler Room Stairwell Area</i>								
<i>Explanation : Corroded And Water Leaking</i>								
	HW Heat Exchanger							
	Steam Fired	100%			2038	**	4	\$8,900
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2022	\$2,000	4	\$1,900
	Sewage Ejector(s)							
	Electric	100%			2028	\$17,300	4	\$2,400
	Fixtures							
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2048	**	1-2	\$800
	Chemical System							
	No Component	80%						
	Generic	20%			2023	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 15 - Q
Address : 121-15 LUCAS STREET
Borough : QUEENS **Agency's Number** : Q015
Program / Asset # : BOE0679.000 / 322 **Yr Built/Renovated** : 1939 / 2010
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 12672 **Lot** : 1 **BIN** : 4273142

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,000	\$39,100
Interior Architecture	\$617,800	\$227,200
Electrical	\$111,400	\$228,500
Mechanical	\$117,400	\$1,258,500
Total	\$903,500	\$1,753,200
Importance Code A	\$57,000	\$39,100
Importance Code B	\$846,500	\$1,714,200
Total	\$903,500	\$1,753,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,900		\$27,100	\$10,900
Interior Architecture	\$2,600	\$5,200		\$4,700
Electrical	\$10,600	\$9,300	\$34,800	\$12,900
Mechanical	\$23,200	\$12,200	\$49,200	\$15,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$55,300	\$30,700	\$115,000	\$47,900
Importance Code A	\$20,400	\$5,400	\$32,700	\$16,300
Importance Code B	\$34,900	\$25,200	\$82,300	\$31,600
Importance Code C				
Total	\$55,300	\$30,700	\$115,000	\$47,900



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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	4%			LIFE	**	5	\$1,200	
Masonry: Brick	20%			LIFE	**	5	\$9,800	
Masonry: Brick	60%			LIFE	**	5	\$29,300	
Masonry: Granite	1%	Now	\$12,300	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps</i>								
Masonry: Limestone	10%	Now	\$57,000	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$7,900	
Windows								
Aluminum	95%			2044	**	5	\$21,800	
Metal Louvers	5%			2037	**	10	\$7,200	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$700	
Masonry: Brick	20%			LIFE	**	5	\$800	
Masonry: Brick	62%			LIFE	**	5	\$2,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$700	
Roof								
Built-Up (BUR)	65%			2033	**	10	\$18,500	
IRMA/Protected Membrane	30%			2033	**	10	\$8,600	
Metal Panel	5%			2041	**	10	\$2,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,100	
Ceramic Tile	5%			2037	**	5	\$4,200	
Vinyl Tile	30%			2028		3	\$9,400	
Vinyl Tile 9" X 9"	45%	Now	\$44,100	2023		3	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
Wood	15%	Now	\$132,200	2056	**	5	\$11,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,600	
Masonry: Brick	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$15,000	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%			2041	**	5	\$5,200	
Exposed Concrete	10%			LIFE	**	5	\$1,300	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$10,400	
Plaster	65%			LIFE	**	5	\$33,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2048	**	5	\$200	
Fused Disc Sw	30%			2028	\$47,000	5	\$100	
Raceway								
Conduit	70%			2028	\$92,600	1		
Conduit	30%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$5,600	5	\$100	
Molded Case Bkrs	50%			2044	**	5	\$700	
Molded Case Bkrs	45%			2027	\$50,300	5	\$700	
Wiring								
Braided Cloth	60%	2-4	\$111,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	40%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$38,700	5	\$300	
Locally Mounted	20%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$16,900	
Generators								
Diesel	100%			2037	**	1	\$21,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Nameplate Rating 80 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$12,300	
Fuel Storage								
Day Tank	50%			2044	**	5	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 25 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground Storage</i>								
<i>Explanation : One 5,000 Gallons</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	55%			2038	**	10	\$27,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building (Old Wing)</i>								
Fluorescent	35%			2033	**	10	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building (New Wing)</i>								
<i>Explanation : T-8 Lamps</i>								
LED	10%			2038	**			
Egress Lighting								
Emergency, Service	15%			2033	**	1		
Emergency, Service	45%			2038	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$200	
Alarm								
Security System								
Generic	100%			2033	**	1	\$20,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : 8 CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$34,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$54,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$12,200	2028	\$243,200			
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Thermostats, Various</i>								
Terminal Devices								
Air Handler	30%			2028	\$232,000	1	\$10,200	
Convactor/Radiator	70%			2026	\$206,100	1	\$12,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2028	\$140,000	1	\$7,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor Mechanical Room In New Wing</i>								
Window/Wall Unit	50%			2026	\$57,300	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%	Now	\$800	2038	**	4	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor New Wing</i>								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2028	\$148,000	1	\$10,200	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2028	\$71,800	2	\$11,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$21,500	
No Component	30%							
Exhaust Fans								
Interior	60%			2023	\$117,400	2	\$1,000	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$72,400	1		
Water Heater								
Gas Fired	100%			2023	\$33,500	2	\$800	
HW Heat Exchanger								
Steam Fired	100%			2028	\$87,600	4	\$5,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$8,400	4	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor In New Addition</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%			2038	**	1-5	\$8,300
Sprinkler								
	No Component	95%						
	Generic	5%			2038	**	1-2	\$800

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 16 - BK
Address : 157 WILSON STREET @BEDFORD AVE.
Borough : BROOKLYN **Agency's Number** : K016
Program / Asset # : BOE0352.000 / 2685 **Yr Built/Renovated** : 1918 / 2008
Area Sq Ft : 101,000 **Project Type** : EDUCATION
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2177 **Lot** : 1 **BIN** : 3059906

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$314,100	\$960,600
Interior Architecture	\$1,389,600	\$105,000
Electrical	\$386,300	\$444,500
Mechanical	\$358,800	
Total	\$2,448,900	\$1,510,100
Importance Code A	\$314,100	\$960,600
Importance Code B	\$1,722,400	\$506,400
Importance Code C	\$412,400	\$43,000
Total	\$2,448,900	\$1,510,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,200			\$8,200
Interior Architecture	\$61,500	\$5,000	\$9,900	\$16,100
Electrical	\$3,500	\$4,000	\$14,400	\$3,500
Mechanical	\$49,400	\$14,100	\$22,800	\$15,200
Site Pavements	\$300			
Total	\$151,800	\$23,000	\$47,200	\$43,000
Importance Code A	\$47,200	\$10,000	\$10,200	\$18,300
Importance Code B	\$98,100	\$13,000	\$37,000	\$24,800
Importance Code C	\$6,500			
Total	\$151,800	\$23,000	\$47,200	\$43,000



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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$65,100	LIFE	**	5	\$58,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%			LIFE	**	5	\$44,900	
Masonry: Brick	50%	0-2	\$120,700	LIFE	**	5	\$74,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$48,300	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1918 Bulkhead</i>								
Masonry: Limestone	5%	0-2	\$43,700	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	42%	0-2	\$10,700	2044	**	5	\$6,000	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Aluminum	58%			2044	**	5	\$16,500	
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$21,900	LIFE	**	5	\$5,100	
<i>Open Joints, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Between Terra Cotta And Brick</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Terra Cotta Copings Throughout</i>								
Masonry: Brick	30%			LIFE	**	5	\$3,900	
Masonry: Brick	65%			LIFE	**	5	\$8,500	
Roof								
Copper/Terne	5%	0-2	\$4,700	2056	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	65%	0-2	\$36,400	2028	\$727,800			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	30%			2036	**	10	\$39,500	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,700	
Ceramic Tile	5%			2037	**	5	\$9,900	
Quarry Tile	5%			2041	**	5	\$14,900	
Slate	5%	0-2	\$73,900	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Stairs</i>								
Terrazzo	5%	0-2	\$24,600	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%	Now	\$131,200	2038	**	5	\$6,200	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs C & D</i>								
Vinyl Tile	65%	0-2	\$584,700	2033	**	3	\$48,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1918 Wing Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1918 Wing Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1918 Wing</i>								
<i>Explanation : 9x9 Units</i>								
Wood	5%			2056	**	5	\$18,600	
Interior Walls								
Cast in Place Concrete	5%	2-4	\$88,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$13,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
Masonry: Brick	2%			LIFE	**			
Marble Panels	3%	2-4	\$66,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	0-2	\$122,900	LIFE	**	5	\$43,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$134,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$118,000	2048	**	5	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
AcousTileSusp.Lay-In	10%			2048	**	5	\$19,800	
Embossed Metal	5%			LIFE	**	5	\$4,500	
Exposed Concrete	23%			LIFE	**	5	\$7,100	
Exposed Concrete	2%	Now	\$13,600	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Area Under Sidewalk Near Exhaust Fan Panels</i>								
Plaster	50%	0-2	\$69,400	LIFE	**	5	\$61,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%			2033	**			
Cast in Place Concrete	2%	Now	\$300	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wilson Street Vault Area Above Exhaust Fan Panels In Basement</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes And 800 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2038	**	5	\$200	
Fused Disc Sw	50%			2054	**	5	\$200	
Raceway								
Conduit	90%			2028	\$200,500	1		
Conduit	10%			2054	**	1		
Panelboards								
Fused Disc Sw	7%			2027	\$13,400	5	\$200	
Fused Disc Sw	3%			2050	**	5	\$100	
Molded Case Bkrs	10%			2036	**	5	\$300	
Molded Case Bkrs	80%			2027	\$153,200	5	\$2,100	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2038	**	1		
Thermoplastic	5%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$88,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2036	**	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	45%			2023	\$65,500	10	\$11,000	
Emergency, Battery	5%			2036	**	10	\$1,200	
Exit, Service	50%			2028	\$14,500	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$97,900	1	\$11,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$19,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Tank 5000 Gallons</i>						
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$100,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$170,900	2048	**	4	\$5,000	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Vacuum Condensate Pump</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Air Handler	20%	Now	\$14,200	2033	**	1	\$11,200	
		<i>Broken, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Auditorium</i>						
Convactor/Radiator	80%			2041	**	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	60%	Now	\$12,600	2023	\$126,300	1		
		<i>Broken, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,300	
Exhaust Fans								
Interior	60%			2033	**	2	\$1,900	
Roof	40%			2033	**	2	\$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$8,900	2033	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Water Heater								
Gas Fired	100%			2023	\$61,600	2	\$1,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$15,400	4	\$2,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component Generic	95%			2048	**	1-2	\$1,400	
Chemical System No Component Generic	80%			2026	\$5,600	1-3	\$700	
	20%							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 16 - SI
Address : 80 MONROE AVENUE @ BENZIGER AVE.
Borough : STATEN ISLAND **Agency's Number** : R016
Program / Asset # : BOE0908.000 / 1443 **Yr Built/Renovated** : 1966 / 2006
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 02-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 18 **Lot** : 15 **BIN** : 5000291

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$529,300	\$828,300
Interior Architecture	\$2,696,200	\$70,800
Electrical	\$1,659,100	\$625,300
Mechanical	\$57,500	\$990,800
Site Pavements	\$41,900	
Total	\$4,984,100	\$2,515,200
Importance Code A	\$529,300	\$859,900
Importance Code B	\$3,496,400	\$1,584,600
Importance Code C	\$958,300	\$70,800
Total	\$4,984,100	\$2,515,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$57,500			\$14,300
Electrical	\$12,700	\$9,600	\$35,300	\$8,800
Mechanical	\$67,800	\$13,300	\$63,200	\$14,200
Site Enclosure	\$20,000			
Total	\$158,000	\$22,900	\$98,600	\$37,300
Importance Code A	\$29,800	\$9,100	\$9,300	\$9,100
Importance Code B	\$85,000	\$13,700	\$89,200	\$28,200
Importance Code C	\$43,300			
Total	\$158,000	\$22,900	\$98,600	\$37,300



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DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$127,000	LIFE	**	5	\$105,400	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Class Rooms 101, 201, 301, 401.</i>								
Masonry: Brick	85%	Now	\$192,400	LIFE	**	5	\$119,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room On Roof</i>								
Windows								
Aluminum	100%			2050	**	5	\$40,600	
Parapets								
Cast in Place Concrete	55%			LIFE	**	5	\$72,100	
Metal Rail	45%			2041	**	5-10	\$103,300	
Roof								
Copper/Terne	5%			2056	**	10	\$7,600	
IRMA/Protected Membrane	95%	Now	\$147,200	2028	\$490,700			
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Around Drainages</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$15,600	
Ceramic Tile	5%	Now	\$14,700	2037	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bath Rooms</i>								
Sheet Vinyl/Rubber	5%	Now	\$225,800	2038	**	5	\$5,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Terrazzo	5%			LIFE	**	5	\$5,600	
Vinyl Tile	15%	Now	\$19,400	2033	**	3	\$8,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile 9" X 9"	65%	Now	\$326,900	2023	\$1,089,800	3	\$34,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Class Rooms, 3rd, 4th Floors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$66,400	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Sump Pump Room</i>								
Concrete Masonry Unit	5%	Now	\$23,300	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	60%	Now	\$606,200	LIFE	**	5	\$70,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Class Rooms 101, 201, 301, 401</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Class Rooms 101, 201, 301, 401</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Class Rooms 101, 201, 301, 401</i>								
SGFT/Glazed Masonry	30%	Now	\$243,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor</i>								
Ceilings								
AcousTile,Adhered	15%	Now	\$66,100	2033	**	5	\$11,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 40%</i>								
<i>Location : Class Rooms 1st, 2nd Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Class Rooms 1st, 2nd Floors</i>								
Exposed Concrete	70%	Now	\$71,100	LIFE	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Sump Pump Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Sump Pump Room</i>								
Metal Panel	5%			LIFE	**	5	\$9,200	
Plaster	10%			LIFE	**	5	\$9,200	
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	\$13,300	2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Upper Backyard</i>								
Iron Picket	20%			2063	**			
Free Standing Walls								
Cast in Place Concrete	60%	Now	\$1,000	2063	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yards</i>								
Masonry: Fieldstone	40%	Now	\$5,700	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Between Upper And Lower Yards</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt

90% Now \$41,900 2031 * *

*Cracking/Crumbling, Extent : Severe, Area Affected : 60%**Location : Play Yards*

Cast in Place Concrete

10% 2041 * *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

80% 2028 \$31,600 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1600 And 800 Ampere Main Disconnect Switch*

Fused Disc Sw

20% 2048 * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

70% 2028 \$127,800 5 \$300

Fused Disc Sw

30% 2048 * * 5 \$100

Raceway

Conduit

85% 2028 \$156,600 1

Conduit

15% 2048 * * 1

Panelboards

Fused Disc Sw

10% 2027 \$19,200 5 \$200

Fused Knife Sw

2% Now \$3,800 2053 * * 5

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Electrical Room Basement*

Molded Case Bkrs

15% 2044 * * 5 \$400

Molded Case Bkrs

73% 2027 \$139,800 5 \$1,800

Wiring

Braided Cloth

75% 0-2 \$204,600 2053 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

15% 2028 \$40,900 1

Thermoplastic

10% 2048 * * 1

Motor Controllers

Locally Mounted

60% 2026 \$48,400 5 \$400

Locally Mounted

40% 2041 * * 5 \$200

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,400

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2038	**	10	\$67,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classroom, Offices, Cafeteria And Kitchen</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2038	**	10	\$12,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Hallway, 2nd Floor Fan Room</i>								
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023		10	\$11,100	
Exit, Service	50%			2023		1		
Exterior Lighting								
HID	100%			2023		10	\$300	
Alarm								
Security System								
Generic	100%			2038	**	1	\$34,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : 35 CCTV</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2023		1-3	\$56,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$28,500	
Conversion Equipment								
Steam Boiler	100%	0-2	\$29,800	2033	**	1	\$82,000	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : #2 Boiler</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Air Handler	30%			2028		1	\$17,100	
Convactor/Radiator	70%			2026		1	\$20,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	30%			2023	\$57,500	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	
Exhaust Fans								
Interior	50%			2033	**	2	\$1,400	
Roof	50%			2033	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$201,800	1		
Water Heater								
Gas Fired	100%			2026	\$56,100	2	\$1,300	
Sanitary Piping								
Cast Iron	100%	2-4	\$33,700	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$1,900	
Sewage Ejector(s)								
Electric	100%			2023	\$26,500	4	\$3,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2038	**	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 17 - BK
Address : 208 NORTH 5 STREET @ROEBLING ST.
Borough : BROOKLYN **Agency's Number** : K017
Program / Asset # : BOE0353.000 / 362 **Yr Built/Renovated** : 1921 / 2011
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 01-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2345 **Lot** : 1 **BIN** : 3062337

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$284,800	\$143,900
Interior Architecture	\$1,099,000	\$249,500
Electrical	\$1,116,300	\$400,100
Mechanical	\$653,500	\$1,092,300
Total	\$3,153,600	\$1,885,800
Importance Code A	\$284,800	\$183,400
Importance Code B	\$2,697,900	\$1,702,400
Importance Code C	\$171,000	
Total	\$3,153,600	\$1,885,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$10,900		
Interior Architecture	\$98,200	\$6,100	\$3,500	\$1,700
Electrical	\$3,700	\$25,400	\$1,000	\$1,300
Mechanical	\$100,900	\$12,300	\$19,700	\$12,600
Total	\$202,900	\$54,600	\$24,200	\$15,700
Importance Code A	\$11,500	\$19,900	\$8,800	\$8,800
Importance Code B	\$147,700	\$34,700	\$15,400	\$6,900
Importance Code C	\$43,600			
Total	\$202,900	\$54,600	\$24,200	\$15,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$45,300	
Masonry: Brick	85%			LIFE	**	5	\$98,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,300	
Metal Panel	5%			2037	**	5-10	\$39,900	
Windows								
Aluminum	90%	Now	\$103,100	2043	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$142,100	2052	**	5	\$8,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$11,800	
Masonry: Brick	90%			LIFE	**	5	\$13,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%			2032	**	10	\$39,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	10	\$3,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2026	\$95,300	3	\$10,500	
Cast in Place Concrete	5%			LIFE	**	5	\$15,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2036	**	5	\$7,000	
Ceramic Tile	5%			2030	\$144,700	5	\$7,000	
Marble Panels	5%	Now	\$27,000	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$126,900	2037	**	3	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	35%			2022	\$575,500	3	\$18,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	30%			2042	**	5	\$78,600	
Interior Walls								
Ceramic Tile	5%	0-2	\$20,200	2036	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$4,100	
Masonry: Brick	10%	Now	\$171,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$20,500	
Plaster	20%	Now	\$23,500	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$12,100	2032	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Embossed Metal	5%	Now	\$39,400	LIFE	**	5	\$3,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$12,000	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$8,700	
Plaster	75%	Now	\$146,900	LIFE	**	5	\$65,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	5%			2047	**	5		
Fused Knife Sw	95%	2-4	\$173,500	2057	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	1%	2-4	\$1,900	2052	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	30%			2049	**	5	\$700	
Molded Case Bkrs	59%			2026	\$113,000	5	\$1,400	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$72,600	5	\$500	
Locally Mounted	10%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$77,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$64,100	10	\$10,700	
Exit, Service	50%			2022	\$12,800	1		
Exterior Lighting								
HID	100%			2022	\$358,900	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$196,800	1-3	\$11,000	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$11,500	2040	**	1	\$79,300	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler #2 Hydrolic Flulid Leaking</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$30,100	2037	**	4	\$4,400	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Traps And Vacuum Condensate Pumps</i>								
Terminal Devices								
Air Handler	10%	Now	\$6,300	2022	\$125,100	1	\$5,000	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coil Of Auditorium Ahu, Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1 Of 2 Unit Not Working In The Boiler Room</i>								
Convactor/Radiator	90%			2025	\$428,800	1	\$25,900	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$148,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,600	
Exhaust Fans								
Interior	100%	Now	\$63,300	2022	\$316,600	2	\$2,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$663,400	1		
Water Heater								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$18,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Street Sewer Backup Causes Water Flooding 3 Feet High In Boiler Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	50%	Now	\$1,400	2032	**	4	\$900	
		<i>Noisy/Vibrating, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Submersible	50%			2021	\$1,500	4	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2027	\$17,400	1-2	\$500	
Chemical System								
Generic	100%			2021	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Address : 28-37 29 STREET
Borough : QUEENS **Agency's Number** : Q017
Program / Asset # : BOE0680.000 / 323 **Yr Built/Renovated** : 1967 / 2007
Area Sq Ft : 99,000 **Project Type** : EDUCATION
Date of Survey : 13-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 594 **Lot** : 1 **BIN** : 4007663

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$924,600
Interior Architecture	\$1,328,400	\$113,800
Electrical	\$356,700	\$682,000
Mechanical	\$82,500	\$540,700
Total	\$1,767,700	\$2,261,200
Importance Code A		\$964,100
Importance Code B	\$1,461,000	\$1,258,300
Importance Code C	\$306,600	\$38,700
Total	\$1,767,700	\$2,261,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$10,700	\$18,100
Interior Architecture	\$48,400		\$40,400	\$3,400
Electrical	\$18,700	\$2,800	\$28,300	\$2,200
Mechanical	\$58,500	\$21,400	\$36,600	\$17,600
Total	\$125,700	\$24,200	\$116,000	\$41,300
Importance Code A	\$9,800	\$9,800	\$20,700	\$27,900
Importance Code B	\$93,300	\$14,400	\$95,300	\$13,400
Importance Code C	\$22,600			
Total	\$125,700	\$24,200	\$116,000	\$41,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$28,400	
Ceramic Tile	5%			2048	**	10	\$5,300	
Masonry: Brick Cavity	85%			LIFE	**	5	\$96,700	
Metal Panel	5%			2038	**	5-10	\$39,100	
Windows								
Aluminum	100%			2044	**	5	\$36,200	
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$15,700	
Masonry: Brick Cavity	90%			LIFE	**	5	\$13,700	
Roof								
Built-Up (BUR)	100%			2028	\$774,500	10	\$53,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,400	
Ceramic Tile	5%	4+	\$13,900	2031	**	5	\$3,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Sheet Vinyl/Rubber	5%			2033	**	5	\$10,100	
Vinyl Tile	20%			2033	**	3	\$13,500	
Vinyl Tile 9" X 9"	60%			2023	\$949,800	3	\$30,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2031	**	5	\$12,900	
Concrete Masonry Unit	10%	Now	\$61,200	LIFE	**	5	\$10,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads, Cafeteria</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
Fiberglass Panel	2%			LIFE	**			
Folding Partition	5%			2036	**	5	\$32,300	
Plaster	50%			LIFE	**	5	\$38,700	
SGFT/Glazed Masonry	23%	2-4	\$245,400	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	30%			2033	**	5	\$50,500	
Exposed Concrete	45%			LIFE	**	5	\$9,500	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	8%			2028	\$75,100			
Metal Panel	3%	Now	\$72,000	LIFE	**	5	\$5,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Plaster	9%	2-4	\$8,500	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Asphalt	100%			2031	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2028	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2028	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2028	\$164,400	5	\$400	
Fused Disc Sw	10%			2038	**	5		
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	10%			2036	**	5	\$300	
Molded Case Bkrs	80%			2027	\$153,200	5	\$2,100	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$500	
Locally Mounted	20%	2-4	\$16,100	2048	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	94%			2036	**	10	\$85,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	6%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$71,300	10	\$11,900	
Exit, Service	50%			2023	\$14,300	1		
Exterior Lighting								
HID	10%			2023	\$39,900	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$18,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 Tanks 7,500 Gallons Each</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$98,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (2) #4 Oil Burning Steam Boilers</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	20%	Now	\$6,700	2038	**	4	\$1,000	
<i>Leak Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Fan Room, Defective Pump Seals</i>								
Central Plant Steam Piping/Pmp	80%			2038	**	4	\$5,900	
<hr/>								
Terminal Devices Air Handler	20%			2028	\$278,400	1	\$12,200	
Convactor/Radiator	80%			2033	**	1	\$25,600	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
<hr/>								
Conversion Equipment Window/Wall Unit	40%	0-2	\$16,500	2023	\$82,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Administrative Offices And Classrooms, Multiple Defects Throughout</i>								
No Component	60%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,200	
<hr/>								
Exhaust Fans Interior	20%			2028	\$70,400	2	\$600	
Roof	80%			2028	\$131,500	2	\$2,400	
<hr/>								
Plumbing								
H/C Water Piping Galvanized Steel	100%	2-4	\$21,700	2033	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Shut Off Valves</i>								
<hr/>								
Water Heater Gas Fired	100%			2026	\$60,400	2	\$1,400	
<hr/>								
HW Heat Exchanger Steam Fired	100%			2038	**	4	\$14,700	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								

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DEPARTMENT OF EDUCATION - 040
P. S. 17 - Q HENRY DAVID THOREAU SCHOOL
Asset # : 323

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2028	\$15,100	4	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sewage Ejector(s) Electric	100%			2028	\$28,500	4	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	98%							
Generic	2%			2038	**	1-2	\$600	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 18 - BK
Address : 101 MAUJER STREET @ LEONARD ST.
Borough : BROOKLYN **Agency's Number** : K018
Program / Asset # : BOE0354.000 / 363 **Yr Built/Renovated** : 1916 / 1995
Area Sq Ft : 29,000 **Project Type** : EDUCATION
Date of Survey : 03-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2787 **Lot** : 1 **BIN** : 3069559

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$59,400
Interior Architecture	\$265,700	\$457,000
Electrical		\$314,900
Mechanical	\$45,300	\$211,100
Site Pavements		\$49,700
Total	\$311,000	\$1,092,100
Importance Code A		\$59,400
Importance Code B	\$219,700	\$997,300
Importance Code C	\$91,400	\$35,400
Total	\$311,000	\$1,092,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,100		\$17,100	
Interior Architecture	\$60,100		\$8,000	\$5,800
Electrical	\$900	\$1,300	\$4,400	\$800
Mechanical	\$4,300	\$4,200	\$30,700	\$4,500
Site Enclosure	\$6,900			
Site Pavements	\$22,700			
Total	\$104,000	\$5,500	\$60,100	\$11,200
Importance Code A	\$12,000	\$2,900	\$20,000	\$2,900
Importance Code B	\$43,900	\$2,600	\$40,100	\$8,300
Importance Code C	\$48,100			
Total	\$104,000	\$5,500	\$60,100	\$11,200



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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$16,400	
Masonry: Brick	85%			LIFE	**	5	\$59,400	
Masonry: Limestone	5%			LIFE	**	5	\$2,600	
Metal Panel	2%	4+	\$200	2038	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Walls</i>								
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	25%			2050	**	5	\$2,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	73%			2050	**	5	\$7,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
Metal Louvers	2%			2031	**	10	\$1,200	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$3,500	
Metal Rail	15%			2041	**	5-10	\$11,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$17,100	
Metal, Corrugated	5%	0-2	\$400	2033	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Egress Stairs</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Poured	5%	0-2	\$4,200	2048	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs And Landings</i>								
<i>Ridging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs And Landings</i>								
Cast in Place Concrete	8%	4+	\$2,600	LIFE	**	5	\$10,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Areas And Corridors</i>								
Ceramic Tile	5%	0-2	\$12,000	2037	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor Bathrooms And Staff Bathroom</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Bathrooms And Staff Bathroom</i>								
Quarry Tile	2%			2033	**	5	\$1,700	
Vinyl Tile	80%	Now	\$126,500	2028	\$421,600	3	\$17,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 4th And 5th Floor Corridors And Classrooms</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th And 5th Floor Corridors And Classrooms</i>								
Interior Walls								
Ceramic Tile	7%	0-2	\$91,400	2031	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Wall On Stair Landings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, Staff Bathroom, 1st Floor Girls/ Boys Bathroom</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs, Staff Bathroom, 1st Floor Girls/ Boys Bathroom</i>								
Ceramic Tile	3%			2041	**	5	\$4,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Boys/girls Bathrooms</i>								
Glass: Single Pane	5%	Now	\$23,700	LIFE	**	5	\$5,500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Partitions</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Partitions</i>								
Masonry: Brick	5%	Now	\$15,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Foundation Wall Abutting Maujer St</i>								
Plaster	80%			LIFE	**	5	\$35,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2033	**	5	\$14,200	
Embossed Metal	15%			LIFE	**	5	\$3,800	
Plaster	60%	2-4	\$47,900	LIFE	**	5	\$21,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Corridor From Sink Above.</i>								
Plaster	5%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	\$6,900	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Concrete Curbs Anchoring Fence Posts Spalling</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Play Yard Perimeter Fence</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Maujer Street - Play Yard</i>								
Iron Picket	5%			2063	**			
Retaining Walls								
Masonry: Brick	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$7,400	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Curbing At Maujer St And Leonard St</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	80%	Now	\$15,400	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout Play Yard</i>								
Rubber Matting	20%			2028			\$49,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$5,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$104,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2028	\$50,500	1		
Conduit	10%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$8,000	5	\$100	
Fused Disc Sw	5%			2044	**	5		
Molded Case Bkrs	80%			2027	\$63,800	5	\$600	
Molded Case Bkrs	5%			2044	**	5		
Wiring								
Thermoplastic	90%			2038	**	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	99%			2036	**	10	\$26,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	1%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$3,500	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	20%			2028	\$23,400	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$28,100	1	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$96,200	1-3	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (1) 5,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$28,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dual Fuel Steam Boiler</i>						
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Convactor/Radiator	95%			2026	\$147,500	1	\$8,900	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout, Radiators Are Beyond Their Useful Life Cycle Limit</i>						
Fan Coil Unit/Heat	5%	Now	\$400	2023	\$21,700	1	\$400	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Auditorium, 1 Of 2 Unit With Multiple Mechanical And Or Electrical Deficiency</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Auditorium, The Unit Ventilators Are At Or Approaching Their Useful Life Cycle Limit</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	5%			2028	\$31,000			
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 3rd Fl. Roof</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
Window/Wall Unit	75%			2021	\$45,300	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$22,100	1	\$500	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2028	\$3,600	2	\$1,000	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,600	
No Component	90%							
Exhaust Fans								
Roof	10%			2023	\$4,800	2	\$100	
No Component	90%							
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
	Brass/Copper	50%		2038	**	1		
	Galvanized Steel	50%		2026	\$63,600	1		
Water Heater								
	Gas Fired	100%		2026	\$17,700	2	\$400	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Sanitary Piping Is Beyond Its Life Cycle Limit</i>								
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Storm Piping Is Beyond Its Life Cycle Limit</i>								
Sump Pump(s)								
	Non-Submersible	100%		2028	\$4,400	4	\$600	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2028	\$14,200	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

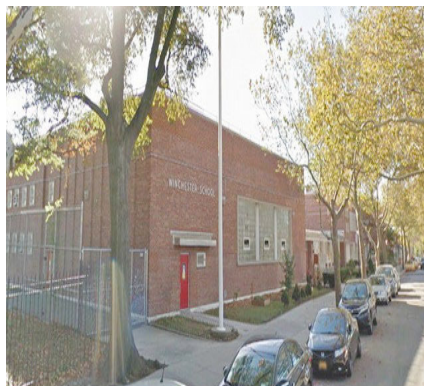
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 18 - Q
Address : 86-35 235 COURT BTWN: HILLSIDE AVE., 87 AVE.
Borough : QUEENS **Agency's Number** : Q018
Program / Asset # : BOE0681.000 / 665 **Yr Built/Renovated** : 1955 / 2014
Area Sq Ft : 57,000 **Project Type** : EDUCATION
Date of Survey : 07-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7955 **Lot** : 2 **BIN** : 4166561

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$78,400	\$432,500
Interior Architecture	\$49,400	\$537,400
Electrical	\$437,500	\$275,200
Mechanical	\$304,800	\$1,695,900
Total	\$870,100	\$2,940,900
Importance Code A	\$115,300	\$801,300
Importance Code B	\$754,800	\$2,139,600
Total	\$870,100	\$2,940,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,300			\$53,500
Interior Architecture	\$54,200			\$22,500
Electrical	\$2,100	\$2,000	\$1,900	\$16,900
Mechanical	\$22,600	\$7,900	\$12,900	\$16,700
Site Pavements	\$21,400			
Total	\$106,600	\$9,900	\$14,800	\$109,500
Importance Code A	\$6,300	\$5,600	\$5,600	\$59,100
Importance Code B	\$74,600	\$4,200	\$9,200	\$50,400
Importance Code C	\$25,700			
Total	\$106,600	\$9,900	\$14,800	\$109,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$40,400	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	90%			2045	**	5	\$10,600	
Glass Block	10%	Now	\$6,300	LIFE	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$5,400	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal Rail	20%			2034	**	5-10	\$26,200	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	50%			2034	**	10	\$30,100	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2044	**	10	\$7,500	
Modified Bitumen	45%	Now	\$78,400	2029	\$392,000			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Soffits								
Metal Panel	10%			2039	**	5-10		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Northwest Entrance</i>								
Stucco Cement	90%			2034	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,900	
Mosaic Tile	5%	Now	\$49,400	2034	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	5%	4+	\$3,800	LIFE	**	5	\$3,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby Entrance To Auditorium</i>								
Vinyl Tile	70%	2-4	\$9,800	2029	\$491,900	3	\$20,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$22,800	2029	\$45,500	3	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landings And Basement Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landings And Basement Throughout</i>								
Wood	5%			2044	**	5	\$7,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stage</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Concrete Masonry Unit	40%			LIFE	**	5	\$9,000	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$3,400	
SGFT/Glazed Masonry	30%	0-2	\$14,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria Exit</i>								
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$19,400	
AcousTileSusp.Lay-In	5%			2034	**	5	\$3,900	
Exposed Concrete	50%			LIFE	**	5	\$6,000	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$7,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$13,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout West Side Of Property</i>								
On-Site Walkways								
Asphalt	80%	4+	\$6,200	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%	Now	\$1,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Steps</i>								
Activity Yard								
Asphalt	60%			2032	**			
Rubber Matting	40%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$200	
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	3%			2051	**	5		
Fused Disc Sw	7%			2028	\$7,800	5	\$100	
Molded Case Bkrs	50%			2051	**	5	\$800	
Molded Case Bkrs	40%			2028	\$44,700	5	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$111,400	2054	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2055	**	1		
Thermoplastic	20%			2029	\$37,100	1		
Motor Controllers								
Locally Mounted	50%			2027	\$24,200	5	\$200	
Locally Mounted	40%			2046	**	5	\$200	
Variable Frequency Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$400	
Generic	50%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$50,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$41,000	10	\$6,900	
Exit, Service	50%			2024	\$8,200	1		
Exterior Lighting								
HID	100%			2024	\$229,800	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$55,200	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alarm Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$10,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$112,000	5	\$17,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$36,900	2027	\$368,900	1	\$50,800	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Tube In The Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$48,200	2029	\$964,700	4	\$2,800	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Level</i>								
Terminal Devices Air Handler	20%			2024	\$160,300	1	\$7,100	
Convactor/Radiator	80%			2034	**	1	\$14,700	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	50%			2024	\$59,400	1		
No Component	50%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,800	
Exhaust Fans Interior	60%			2029	\$121,700	2	\$1,000	
Roof	40%			2029	\$37,900	2	\$700	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2027	\$34,800	2	\$800	
HW Heat Exchanger Steam Fired	100%			2029	\$90,800	4	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Not Currently In Use</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$8,700	4	\$1,800	
Sewage Ejector(s) Electric	100%	Now	\$16,400	2039	**	4	\$2,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$800

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 18 - SI
Address : 221 BROADWAY @ HENDERSON AVE.
Borough : STATEN ISLAND **Agency's Number** : R018
Program / Asset # : BOE0909.000 / 1444 **Yr Built/Renovated** : 1964 / 2013
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 176 **Lot** : 10 **BIN** : 5004877

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$262,500	\$117,600
Interior Architecture	\$469,200	\$170,400
Electrical	\$669,000	\$427,700
Mechanical	\$145,000	\$475,200
Total	\$1,545,600	\$1,190,800
Importance Code A	\$262,500	\$157,100
Importance Code B	\$1,246,800	\$989,400
Importance Code C	\$36,300	\$44,400
Total	\$1,545,600	\$1,190,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,700			\$10,100
Interior Architecture	\$91,200	\$19,900		\$23,600
Electrical	\$12,600	\$4,500	\$2,600	\$16,100
Mechanical	\$43,300	\$12,800	\$21,900	\$41,000
Site Pavements	\$3,600			
Total	\$196,400	\$37,100	\$24,500	\$90,800
Importance Code A	\$54,400	\$8,600	\$8,600	\$18,900
Importance Code B	\$112,800	\$28,500	\$15,900	\$71,900
Importance Code C	\$29,200			
Total	\$196,400	\$37,100	\$24,500	\$90,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$10,700	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	10%	0-2	\$12,500	LIFE	**	5	\$33,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	0-2	\$92,000	LIFE	**	5	\$57,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$22,500	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$17,800	
Parapets								
Metal Rail	100%			2042	**	5-10	\$153,900	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$77,100	
Copper/Terne	5%			2044	**	10	\$10,100	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$7,300	LIFE	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, 301, 329, Stairs 7 And 8</i>								
Ceramic Tile	5%	Now	\$13,700	2038	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	45%			2034	**	3	\$22,300	
Vinyl Tile 9" X 9"	25%	0-2	\$19,500	2024	\$389,100	3	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$24,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$36,300	2038	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
Concrete Masonry Unit	10%	2-4	\$29,200	LIFE	**	5	\$9,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Plaster	60%			LIFE	**	5	\$44,400	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$39,000	
Exposed Concrete	10%	0-2	\$21,400	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	10%			2029	\$87,000			
Plaster	50%	Now	\$43,700	LIFE	**	5	\$39,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Stairs</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	90%	Now	\$3,600	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%			2034	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2029	\$146,100	5	\$300	
Fused Disc Sw	20%			2049	**	5	\$100	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	2%			2037	**	5		
Fused Disc Sw	8%			2028	\$15,300	5	\$200	
Molded Case Bkrs	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	80%			2045	**	5	\$1,800	
Wiring								
Braided Cloth	65%	2-4	\$177,300	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	15%			2029	\$40,900	1		
Motor Controllers								
Locally Mounted	80%			2042	**	5	\$500	
Locally Mounted	20%			2027	\$16,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2034	**	10	\$74,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms And Auditorium</i>								
LED	2%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$62,600	10	\$10,500	
Exit, Service	40%			2034	**	1		
Exit, Service	10%			2024	\$2,500	1		
Exterior Lighting								
HID	100%			2024	\$350,800	10	\$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	**	5	\$2,600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Outside And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$16,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$86,200	
Distribution								
Central Plant Steam Piping/Pmp	75%			2039	**	4	\$3,200	
Central Plant Steam Piping/Pmp	25%			2055	**	4	\$1,100	
Terminal Devices								
Air Handler	20%			2029	\$244,700	1	\$10,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	80%			2034	**	1	\$22,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2034	**	2	\$500	
Window/Wall Unit	80%	0-2	\$29,000	2024	\$145,000	1		
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And/Or Electrical Defects.</i>								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	20%		2029	\$61,900	2	\$500	
	Roof	80%		2029	\$115,600	2	\$2,100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	20%		2055	**	1		
	Galvanized Steel	80%		2034	**	1		
	Water Heater							
	Gas Fired	100%		2028	\$53,100	2	\$1,300	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2037	**	4	\$2,800	
	Backflow Preventer							
	No Component	80%						
	Generic	20%		2037	**	1	\$1,100	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2039	**	1-2	\$1,200	
	<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	Chemical System							
	Generic	100%		2024	\$27,900	1-3	\$4,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 19 - BK
Address : 325 SOUTH 3RD STREET @ KEAP ST.
Borough : BROOKLYN **Agency's Number** : K019
Program / Asset # : BOE0355.000 / 337 **Yr Built/Renovated** : 1911 / 2000
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 2423 **Lot** : 1 **BIN** : 3063188

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$233,000	\$206,600
Interior Architecture		\$1,237,900
Electrical	\$600,500	\$555,500
Mechanical	\$923,800	\$524,200
Site Pavements	\$40,000	
Total	\$1,797,200	\$2,524,100
Importance Code A	\$744,200	\$246,100
Importance Code B	\$1,053,000	\$2,149,900
Importance Code C		\$128,100
Total	\$1,797,200	\$2,524,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,600			\$16,500
Interior Architecture	\$5,900	\$16,400	\$9,400	
Electrical	\$13,200	\$3,100	\$23,300	\$2,700
Mechanical	\$21,500	\$11,500	\$32,200	\$11,500
Total	\$43,200	\$31,100	\$64,800	\$30,600
Importance Code A	\$2,600	\$7,800	\$8,000	\$24,300
Importance Code B	\$40,500	\$23,200	\$56,800	\$6,400
Importance Code C				
Total	\$43,200	\$31,100	\$64,800	\$30,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$87,500	
Masonry: Brick	85%	4+	\$76,700	LIFE	**	5	\$119,000	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Library, Classrooms 415 And 419</i>								
Masonry: Limestone	7%			LIFE	**	5	\$7,400	
Windows								
Aluminum	90%			2044	**	5	\$32,900	
Wood	10%	2-4	\$109,600	2053	**	5	\$18,300	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,800	
Masonry: Brick	25%			LIFE	**	5	\$3,100	
Masonry: Brick	65%			LIFE	**	5	\$8,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Built-Up (BUR)	97%			2033	**	10	\$46,700	
Metal Panel	3%			2041	**	10	\$2,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,700	
Ceramic Tile	5%			2037	**	5	\$6,200	
Vinyl Tile	60%			2028	\$680,200	3	\$28,100	
Vinyl Tile 9" X 9"	25%			2028	\$367,200	3	\$11,700	
Wood	5%			2056	**	5	\$11,700	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$21,300	
Masonry: Brick	10%			LIFE	**			
Plaster	80%			LIFE	**	5	\$128,100	
Ceilings								
AcousTile,Adhered	15%			2033	**	5	\$18,700	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$62,400	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$40,000	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

90%

2037

* *

Rubber Matting

10%

2033

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90%

2028

\$35,600

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 800 Ampere Main Disconnect Switch For Service A And B*

Fused Disc Sw

10%

2028

\$4,000

5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

20%

2038

* *

5

\$100

Molded Case Bkrs

80%

2028

\$125,200

5

\$1,700

Raceway

Conduit

95%

2028

\$125,600

1

Conduit

5%

2038

* *

1

Panelboards

Fused Disc Sw

10%

2027

\$14,400

5

\$200

Molded Case Bkrs

10%

2036

* *

5

\$200

Molded Case Bkrs

80%

2027

\$114,900

5

\$1,700

Wiring

Braided Cloth

80%

2-4

\$148,500

2053

* *

1

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2038

* *

1

Motor Controllers

Locally Mounted

100%

2026

\$80,600

5

\$500

Ground

Grounding Devices

Generic

100%

2-4

\$10,200

LIFE

* *

5

\$1,200

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Water Main Basement**Explanation : Corroded*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2038	**	10	\$69,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$56,900	10	\$9,500	
Exit, Service	45%			2023	\$10,200	1		
Exit, Service	5%			2038	**	1		
Exterior Lighting								
HID	100%			2023	\$318,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$76,600	1	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exit Door, Hallway And Offices</i>								
<i>Explanation : Only Intrusion Alarm And Motin Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$15,100	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2028	\$153,900	5	\$24,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$511,300	2048	**	1	\$70,400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$66,900	2038	**	4	\$3,900	
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2023	\$222,200	1	\$9,800	
Convactor/Radiator	80%			2033	**	1	\$20,400	
Air Conditioning								
Energy Source								
Electricity	100%			2027	\$179,100	1		
Conversion Equipment								
Window/Wall Unit	75%			2023	\$123,500	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Interior	40%			2028	\$112,400	2	\$1,000	
Roof	60%			2028	\$78,700	2	\$1,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$6,300	2048	**	4	\$7,800	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hot Water Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$12,000	2038	**	4	\$1,700	
<i>Unit Inoperable, Extent : Light, Area Affected : 50%</i>								
<i>Location : One Unit Clogged</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,100	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BK

Asset # : 337

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Wet	10%		2026	\$2,800	1-3	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul 102</i>					
	No Component	80%						
	Generic	10%		2023	\$2,800	1-3	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 19 - M ASHER LEVY
Address : 185 1ST AVENUE BTWN: EAST 11 ST., EAST 12 ST.
Borough : MANHATTAN **Agency's Number** : M019
Program / Asset # : BOE0012.000 / 2607 **Yr Built/Renovated** : 1956 / 2006
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 02-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 453 **Lot** : 34 **BIN** : 1006478

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$95,300	\$1,350,500
Interior Architecture	\$47,200	
Electrical	\$1,126,900	\$443,400
Mechanical	\$268,100	\$2,694,400
Total	\$1,537,500	\$4,488,300
Importance Code A	\$258,400	\$1,894,100
Importance Code B	\$1,279,100	\$2,594,200
Total	\$1,537,500	\$4,488,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,200	\$10,400		\$1,200
Interior Architecture	\$11,100	\$54,400	\$8,500	
Electrical	\$22,000	\$2,600	\$3,200	\$13,400
Mechanical	\$24,100	\$14,800	\$54,000	\$27,800
Total	\$82,400	\$82,100	\$65,700	\$42,300
Importance Code A	\$25,200	\$18,700	\$8,300	\$9,700
Importance Code B	\$57,200	\$63,400	\$52,200	\$32,700
Importance Code C			\$5,200	
Total	\$82,400	\$82,100	\$65,700	\$42,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$7,500	
Copper/Terne	1%			2064	**	10	\$1,200	
Masonry: Brick	88%			LIFE	**	5	\$44,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,900	
Granite Panels	3%			LIFE	**	5	\$1,100	
Windows								
Aluminum	100%			2045	**	5	\$24,000	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$4,700	
Masonry: Limestone	10%			LIFE	**	5	\$800	
Metal Rail	15%			2042	**	5-10	\$17,100	
Roof								
Built-Up (BUR)	95%	2-4	\$25,200	2029	\$1,262,400			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 233</i>								
Copper/Terne	5%			2057	**	10	\$11,500	
Soffits								
Pre-Cast Concrete	100%	Now	\$95,300	LIFE	**	5	\$43,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd Floor Window Soffits</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,600	
Ceramic Tile	5%			2038	**	5	\$6,800	
Quarry Tile	5%			2042	**	5	\$10,100	
Terrazzo	10%			LIFE	**	5	\$10,600	
Vinyl Tile	60%			2034	**	3	\$30,400	
Wood	10%			2057	**	5	\$25,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$10,300	
Concrete Masonry Unit	40%			LIFE	**	5	\$33,000	
Glass: Single Pane	5%			LIFE	**	5	\$7,700	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$12,400	
SGFT/Glazed Masonry	20%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	40%			2042	**	5	\$53,000	
Exposed Concrete	10%			LIFE	**	5	\$2,100	
Metal Panel	20%	4+	\$47,200	LIFE	**	5	\$33,100	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Plaster	30%	4+	\$11,100	LIFE	**	5	\$24,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 233</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	50%			2042	**			
Masonry: Granite	50%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2032	**			
Activity Yard								
Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$182,600	2059	**	5	\$200	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Fused Knife Sw	10%	2-4	\$19,200	2054	**	5	\$100	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	65%			2028	\$124,500	5	\$1,400	
Molded Case Bkrs	15%			2045	**	5	\$300	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$72,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	6%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$10,100	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$338,700	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$81,400	1	\$9,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$278,700	1-3	\$16,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$26,000	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside (Underground)</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside (Underground)</i>								
<i>Explanation : No.4 Oil, 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$163,100	2027	\$543,600	1	\$74,900	
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$4,100	
Terminal Devices								
Air Handler	40%			2029	\$472,500	1	\$20,800	
Convactor/Radiator	60%			2034	**	1	\$16,300	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2029	\$136,000	2	\$1,000	
Window/Wall Unit	60%			2024	\$105,000	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$109,300	
Terminal Devices								
Fan Coil - 2 Pipe	100%			2029	\$1,278,500	1	\$27,100	
Heat Rejection								
Dry Cooler	20%			2029	\$73,100	2	\$11,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,800	
Exhaust Fans								
Roof	100%	0-2	\$13,900	2029	\$139,500	2	\$2,100	
<i>Damaged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - M ASHER LEVY

Asset # : 2607

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2029	\$51,200	2	\$1,200
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$12,800	4	\$2,700
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	99%						
	Generic	1%			2049	**	1-2	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 19 - Q
Address : 98-02 ROOSEVELT AVENUE
Borough : QUEENS **Agency's Number** : Q019
Program / Asset # : BOE0682.000 / 1218 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 99,000 **Project Type** : EDUCATION
Date of Survey : 20-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1607 **Lot** : 1 **BIN** : 4437176

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$723,300	\$206,000
Interior Architecture	\$857,600	\$74,700
Electrical	\$693,700	\$760,000
Mechanical	\$968,400	\$501,800
Site Pavements	\$49,100	
Total	\$3,292,100	\$1,542,500
Importance Code A	\$723,300	\$245,500
Importance Code B	\$2,568,800	\$1,297,000
Total	\$3,292,100	\$1,542,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,200			\$3,800
Interior Architecture	\$7,400	\$9,300	\$3,200	\$14,400
Electrical	\$13,500	\$3,100	\$3,900	\$4,000
Mechanical	\$30,600	\$16,400	\$22,200	\$43,600
Total	\$57,600	\$28,800	\$29,400	\$65,800
Importance Code A	\$16,000	\$9,800	\$9,800	\$13,800
Importance Code B	\$41,700	\$19,000	\$16,400	\$52,000
Importance Code C			\$3,200	
Total	\$57,600	\$28,800	\$29,400	\$65,800



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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$48,200		
Masonry: Brick	85%			LIFE	**	5	\$104,900		
Masonry: Limestone	10%	Now	\$143,900	LIFE	**	5	\$9,300		
Windows									
Aluminum	100%	4+	\$579,400	2045	**	5	\$21,600		
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Various</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$8,600		
Masonry: Brick Cavity	85%			LIFE	**	5	\$9,500		
Metal: Cage/Fence	5%			2046	**	5-10	\$4,300		
Roof									
Built-Up (BUR)	20%	4+	\$4,400	2034	**				
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : Classroom 509 At Roof Drain</i>									
Copper/Terne	2%			2044	**	10	\$3,800		
Modified Bitumen	70%			2037	**	10	\$52,900		
Plaza Roof: Stone Panels	5%			2049	**				
Skylight, Metal/Glass	3%			2039	**	10	\$7,600		
Interior									
Floors									
Cast in Place Concrete	7%			LIFE	**	5	\$22,800		
Ceramic Tile	5%			2032	**	5	\$7,400		
Terrazzo	5%	4+	\$7,400	LIFE	**	5	\$5,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Lobby</i>									
Traffic Topping	8%	Now	\$157,700	2039	**	5	\$7,400		
<i>Split/Cracked, Extent : Severe, Area Affected : 35%</i>									
<i>Location : Stairs, Fifth Floor Corridor</i>									
<i>Wrinkling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Stairs, Fifth Floor Corridor</i>									
Vinyl Tile	30%			2034	**	3	\$16,700		
Vinyl Tile 9" X 9"	40%	0-2	\$700,000	2039	**	3	\$22,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Wood	5%			2044	**	5	\$14,000		
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Ceramic Tile	3%			2038	**	5	\$6,500		
Masonry: Brick	5%			LIFE	**				
Marble Panels	5%			LIFE	**				
Plaster	52%			LIFE	**	5	\$33,600		
SGFT/Glazed Masonry	25%			LIFE	**				

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$3,400	
Metal Panel	2%			LIFE	**	5	\$3,600	
Plaster	83%			LIFE	**	5	\$74,700	
Site Enclosure								
Fence/Gates								
Chain Link	55%			2049	**			
Iron Picket	45%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Masonry: Granite	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Explanation : Missing Mortar Joints</i>								
Activity Yard								
Asphalt	95%	4+	\$49,100	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$245,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$300	
Locally Mounted	50%			2027	\$40,300	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2037	**	10	\$88,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$71,300	10	\$11,900	
Exit, LED	10%			2064	**	1		
Exit, Service	40%			2029	\$11,400	1		
Exterior Lighting								
HID	30%			2024	\$119,800	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2024	\$328,400	1-3	\$18,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Gymnasium And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$98,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units.</i>								
Distribution								
Hot Wtr Piping/Pump	80%	0-2	\$6,200	2028	\$123,400	4	\$3,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Heat Exchanger, Boiler Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Thermostats, Throughout</i>								
Steam Piping/Pump	20%	0-2	\$4,400	2039	**			
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%	0-2	\$5,600	2024	\$278,400	1	\$11,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : The Coil Of The Unit For The Gymnasium, Basement</i>								
Convector/Radiator	60%			2027	\$318,000	1	\$19,200	
Fan Coil Unit/Heat	20%			2024	\$296,500	1	\$6,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	\$800	2024	\$41,300	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 310, 325</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,200	
Exhaust Fans								
Interior	100%			2024	\$352,200	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2028	\$60,400	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$3,100	
Backflow Preventer Generic	100%			2039	**	1	\$6,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : New Installed Unit</i>						
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Toilets Clogged</i>						
Fire Suppression								
Sprinkler No Component Generic	98%			2029	\$19,400	1-2	\$600	
Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 19 - SI
Address : 780 POST AVENUE @ GREENLEAF AVE.
Borough : STATEN ISLAND **Agency's Number** : R019
Program / Asset # : BOE0910.000 / 1445 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 75,366 **Project Type** : EDUCATION
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 227 **Lot** : 24 **BIN** : 5006175

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,221,100	\$450,200
Interior Architecture	\$204,000	\$763,800
Electrical	\$502,800	\$477,700
Mechanical		\$1,465,900
Total	\$1,927,800	\$3,157,600
Importance Code A	\$1,221,100	\$489,700
Importance Code B	\$664,400	\$2,667,900
Importance Code C	\$42,300	
Total	\$1,927,800	\$3,157,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,200			
Interior Architecture	\$67,100		\$1,400	\$7,100
Electrical	\$13,400	\$32,100	\$700	\$300
Mechanical	\$58,100	\$10,600	\$17,600	\$10,600
Total	\$169,700	\$42,800	\$19,700	\$18,000
Importance Code A	\$40,900	\$7,600	\$7,500	\$7,500
Importance Code B	\$120,700	\$35,100	\$12,200	\$10,500
Importance Code C	\$8,100			
Total	\$169,700	\$42,800	\$19,700	\$18,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$725,100	LIFE	**	5	\$450,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$138,200	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$241,700	2043	**	5	\$9,000	
<i>Crack/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$28,400	2052	**	5	\$4,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$2,800	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$67,600	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$48,400	2032	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	25%	Now	\$15,700	LIFE	**	5	\$61,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$35,000	2036	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,400	
Vinyl Tile	10%			2032	**	3	\$4,200	
Vinyl Tile 9" X 9"	50%	Now	\$33,200	2027	\$663,300	3	\$21,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$39,700	2055	**	5	\$5,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$42,300	2036	**	5	\$2,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,800	
Marble Panels	5%	Now	\$8,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	65%			LIFE	**	5	\$18,700	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%	Now	\$2,800	2040	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	15%	Now	\$7,300	2040	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Embossed Metal	5%			LIFE	**	5	\$2,500	
Exposed Concrete	20%			LIFE	**	5	\$3,500	
Plaster	55%	Now	\$86,900	LIFE	**	5	\$38,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$300	
Raceway								
Conduit	100%			2027	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Fused Knife Sw	2%	2-4	\$2,900	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	48%	2-4	\$68,900	2052	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	40%			2043	**	5	\$800	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2027	\$18,600	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$64,500	5	\$400	
Locally Mounted	20%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$66,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$2,600	10		
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	45%			2022	\$17,800	1		
Emergency, Battery	5%			2037	**	10	\$900	
Exit, Service	50%			2022	\$10,900	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting HID	100%			2022	\$303,900	10	\$200	
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Alarm

Security System No Component	90%							
Generic	10%			2037	**	1	\$2,800	
Fire/Smoke Detection Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 7500 Gallon Tank</i>								

Conversion Equipment Steam Boiler	2%			2040	**	1	\$1,500	
Steam Boiler	98%	Now	\$9,600	2040	**	1	\$65,800	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement. 2 Plugged Tubes On Boiler #2</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								

Distribution Central Plant Steam Piping/Pmp	100%	Now	\$25,500	2037	**	4	\$3,700	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, 2 Units, Vacuum Pumps</i>								

Terminal Devices Air Handler	20%			2027	\$212,000	1	\$9,300	
Convactor/Radiator	60%			2025	\$242,100	1	\$14,600	
Fan Coil Unit/Heat	20%			2027	\$225,700	1	\$4,900	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Classrooms</i>								

Air Conditioning

Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Window/Wall Unit	90%			2025	\$141,300	1		
No Component	10%							

Ventilation

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,000	
Exhaust Fans								
Interior	100%	Now	\$5,400	2027	\$268,100	2	\$1,800	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Flexible Connections At Auditorium Exhaust Fan Are Broken</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$6,600	2025	\$330,700	1		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Defective Isolation Valves</i>								
Water Heater								
Gas Fired	100%			2026	\$46,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$7,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2027	\$11,500	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 20 - BK
Address : 225 ADELPHI STREET BTWN: DEKALB AVE., WILLOUGHBY AV
Borough : BROOKLYN **Agency's Number** : K020
Program / Asset # : BOE0356.000 / 2519 **Yr Built/Renovated** : 1951 / 2009
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2018 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2091 **Lot** : 3 **BIN** : 3058531

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$317,300	\$70,000
Interior Architecture	\$385,100	
Electrical	\$1,090,100	\$556,500
Mechanical	\$569,500	\$1,463,900
Site Pavements	\$39,700	
Total	\$2,401,800	\$2,090,500
Importance Code A	\$317,300	\$759,900
Importance Code B	\$2,047,700	\$1,330,600
Importance Code C	\$36,800	
Total	\$2,401,800	\$2,090,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$14,400
Interior Architecture	\$67,500	\$5,900		\$8,800
Electrical	\$23,400	\$3,400	\$3,700	\$32,000
Mechanical	\$113,100	\$13,200	\$21,100	\$52,100
Site Enclosure	\$4,700			
Site Pavements	\$24,800			
Total	\$233,500	\$22,400	\$24,800	\$107,300
Importance Code A	\$9,100	\$9,100	\$9,100	\$23,700
Importance Code B	\$196,800	\$13,300	\$15,700	\$83,600
Importance Code C	\$27,600			
Total	\$233,500	\$22,400	\$24,800	\$107,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$70,000	
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Metal Panel	5%			2049	**	5-10	\$26,800	
Windows								
Aluminum	69%	Now	\$256,200	2045	**	5	\$8,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	24%			2054	**	5	\$6,100	
Fiberglass Panel	2%			2045	**	5	\$1,900	
Glass Block	5%			LIFE	**	5	\$800	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$9,800	
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Security Bars	10%			2044	**			
Roof								
Copper/Terne	3%			2064	**	10	\$4,000	
Modified Bitumen	50%			2037	**	10	\$26,700	
Plaza Roof: Stone Panels	45%	Now	\$61,100	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above 3rd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above 3rd Floor</i>								
<i>Explanation : Modified Bitumen Below Pavers</i>								
Sloped Glazing	2%			LIFE	**	5	\$14,200	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$5,100	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$4,700	2038	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	5%	0-2	\$22,700	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	56%			2034	**	3	\$17,600	
Vinyl Tile 9" X 9"	24%	Now	\$257,700	2039	**	3	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$16,100	2044	**	5	\$3,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$3,400	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Brick	5%	Now	\$14,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	60%			LIFE	**	5	\$11,800	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$36,800	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$90,600	2049	**	5	\$4,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Gymnasium, Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Gymnasium, Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
AcousTile,Adhered	15%			2034	**	5	\$12,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	5%	Now	\$800	2034	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	50%			LIFE	**	5	\$6,600	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$10,500	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2039	**			
Iron Picket	5%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Play Yard</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	10%	Now	\$200	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Play Yard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Masonry: Brick	90%	Now	\$4,500	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Rear Yard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Rear Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$20,100	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$4,700	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	75%	Now	\$39,700	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Rear Yard</i>								
Rubber Matting	25%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$38,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2029	\$4,300	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$198,400	2059	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
Raceway								
Conduit	100%			2029	\$200,200	1		
Panelboards								
Fused Disc Sw	10%			2028	\$20,800	5	\$200	
Fused Knife Sw	10%	2-4	\$20,800	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	80%			2028	\$166,500	5	\$1,900	
Wiring								
Braided Cloth	80%	2-4	\$237,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$59,300	1		
Motor Controllers								
Locally Mounted	100%			2027	\$87,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$81,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 98%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
HID	2%			2024	\$3,400	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$72,000	10	\$11,100	
Exit, Service	50%			2024	\$14,400	1		
Exterior Lighting								
HID	100%			2024	\$403,100	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$96,900	1	\$10,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$17,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%	0-2	\$9,800	2029	\$196,400	5	\$14,300	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground Tank Number 2 Has A Crack</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2027	\$646,900	1	\$91,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$169,200	2039	**	4	\$4,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	25%	0-2	\$17,600	2029	\$351,400	1	\$12,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coil Leak In The Fan Room, Basement</i>								
Convactor/Radiator	75%	Now	\$8,000	2034	**	1	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room 304</i>								
<i>Explanation : Room 304 Has No Heat</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2024	\$62,500	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	
Exhaust Fans								
Interior	95%	0-2	\$16,900	2024	\$337,900	2	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen Exhaust In The Kitchen</i>								
Roof	5%			2024	\$8,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$14,900	2039	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cross Bay, Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Water Heater Gas Fired	100%	Now	\$30,500	2027	\$61,000	2	\$1,100
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units. 1 Of Them Does Not Work</i>					
	HW Heat Exchanger Steam Fired	100%			2029	\$159,200	4	\$13,600
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2037	**	4	\$2,900
	Fixtures Generic	100%						
Fire Suppression	Sprinkler No Component Generic	95%			2029	\$48,900	1-2	\$1,300
	Chemical System Generic	100%			2024	\$30,300	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 20 - M
Address : 166 ESSEX STREET @ STANTON ST.
Borough : MANHATTAN **Agency's Number** : M020
Program / Asset # : BOE0013.000 / 2690 **Yr Built/Renovated** : 1962 / 2007
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 06-Sep-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 355 **Lot** : 1 **BIN** : 1004325

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$370,200	\$449,600
Interior Architecture	\$1,593,500	\$36,100
Electrical	\$1,614,600	\$685,600
Mechanical	\$209,500	\$187,700
Total	\$3,787,800	\$1,359,000
Importance Code A	\$370,200	\$489,100
Importance Code B	\$3,366,600	\$869,800
Importance Code C	\$51,000	
Total	\$3,787,800	\$1,359,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,000			
Interior Architecture	\$58,700		\$25,100	\$14,400
Electrical	\$11,500	\$7,300	\$18,100	\$8,000
Mechanical	\$81,100	\$13,100	\$49,000	\$13,100
Total	\$169,400	\$20,400	\$92,200	\$35,600
Importance Code A	\$27,100	\$9,100	\$9,300	\$9,100
Importance Code B	\$142,200	\$11,300	\$82,800	\$26,500
Importance Code C				
Total	\$169,400	\$20,400	\$92,200	\$35,600



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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$91,300	LIFE	**	5	\$56,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Granite Panels	2%			LIFE	**	5	\$900	
Windows								
Aluminum	95%	Now	\$179,700	2044	**	5	\$10,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$6,700	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$6,300	
Metal Rail	50%	0-2	\$11,300	2041	**	5	\$56,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$10,000	
Roof								
Built-Up (BUR)	70%			2033	**	10	\$99,100	
Copper/Terne	5%			2056	**	10	\$17,700	
IRMA/Protected Membrane	25%			2028	\$301,300	10	\$35,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,100	
Ceramic Tile	5%	0-2	\$34,100	2037	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$20,500	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2033	**	3	\$16,500	
Vinyl Tile 9" X 9"	50%	Now	\$291,000	2023	\$970,000	3	\$30,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%	0-2	\$116,200	2043	**	5	\$15,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$51,000	2037	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$6,900	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$23,400	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2033	**	5	\$50,100	
Embossed Metal	5%			LIFE	**	5	\$3,600	
Exposed Concrete	60%	Now	\$165,200	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$10,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	80%			2027	\$153,200	5	\$1,900	
Molded Case Bkrs	10%			2044	**	5	\$200	
Wiring								
Braided Cloth	75%	Now	\$204,600	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$54,600	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$81,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	4%			2033	**	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : High Sodium Bulb</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$11,100	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	60%			2023	\$222,600	10	\$200	
HID	40%			2033	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$89,200	1	\$10,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors Only</i>								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	\$1,017,300	2038	**	1-3	\$51,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor Hallway</i>								
<i>Explanation : Obsolete Equipment; Alarm Bells And Manual Pull Stations Need To Be Upgraded</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using #2 Oil Only, Gas Line Is Not Connected</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$91,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$20,300	2038	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler	20%			2033	**	1	\$11,400	
Convactor/Radiator	80%			2041	**	1	\$23,800	
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Window/Wall Unit	80%	0-2	\$30,700	2023	\$153,400	1		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various</i>								
<i>Explanation : Inefficiently</i>								
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	
Exhaust Fans								
Interior	20%			2028	\$65,500	2	\$600	
Roof	80%	Now	\$2,400	2028	\$122,200	2	\$1,800	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1 Motor, Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%			2023	\$56,100	2	\$1,300	
Sanitary Piping Cast Iron	100%	Now	\$13,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Grease Trap</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2033	**	4	\$2,900	
Fixtures Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2028	\$27,000	1-2	\$800	
Chemical System								
	Generic	100%		2023	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 20 - Q
Address : 142-30 BARCLAY AVENUE @ BOWNE ST.
Borough : QUEENS **Agency's Number** : Q020
Program / Asset # : BOE0683.000 / 1194 **Yr Built/Renovated** : 1949 / 1996
Area Sq Ft : 130,000 **Project Type** : EDUCATION
Date of Survey : 16-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5047 **Lot** : 1 **BIN** : 4114657

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$939,800
Interior Architecture	\$1,202,000	\$169,200
Electrical	\$258,900	\$1,806,400
Mechanical	\$321,300	\$2,193,400
Site Pavements	\$44,000	
Total	\$1,826,100	\$5,108,800
Importance Code A	\$58,900	\$1,620,600
Importance Code B	\$1,723,300	\$3,448,700
Importance Code C	\$44,000	\$39,600
Total	\$1,826,100	\$5,108,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,600	\$19,400		\$41,600
Interior Architecture	\$66,600	\$36,500	\$2,800	\$15,300
Electrical	\$36,600	\$35,300	\$14,200	\$16,400
Mechanical	\$51,200	\$24,000	\$42,600	\$71,700
Site Enclosure	\$21,000			
Site Pavements	\$29,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$250,000	\$123,200	\$67,600	\$152,900
Importance Code A	\$39,500	\$30,300	\$10,900	\$52,800
Importance Code B	\$124,300	\$92,800	\$56,600	\$100,100
Importance Code C	\$86,200			
Total	\$250,000	\$123,200	\$67,600	\$152,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	**	5	\$81,100	
Masonry: Granite	3%			LIFE	**	5	\$2,300	
Masonry: Limestone	5%			LIFE	**	5	\$3,800	
Metal Panel	7%	Now	\$10,900	2049	**	5	\$13,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Enclosed Play Area</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$16,500	
Windows								
Aluminum	90%			2045	**	5	\$32,400	
Glass Block	5%			LIFE	**	5	\$1,100	
Metal Louvers	5%			2038	**	10	\$11,300	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$14,100	
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Metal Rail	10%			2042	**	5-10	\$31,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,600	
Roof								
Built-Up (BUR)	50%			2029		10	\$55,400	
Copper/Terne	5%			2044	**	10	\$13,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
IRMA/Protected Membrane	25%			2034	**	10	\$27,700	
Metal Panel	20%	Now	\$26,700	2042	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Atrium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Atrium</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$82,500	
Ceramic Tile	3%			2038	**	5	\$5,700	
Terrazzo	2%			LIFE	**	5	\$2,900	
Vinyl Tile	35%	Now	\$59,900	2034	**	3	\$24,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Vinyl Tile 9" X 9"	30%	Now	\$665,200	2039	**	3	\$21,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors Of 1949 Wing</i>								
Wood	10%			2057	**	5	\$35,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	25%	2-4	\$23,500	LIFE	**	5	\$19,800	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**			
Plaster	50%	Now	\$16,900	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
SGFT/Glazed Masonry	15%	2-4	\$24,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$39,600	
Ceilings								
AcousTileConcealSpLn	5%	Now	\$1,600	2034	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%			2042	**	5	\$37,700	
Exposed Concrete	10%			LIFE	**	5	\$2,900	
Exposed Struc: Steel	10%	Now	\$424,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Atrium</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Atrium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Atrium</i>								
Gypsum Board	10%			LIFE	**	5	\$23,600	
Metal Panel	5%			LIFE	**	5	\$11,800	
Plaster	40%	Now	\$52,800	LIFE	**	5	\$47,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Towers</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Iron Picket	75%	0-2	\$5,900	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls Masonry: Brick	100%	Now	\$3,900	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls Masonry: Brick	100%	4+	\$11,200	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Areaways</i>								
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%	4+	\$17,700	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways Cast in Place Concrete	90%	0-2	\$6,700	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	0-2	\$4,800	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway Cast in Place Concrete	100%	Now	\$44,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Activity Yard Cast in Place Concrete	25%			2042	**			
Rubber Matting	75%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2039	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2039	**	5	\$600	
Raceway Conduit	70%			2029	\$155,900	1		
Conduit	30%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Fused Knife Sw	10%	2-4	\$23,900	2054	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fused Toggle Switch	15%	2-4	\$35,900	2054	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	25%			2037	**	5	\$900	
Molded Case Bkrs	40%			2028	\$95,800	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2039	**	1		
Thermoplastic	10%			2029	\$31,900	1		
Motor Controllers								
Locally Mounted	80%			2034	**	5	\$700	
Locally Mounted	20%			2027	\$24,600	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$40,000	
Generators								
Diesel	100%			2032	**	1	\$50,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$29,000	
Fuel Storage								
Day Tank	50%			2037	**	5	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 50 Gallon Capacity Built-in Tank To The Generator</i>								
Main Tank	50%			2044	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 225 Gallon Capacity</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2029	\$300,000	10	\$116,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2029	\$4,400	10	\$100	
Egress Lighting								
Emergency, Service	40%			2029	\$27,300	1		
Emergency, Battery	10%			2029	\$18,700	10	\$3,100	
Exit, Service	50%			2029	\$18,700	1		
Exterior Lighting								
HID	100%			2029	\$524,200	10	\$400	
Lightning Protection								
Arresters/Cabbling Generic	100%			2044	**	5	\$3,800	
Alarm								
Security System No Component Generic	70%			2029	\$126,000	1	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component Generic, Digital	70%			2029	\$431,300	1-3	\$24,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	30%			2049	**	1		
Interruptible Gas/Dual Fuel	70%			2049	**	1		
Conversion Equipment								
Furnace	30%			2029	\$91,800	1	\$19,300	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 4 Units</i>								
Steam Boiler	70%	Now	\$58,900	2027	\$588,900	1	\$81,100	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Tubes In The Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	70%	Now	\$154,000	2039	**	4	\$4,500	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pumps</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pneumatic Control</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : F And T, Throughout</i>								
No Component	30%							
Terminal Devices								
Air Handler	25%			2029	\$457,000	1	\$20,100	
Convactor/Radiator	45%			2034	**	1	\$18,900	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$22,100	2034	**	1	\$21,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Chiller Compressor In The Penthouse</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit	40%			2024	\$108,400	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2049	**	4	\$3,800	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2029	\$466,600	1	\$32,200	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2029	\$83,900	2	\$36,200	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,500	
Exhaust Fans								
Interior	70%			2029	\$323,800	2	\$2,800	
Roof	30%			2029	\$64,800	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater	Gas Fired	100%		2027	\$79,300	2	\$1,900	
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%		2029	\$19,800	4	\$4,100	
Sewage Ejector(s)	Electric	100%		2029	\$37,400	4	\$7,800	
Backflow Preventer	Generic	100%		2029	\$33,000	1	\$8,000	
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 1st Floor, One Unit From Basement To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe	Generic	100%		2039	**	1-5	\$68,000	
Sprinkler	No Component	97%						
	Generic	3%		2039	**	1-2	\$1,100	
Chemical System	Generic	100%		2024	\$27,900	1-3	\$4,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 20 - SI
Address : 161 PARK AVENUE @NEW STREET
Borough : STATEN ISLAND **Agency's Number** : R020
Program / Asset # : BOE0911.000 / 1446 **Yr Built/Renovated** : 1898 / 2011
Area Sq Ft : 29,000 **Project Type** : EDUCATION
Date of Survey : 14-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1020 **Lot** : 1 **BIN** : 5106979

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$38,900
Interior Architecture		\$106,500
Electrical	\$166,700	\$232,300
Mechanical	\$279,600	\$87,900
Total	\$446,200	\$465,600
Importance Code A	\$168,900	\$38,900
Importance Code B	\$277,300	\$320,200
Importance Code C		\$106,500
Total	\$446,200	\$465,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,500		\$4,100
Interior Architecture	\$27,600	\$2,100	\$4,700	
Electrical	\$700	\$32,100	\$400	\$300
Mechanical	\$4,000	\$30,300	\$5,800	\$3,400
Total	\$32,300	\$67,100	\$11,000	\$7,900
Importance Code A		\$5,200	\$2,600	\$6,700
Importance Code B	\$32,300	\$61,900	\$8,400	\$1,200
Importance Code C				
Total	\$32,300	\$67,100	\$11,000	\$7,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	5	\$4,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%			LIFE	**	5	\$34,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2049	**	5	\$8,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,800	
Masonry: Brick	90%			LIFE	**	5	\$7,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	5%			2055	**	10	\$3,200	
Modified Bitumen	85%			2037	**	10	\$21,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	10%			2032	**	10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,900	
Ceramic Tile	10%			2036	**	5	\$4,400	
Vinyl Tile	25%			2032	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 1%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile	45%			2032	**	3	\$7,500	
Vinyl Tile	15%			2032	**	3	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : This Is Actually Rubber Flooring</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2030	\$106,500	5	\$3,600	
Ceramic Tile	5%			2040	**	5	\$3,600	
Gypsum Board	10%			LIFE	**	5	\$4,300	
Masonry: Brick	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$15,200	

Ceilings

AcousTile,Adhered	10%			2032	**	5	\$4,200	
AcousTileSusp.Lay-In	10%	0-2	\$1,800	2040	**	5	\$2,100	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster	80%	Now	\$23,600	LIFE	**	5	\$21,000	
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*Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$4,700	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2027	\$500	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$104,400	5	\$100	
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Raceway

Conduit	100%			2027	\$56,100	1		
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Panelboards

Fused Disc Sw	10%			2026	\$8,000	5	\$100	
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Molded Case Bkrs	90%			2026	\$71,800	5	\$700	
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Wiring

Braided Cloth	70%	2-4	\$49,700	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2027	\$21,300	1		
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Motor Controllers

Locally Mounted	50%			2025	\$24,200	5	\$100	
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Motor Control Center	50%			2025	\$800	5	\$400	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	20%			2035	**	10	\$5,300	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	76%			2032	**	10	\$20,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-12 Lamps</i>					
HID	2%			2022		10	\$1,000	
Incandescent	2%			2022		2	\$6,900	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$3,500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022		10	\$116,900	\$100
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$3,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$9,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 7000 Gallon Tank</i>					
Conversion Equipment								
Steam Boiler	90%	0-2	\$168,900	2047	**	1	\$23,300	
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Boilers</i>					
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boilers</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
No Component	10%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Furnaces - Covered Under Air Conditioning Units</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	80%	Now	\$35,300	2037	**	4	\$1,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Explanation : Noisy, Vibrating</i>								
No Component	20%							
Terminal Devices								
Convactor/Radiator	70%			2032	**	1	\$6,600	
Fan Coil Unit/Heat	10%	Now	\$800	2022	\$39,100	1	\$800	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2027	\$36,300	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Rooftop Units, Each With Built In Gas Furnace</i>								
Window/Wall Unit	60%			2022	\$36,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,200	
Exhaust Fans								
Interior	50%			2027	\$51,600	2	\$400	
Roof	50%	Now	\$2,400	2027	\$24,100	2	\$400	
<i>Broken, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Exhaust Fans Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2022	\$17,700	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 125 Gallons</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2022	\$4,400	4	\$900	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2037	**	1-2	\$200	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 21 - BK
Address : 180 CHAUNCEY STREET @ PATCHEN AVE.
Borough : BROOKLYN **Agency's Number** : K021
Program / Asset # : BOE0357.000 / 338 **Yr Built/Renovated** : 1956 / 2008
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 26-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1692 **Lot** : 17 **BIN** : 3047914

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$198,100
Interior Architecture	\$1,235,800	\$467,300
Electrical	\$1,108,700	\$647,500
Mechanical	\$342,300	\$3,775,800
Total	\$2,686,700	\$5,088,600
Importance Code A		\$822,600
Importance Code B	\$2,548,100	\$4,266,100
Importance Code C	\$138,600	
Total	\$2,686,700	\$5,088,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$11,200	
Interior Architecture	\$83,500	\$5,500		\$13,800
Electrical	\$20,000	\$45,500	\$1,000	\$1,000
Mechanical	\$13,100	\$71,800	\$26,700	\$12,700
Total	\$116,500	\$122,800	\$38,900	\$27,500
Importance Code A	\$9,000	\$9,200	\$20,200	\$9,000
Importance Code B	\$34,600	\$113,600	\$18,700	\$18,500
Importance Code C	\$73,000			
Total	\$116,500	\$122,800	\$38,900	\$27,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$4,300	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Front Of Building</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Glazed Ceramic Panel	5%			LIFE	**	5	\$32,000	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Front Of Building</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	85%			LIFE	**	5	\$116,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
Windows								
Aluminum	100%			2043	**	5	\$22,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$15,200	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	90%			LIFE	**	5	\$17,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof								
Single Ply Membrane	100%			2037	**	10	\$82,000	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	
Cast in Place Concrete	5%	Now	\$4,100	LIFE	**	5	\$16,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2032	**	5	\$11,000	
Terrazzo	5%	Now	\$36,500	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	35%			2027		3	\$25,700	
Vinyl Tile 9" X 9"	40%	Now	\$207,600	2022		3	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$51,800	2042	**	5	\$6,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$22,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$15,900	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$34,400	LIFE	**	5	\$24,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$138,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	30%	Now	\$43,800	2032	**	5	\$22,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Embossed Metal	5%			LIFE	**	5	\$3,300	
Exposed Concrete	65%	4+	\$65,700	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2047	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2047	**	5	\$100	
Molded Case Bkrs	75%			2027	\$137,000	5	\$1,800	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	2%	2-4	\$3,800	2052	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Fused Toggle Switch	2%	2-4	\$3,800	2052	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	86%			2026	\$164,700	5	\$2,100	
Wiring								
Braided Cloth	75%	0-2	\$204,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$54,600	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

88%

2022

\$188,600

10

\$73,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

10%

2032

* *

10

\$8,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : T-8 Lamps*

LED

2%

2022

\$18,600

Egress Lighting

Emergency, Battery

50%

2022

\$65,500

10

\$11,000

Exit, Service

50%

2022

\$13,100

1

Exterior Lighting

HID

100%

2022

\$366,900

10

\$300

Alarm

Security System

Under Construction

100%

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$201,300

1-3

\$11,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2027

\$178,800

5

\$28,200

Conversion Equipment

Steam Boiler

100%

2025

\$588,900

1

\$90,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$154,000

2027

\$1,540,100

4

\$4,500

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Vacuum Pump, Boiler Room**Steam Traps Faulty, Extent : Severe, Area Affected : 35%**Location : Various Areas*

Terminal Devices

Air Handler

20%

2027

\$255,900

1

\$11,300

Convactor/Radiator

70%

2025

\$341,000

1

\$20,600

Fan Coil Unit/Heat

10%

2027

\$136,300

1

\$2,900

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
	Electricity	100%		2035	**	1		
Conversion Equipment								
	Window/Wall Unit	70%		2022	\$132,700	1		
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$50,700	
Exhaust Fans								
	Interior	80%		2027	\$259,000	2	\$2,200	
	Roof	20%		2022	\$30,200	2	\$600	
Plumbing								
H/C Water Piping								
	Brass/Copper	40%		2037	**	1		
	Galvanized Steel	60%		2025	\$239,600	1		
Water Heater								
	Gas Fired	100%	0-2	\$55,500	2027	\$55,500	2	\$1,100
				<i>Corroded, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Old Unit In Boiler Room</i>				
HW Heat Exchanger								
	Steam Fired	100%		2027	\$144,900	4	\$9,000	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2022	\$13,900	4	\$2,900	
Sewage Ejector(s)								
	Electric	100%		2027	\$26,200	4	\$3,600	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	96%						
	Generic	4%		2027	\$35,600	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 21 - Q
Address : 147-36 26 AVENUE
Borough : QUEENS **Agency's Number** : Q021
Program / Asset # : BOE0684.000 / 1195 **Yr Built/Renovated** : 1964 / 2006
Area Sq Ft : 104,300 **Project Type** : EDUCATION
Date of Survey : 24-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4803 **Lot** : 1 **BIN** : 4108665

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$197,100
Interior Architecture	\$1,329,700	\$86,300
Electrical	\$223,000	\$464,100
Mechanical	\$336,800	\$2,512,300
Total	\$1,889,500	\$3,259,800
Importance Code A		\$737,000
Importance Code B	\$1,889,500	\$2,474,500
Importance Code C		\$48,200
Total	\$1,889,500	\$3,259,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,300		\$9,300	
Interior Architecture	\$16,300	\$7,600	\$41,300	\$3,300
Electrical	\$16,100	\$3,900	\$26,500	\$3,900
Mechanical	\$27,600	\$14,600	\$44,500	\$21,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,300	\$29,900	\$125,500	\$32,800
Importance Code A	\$18,600	\$9,300	\$19,100	\$9,300
Importance Code B	\$54,700	\$17,400	\$106,400	\$23,500
Importance Code C		\$3,200		
Total	\$73,300	\$29,900	\$125,500	\$32,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	**	5	\$12,100	
Masonry: Brick	98%			LIFE	**	5	\$126,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facades</i>								
Windows								
Aluminum	98%			2050	**	5	\$27,800	
Glass Block	2%			LIFE	**	5	\$400	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Facade</i>								
<i>Explanation : Exterior Mod Work In 2014</i>								
Metal Rail	5%			2041	**	5-10	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Facade</i>								
<i>Explanation : Exterior Mod Work In 2014</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$10,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Facade</i>								
<i>Explanation : Exterior Mod Work In 2014</i>								
Roof								
Copper/Terne	5%			2063	**	10	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Facade</i>								
<i>Explanation : Exterior Mod Work In 2014</i>								
Modified Bitumen	95%			2036	**	10	\$70,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Recent Renovation</i>								
Soffits								
Alum/Vinyl Siding	2%			2048	**	10		
Stucco Cement	98%			2045	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$38,100	
Ceramic Tile	5%			2037	**	5	\$8,700	
Terrazzo	5%			LIFE	**	5	\$6,800	
Vinyl Tile	15%			2033	**	3	\$13,000	
Vinyl Tile 9" X 9"	65%			2023		3	\$1,329,700	\$42,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%			2037	**	5	\$6,400	
Concrete Masonry Unit	8%			LIFE	**	5	\$10,300	
Glazed Ceramic Panel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$19,300	
Plaster	50%			LIFE	**	5	\$48,200	
SGFT/Glazed Masonry	5%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2033	**	5	\$54,400	
AcousTileSusp.Lay-In	15%			2041	**	5	\$26,100	
Exposed Concrete	50%			LIFE	**	5	\$13,600	
Metal Panel	5%			LIFE	**	5	\$10,900	
Plaster	5%			LIFE	**	5	\$5,400	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2048	**			
Iron Picket	90%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 26th And 27th Avenue Side</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2041	**			
Pavers/Stone	10%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrances</i>								
<i>Explanation : Granite</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2048	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch For Old Wing</i>								
Molded Case Bkrs	20%			2048	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For New Wing</i>								
Molded Case Bkrs	10%			2048	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$2,700	
Raceway								
Conduit	20%			2048	**	1		
Conduit	80%			2028	\$178,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	30%			2044	**	5	\$800	
Molded Case Bkrs	60%			2027	\$114,900	5	\$1,600	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	30%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$98,300	5	\$600	
Locally Mounted	10%			2041	**	5	\$100	
Locally Mounted	10%	2-4	\$12,300	2048	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	20%			2033	**	10	\$19,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	76%			2038	**	10	\$72,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Wing</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	40%			2038	**	10	\$10,100	
Emergency, Battery	10%			2033	**	10	\$2,500	
Exit, Service	40%			2038	**	1		
Exit, Service	10%			2033	**	1		
Exterior Lighting								
HID	100%			2038	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$11,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$19,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2038	**	5	\$32,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two Tanks Each 7500 Gallon</i>						
Conversion Equipment								
Furnace	20%			2033	**	1	\$10,300	
Steam Boiler	80%			2026	\$540,000	1	\$82,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Boiler Room Equipment Operating Satisfactorily But Is Beyond Its Useful Life Cycle</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : (2) #6 Oil Burning Steam Boilers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2028	\$1,765,200	4	\$5,100	
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Boiler Room And Throughout Old Wing Of The Building, Beyond Useful Life Cycle</i>								
Terminal Devices								
Air Handler	20%			2023	\$293,300	1	\$12,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Basement, Equipment Operating Satisfactorily But Is Beyond Its Useful Life Cycle</i>								
Convector/Radiator	60%			2033	**	1	\$20,200	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Window/Wall Unit	20%			2033	**	2	\$1,300	
	20%	0-2	\$8,700	2023	\$43,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Old Wing Of The Building, Multiple Mechanical And Electrical Defects</i>								
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2033	**	2	\$14,500	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,200	
Exhaust Fans								
Interior	20%			2028	\$74,200	2	\$600	
Roof	80%			2033	**	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	20%			2026	\$12,700	2	\$300	
No Component	80%							
HW Heat Exchanger								
Steam Fired	80%			2028	\$132,900	4	\$8,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Boiler Room, Equipment Operating Satisfactorily But Is Beyond Its Useful Life Cycle</i>								
No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
	Cast Iron	20%		LIFE	**	1		
	Cast Iron	80%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	20%		LIFE	**	1		
	Cast Iron	80%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2033	**	4	\$3,300	
Backflow Preventer								
	No Component	80%						
	Generic	20%		2033	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : New Wing Only</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	No Component	80%						
	Generic	20%		2048	**	1-5	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Stand Pipe System In New Wing Only</i>								
Sprinkler								
	No Component	70%						
	Generic	20%		2048	**	1-2	\$5,900	
	Generic	10%		2038	**	1-2	\$2,900	
Chemical System								
	No Component	70%						
	Generic	30%		2026	\$8,400	1-3	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Kitchen</i>								
<i>Explanation : New Wing Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 21 - SI
Address : 168 HOOKER PLACE NEAR TRANTOR PLACE
Borough : STATEN ISLAND **Agency's Number** : R021
Program / Asset # : BOE0912.000 / 1447 **Yr Built/Renovated** : 1906 / 2011
Area Sq Ft : 34,000 **Project Type** : EDUCATION
Date of Survey : 14-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1135 **Lot** : 1 **BIN** : 5026335

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$103,900
Interior Architecture	\$57,700	
Electrical	\$257,300	\$87,700
Mechanical		\$124,100
Total	\$315,000	\$315,700
Importance Code A		\$103,900
Importance Code B	\$315,000	\$211,800
Total	\$315,000	\$315,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,200		\$5,700	
Interior Architecture	\$26,600	\$2,600	\$5,500	
Electrical	\$400	\$81,100	\$900	\$400
Mechanical	\$5,200	\$3,800	\$6,300	\$3,800
Total	\$92,400	\$87,500	\$18,300	\$4,200
Importance Code A	\$62,900	\$2,800	\$8,400	\$2,700
Importance Code B	\$4,300	\$84,800	\$10,000	\$1,500
Importance Code C	\$25,200			
Total	\$92,400	\$87,500	\$18,300	\$4,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$23,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Masonry: Brick	20%			LIFE	**	5	\$12,100	
Masonry: Brick	70%			LIFE	**	5	\$42,200	
Windows								
Aluminum	25%			2043	**	5	\$2,800	
Aluminum	75%			2043	**	5	\$8,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,300	
Masonry: Brick	70%			LIFE	**	5	\$4,200	
Metal Rail	25%			2040	**	5-10	\$26,900	
Roof								
Modified Bitumen	60%	Now	\$25,500	2032	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	25%	0-2	\$24,800	2032	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	10%	0-2	\$9,900	2027	\$49,600			
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Center Of Roof</i>								
<i>Explanation : Worn And Eroded</i>								
Skylight, Metal/Glass	5%			2047	**	10	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$12,000	
Ceramic Tile	5%			2036	**	5	\$2,700	
Vinyl Tile	20%			2032	**	3	\$4,100	
Vinyl Tile	60%			2035	**	3	\$12,400	
Wood	5%			2042	**	5	\$5,100	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$9,800	
Masonry: Brick	10%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	60%	Now	\$25,200	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	25%			2040	**	5	\$13,700	
Plaster	75%	Now	\$57,700	LIFE	**	5	\$25,700	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2047	**	5	\$900	
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Raceway

Conduit	30%			2047	**	1		
Conduit	70%			2027	\$39,300	1		

Panelboards

Fused Disc Sw	2%			2043	**	5		
Fused Disc Sw	8%			2026	\$6,400	5	\$100	
Molded Case Bkrs	90%			2043	**	5	\$800	

Wiring

Braided Cloth	70%	2-4	\$49,700	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	20%			2047	**	1		
Thermoplastic	10%			2027	\$7,100	1		

Motor Controllers

Locally Mounted	100%			2025	\$48,400	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	88%			2022	\$70,500	10	\$27,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	6%			2032	**	10	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$1,200	10		
Incandescent	4%			2022	\$16,100	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$24,500	10	\$4,100	
Exit, Service	50%			2022	\$4,900	1		
Exterior Lighting								
HID	100%			2022	\$137,100	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$4,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank - 1700 Gallons</i>								
Conversion Equipment Steam Boiler	80%			2040	**	1	\$26,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof, AC Units</i>								
<i>Explanation : 10 Furnaces - Covered Under AC Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	80%			2047	**	4	\$1,300	
No Component	20%							

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2032	**	1	\$4,200	
Convactor/Radiator	60%			2032	**	1	\$6,600	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2027	\$85,100	2	\$400	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof, AC Units</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 10 Rooftop Units, Each With Built In Gas Furnaces</i>					
Window/Wall Unit	55%			2025	\$39,000	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,800	
No Component	80%							
Exhaust Fans								
Interior	20%	Now	\$1,200	2027	\$24,200	2	\$200	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Girls And Boys Bathrooms</i>					
Roof	20%			2032	**	2	\$200	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2047	**	1		
Galvanized Steel	75%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$20,700	2	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$5,200	4	\$700	
Sewage Ejector(s)								
Electric	100%			2027	\$9,800	4	\$1,400	
Fixtures								
Generic	100%							

Fire Suppression

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DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%		2037	**	1-2	\$200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 22 - Q
Address : 153-33 SANFORD AVENUE @ MURRAY ST.
Borough : QUEENS **Agency's Number** : Q022
Program / Asset # : BOE0685.000 / 1196 **Yr Built/Renovated** : 1966 / 2009
Area Sq Ft : 64,000 **Project Type** : EDUCATION
Date of Survey : 16-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5328 **Lot** : 1 **BIN** : 4438184

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$163,300	\$211,800
Interior Architecture	\$1,157,000	
Electrical	\$523,900	\$573,600
Mechanical	\$54,200	\$684,500
Site Pavements		\$149,300
Total	\$1,898,400	\$1,619,200
Importance Code A	\$163,300	\$665,500
Importance Code B	\$1,735,100	\$953,700
Total	\$1,898,400	\$1,619,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,100	\$19,000		\$9,700
Interior Architecture	\$71,700		\$2,500	\$25,800
Electrical	\$1,800	\$2,500	\$2,500	\$19,200
Mechanical	\$25,100	\$8,800	\$17,400	\$32,100
Site Enclosure	\$18,700			
Site Pavements	\$4,600			
Total	\$156,100	\$30,300	\$22,500	\$86,900
Importance Code A	\$40,400	\$25,400	\$6,300	\$16,200
Importance Code B	\$42,100	\$5,000	\$16,100	\$70,700
Importance Code C	\$73,600			
Total	\$156,100	\$30,300	\$22,500	\$86,900



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DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	**	5	\$97,100	
Masonry: Brick Cavity	63%	0-2	\$163,300	LIFE	**	5	\$40,800	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Corners</i>								
Granite Panels	7%			LIFE	**	5	\$3,400	
Windows								
Aluminum	100%	Now	\$32,400	2045	**	5	\$7,200	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	30%			LIFE	**	5	\$26,900	
Masonry: Brick Cavity	45%			LIFE	**	5	\$3,900	
Metal Rail	20%			2042	**	5-10	\$31,400	
Pre-Cast Concrete	5%	Now	\$1,700	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%			2037	**	10	\$73,900	
Copper/Terne	5%			2064	**	10	\$9,700	
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,900	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$5,000	
Mosaic Tile	3%	Now	\$19,200	2034	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile 9" X 9"	82%	Now	\$192,800	2024	\$964,200	3	\$30,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$5,000	2038	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%	0-2	\$13,400	LIFE	**	5	\$4,500	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Folding Partition	5%			2045	**	5	\$14,200	
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	55%	Now	\$10,700	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Storage Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Storage Room</i>								
SGFT/Glazed Masonry	25%	0-2	\$23,400	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$31,200	
Exposed Concrete	50%			LIFE	**	5	\$7,800	
Plaster	25%			LIFE	**	5	\$15,600	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	80%	0-2	\$16,400	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	30%			2064	**			
Masonry: Brick	70%	Now	\$2,300	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	50%			2032	**			
Cast in Place Concrete	50%	0-2	\$4,600	2042	**			

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Sinking/Subsiding, Extent : Moderate, Area Affected : 5%

Location : Throughout

Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Asphalt	60%			2032	**			
Rubber Matting	40%			2029	\$149,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2029	\$35,600	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 1200 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2029	\$4,000	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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Raceway

Conduit	95%			2029	\$125,600	1		
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Conduit	5%			2039	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$100	
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Molded Case Bkrs	80%			2028	\$114,900	5	\$1,300	
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Molded Case Bkrs	10%			2037	**	5	\$200	
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Wiring

Braided Cloth	85%	2-4	\$157,800	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	5%			2039	**	1		
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Thermoplastic	10%			2029	\$18,600	1		
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Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$900	
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DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$56,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$46,100	10	\$7,700	
Exit, Service	50%			2024	\$9,200	1		
Exterior Lighting								
HID	100%			2024	\$258,100	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$62,000	1	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Offices</i>								
<i>Explanation : No CCTV Only Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$11,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 7500 Gallon Tanks</i>								
Conversion Equipment Steam Boiler	100%			2027	\$414,200	1	\$63,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : The Boilers Are Beyond Their Useful Life Cycle Rating</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Two No.4 Oil Burning Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$54,200	2039	**	4	\$3,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	Now	\$9,000	2029	\$180,000	1	\$7,100	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Auditorium Blower Steam Coil - Basement Fan Room</i>								
Convactor/Radiator	80%			2034	**	1	\$16,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$13,300	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,700	
Exhaust Fans								
Interior	15%			2029	\$34,200	2	\$300	
Roof	85%			2029	\$90,300	2	\$1,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$6,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$6,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : School Yard Area</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$1,000	2029	\$9,800	4	\$1,400	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$900	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 22 - SI
Address : 1860 FOREST AVENUE
Borough : STATEN ISLAND **Agency's Number** : R022
Program / Asset # : BOE0913.000 / 2526 **Yr Built/Renovated** : 1914 / 2010
Area Sq Ft : 99,000 **Project Type** : EDUCATION
Date of Survey : 23-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1706 **Lot** : 1 **BIN** : 5107239

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$405,400	\$137,900
Interior Architecture	\$166,800	\$94,100
Electrical	\$399,200	\$531,100
Mechanical	\$227,900	\$1,939,200
Total	\$1,199,300	\$2,702,400
Importance Code A	\$405,400	\$137,900
Importance Code B	\$726,100	\$2,507,200
Importance Code C	\$67,800	\$57,200
Total	\$1,199,300	\$2,702,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,100			\$11,200
Interior Architecture	\$47,900	\$3,700		\$48,400
Electrical	\$9,700	\$11,700	\$10,500	\$23,400
Mechanical	\$32,400	\$20,400	\$55,300	\$68,300
Site Enclosure	\$17,500			
Site Pavements	\$42,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$194,200	\$39,700	\$69,800	\$155,200
Importance Code A	\$49,900	\$9,800	\$9,800	\$21,200
Importance Code B	\$98,800	\$29,900	\$60,000	\$134,000
Importance Code C	\$45,500			
Total	\$194,200	\$39,700	\$69,800	\$155,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$22,700	
Masonry: Brick	95%	Now	\$222,200	LIFE	**	5	\$137,900	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%	Now	\$120,700	2045	**	5	\$13,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%	Now	\$17,200	LIFE	**	5	\$5,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,000	
Metal Cornice	5%			2057	**	10	\$1,300	
Metal Rail	15%	0-2	\$6,800	2042	**	5	\$8,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Lower Roof</i>								
Roof								
Built-Up (BUR)	70%			2034	**	10	\$62,500	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout Upper Roofs</i>								
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Patch Locations</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Copper/Terne	5%			2044	**	10	\$11,200	
Modified Bitumen	25%	0-2	\$16,200	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	25%			LIFE	**	5		
Cast Stone/Terra Cotta	75%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2028	\$100,600	3	\$11,100	
Ceramic Tile	5%	Now	\$15,300	2032	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Patching Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Toilets And Kitchen</i>								
Vinyl Tile	70%	Now	\$46,900	2034	**	3	\$38,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%	Now	\$52,100	2039	**	3	\$8,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2064	**	5	\$13,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	7%	Now	\$67,800	2032	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets And Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Kitchen</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,600	
Gypsum Board	5%			LIFE	**	5	\$9,900	
Plaster	58%	Now	\$32,700	LIFE	**	5	\$57,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	35%			2034	**	5	\$51,700	
Exposed Concrete	25%			LIFE	**	5	\$5,800	
Plaster	40%			LIFE	**	5	\$36,900	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Bulkheads</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Iron Picket	75%	Now	\$7,500	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Dumpster Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Base Cracking / Crumbling</i>								
Retaining Walls								
Masonry: Brick	15%	0-2	\$1,600	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	85%	Now	\$8,400	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$19,500	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	50%	Now	\$400	2032	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
Cast in Place Concrete	40%			2042	**			
Masonry: Granite	10%	Now	\$4,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Steps</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

100% Now \$17,800 2032 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : At Drywells*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2039 * * 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2500 Ampere And One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

30% 2029 \$54,800 5 \$100

Fused Disc Sw

70% 2039 * * 5 \$300

Raceway

Conduit

60% 2029 \$110,600 1

Conduit

40% 2039 * * 1

Panelboards

Fused Disc Sw

7% 2028 \$13,400 5 \$200

Fused Disc Sw

3% 2037 * * 5 \$100

Molded Case Bkrs

60% 2028 \$114,900 5 \$1,600

Molded Case Bkrs

30% 2045 * * 5 \$800

Wiring

Thermoplastic

60% 2029 \$163,700 1

Thermoplastic

40% 2039 * * 1

Motor Controllers

Locally Mounted

100% 2034 * * 5 \$700

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,500

Stand-by Power

Transfer Switches

Automatic

100% 2042 * * 1 \$30,500

Generators

Diesel

100% 2042 * * 1 \$38,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof - New Addition Building**Explanation : One 80 Kilowatt*

Batteries

Nickel Cadmium

100% 2024 \$1,600 5 \$22,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Fuel Storage Main Tank	100%			2057	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting Interior Lighting Fluorescent	96%			2037	**	10	\$87,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2037	**			
Egress Lighting Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2037	**	1		
Exterior Lighting HID	100%			2024	\$399,200	10	\$300	
Alarm Security System No Component	70%							
Generic	30%			2034	**	1	\$11,100	
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$18,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Existing 5000 Gallon Tank, Oil No. 2</i>								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$98,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$167,600	2039	**	4	\$4,900	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Steam Traps Throughout; Condensate Pump Overheating</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	40%			2029	\$556,800	1	\$24,500	
Convactor/Radiator	60%	Now	\$6,400	2034	**	1	\$17,300	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Room 210</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2027	\$1,052,700	2	\$3,000	
Window/Wall Unit	10%			2024	\$20,600	1		
No Component	40%							
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$64,400	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2034	**	1	\$24,500	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2029	\$47,900	2	\$27,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,200	
Exhaust Fans								
Interior	80%			2029	\$281,800	2	\$2,400	
Roof	20%			2029	\$32,900	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2049	**	1		
Galvanized Steel	60%			2034	**	1		
Water Heater								
Gas Fired	100%			2024	\$60,400	2	\$1,400	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$9,800	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$15,100	4	\$3,100	
Backflow Preventer								
Generic	100%			2034	**	1	\$6,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : From 1st To 2nd Floor</i>					
			<i>Explanation : 1 Elevator</i>					
Fire Suppression	Standpipe							
	No Component	50%						
	Generic	50%			2055	**	1-5	\$25,000
	Sprinkler							
	No Component	60%						
	Generic	40%			2039	**	1-2	\$11,100
	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 23 - BK
Address : 545 WILLOUGHBY AVENUE BTWN MARCY AVE - TOMPKINS AVE
Borough : BROOKLYN **Agency's Number** : K023
Program / Asset # : BOE0358.000 / 339 **Yr Built/Renovated** : 1966 / 2000
Area Sq Ft : 98,000 **Project Type** : EDUCATION
Date of Survey : 17-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1759 **Lot** : 13 **BIN** : 3048818

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$79,400
Interior Architecture	\$447,800	\$1,233,200
Electrical	\$806,200	\$747,500
Mechanical	\$828,500	\$2,293,800
Total	\$2,082,500	\$4,354,000
Importance Code A	\$634,200	\$119,000
Importance Code B	\$1,000,400	\$4,194,800
Importance Code C	\$447,800	\$40,200
Total	\$2,082,500	\$4,354,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,500			\$12,000
Interior Architecture	\$3,400	\$14,700	\$19,900	\$3,400
Electrical	\$3,600	\$4,000	\$28,000	\$3,300
Mechanical	\$74,400	\$14,300	\$36,400	\$19,100
Total	\$124,900	\$33,000	\$84,300	\$37,800
Importance Code A	\$43,500	\$9,700	\$9,900	\$21,700
Importance Code B	\$81,400	\$23,300	\$74,300	\$16,100
Importance Code C				
Total	\$124,900	\$33,000	\$84,300	\$37,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$37,700	
Glazed Ceramic Panel	2%			LIFE	**	5	\$4,700	
Masonry: Brick	83%			LIFE	**	5	\$41,700	
Windows								
Aluminum	100%			2044	**	5	\$24,000	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$5,400	
Pre-Cast Concrete	15%			LIFE	**	5	\$5,900	
Roof								
Built-Up (BUR)	100%	4+	\$26,600	2036	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium Roof</i>								
Soffits								
Stucco Cement	100%			2041	**	5	\$33,800	
Interior								
Floors								
Ceramic Tile	3%			2037	**	5	\$4,100	
Terrazzo	2%			LIFE	**	5	\$2,100	
Vinyl Tile	20%			2036	**	3	\$13,500	
Vinyl Tile 9" X 9"	75%			2028		3	\$38,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : AcM Tiles</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$72,900	2037	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Operable Wall	2%	0-2	\$189,600	2058	**	5	\$7,200	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Plaster	65%	0-2	\$57,400	LIFE	**	5	\$40,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%	4+	\$127,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	30%			2033	**	5	\$39,700	
Exposed Concrete	65%			LIFE	**	5	\$13,400	
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	15%			2048	**			
Iron Picket	85%			2063	**			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Cast in Place Concrete	60%			2041	**			
Rubber Matting	40%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
Raceway								
Conduit	100%			2028	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	90%			2027	\$172,400	5	\$2,300	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2028	\$27,300	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	83%			2036	**	10	\$74,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2036	**	10	\$13,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Lobby, Staircases And Basement</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023			\$11,800	
Exit, Service	45%			2023		1	\$12,700	
Exit, Service	5%			2036	**	1		
Exterior Lighting								
HID	90%			2023		10	\$300	
HID	10%	Now	\$39,500	2038	**			
<i>Sensor/Timer Malfunction, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2023		1	\$11,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exit Doors, Hallway And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$18,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2048	**	5	\$30,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment Steam Boiler	100%	Now	\$634,200	2048	**	1	\$87,300	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$33,200	2028	\$1,658,600	4	\$4,800	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Boiler Room</i>								
Terminal Devices								
Air Handler	20%	Now	\$13,800	2028	\$275,600	1	\$10,900	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Convactor/Radiator	80%			2033	**	1	\$25,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	60%	Now	\$122,500	2028	\$122,500	1		
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,600	
Exhaust Fans								
Interior	40%			2028	\$139,500	2	\$1,200	
Roof	60%			2028	\$97,600	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
HW Heat Exchanger								
Steam Fired	100%			2048	**	4	\$9,700	
Sanitary Piping								
Cast Iron	100%	Now	\$71,700	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sewage Backs Up When It Rains Hard</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$20,400	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Backs Up In The Basement With Heavy Rain</i>								
Sump Pump(s)								
Submersible	100%			2021	\$3,300	4	\$3,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2048	**	1-2	\$1,400
Chemical System								
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 23 - BX
Address : 2151 WASHINGTON AVE. BTWN: E.181 ST. - E.182 ST
Borough : BRONX **Agency's Number** : X023
Program / Asset # : BOE0983.000 / 4148 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 89,931 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4
Block : 3037 **Lot** : 79 **BIN** : 2090472

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$816,000	\$159,200
Interior Architecture	\$491,700	\$166,400
Electrical		\$785,600
Mechanical	\$54,800	\$3,008,100
Total	\$1,362,600	\$4,119,300
Importance Code A	\$816,000	\$159,200
Importance Code B	\$347,600	\$3,893,000
Importance Code C	\$198,900	\$67,100
Total	\$1,362,600	\$4,119,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,500		\$25,000	
Interior Architecture	\$92,200			\$18,500
Electrical	\$20,600	\$8,800	\$14,000	\$9,300
Mechanical	\$118,000	\$40,500	\$32,000	\$37,900
Site Pavements	\$3,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$269,200	\$53,200	\$75,000	\$69,600
Importance Code A	\$54,500	\$8,900	\$33,900	\$8,900
Importance Code B	\$133,000	\$44,300	\$41,100	\$60,700
Importance Code C	\$81,700			
Total	\$269,200	\$53,200	\$75,000	\$69,600



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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	4+	\$68,300	LIFE	**	5	\$85,300	
			<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Electrical Room B06 At Foundation Wall</i>					
Metal, Corrugated	5%	4+	\$2,200	2050	**	1		
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Rooftop Enclosures</i>					
			<i>Explanation : Wall Panels</i>					
Pre-Cast Concrete	20%			LIFE	**	5	\$147,900	
Windows								
Aluminum	95%	Now	\$462,200	2038	**	5	\$17,200	
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Gymnasium</i>					
			<i>Glazing Clouded, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Library, Room 312, Stair Bulkheads, Gymnasium</i>					
Metal Louvers	5%			2039	**	10	\$11,300	
Parapets								
Masonry: Brick Cavity	75%	0-2	\$28,100	LIFE	**	5	\$11,400	
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Metal Rail	15%			2043	**	5-10	\$41,200	
Pre-Cast Concrete	10%	4+	\$1,200	LIFE	**	5	\$9,600	
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	95%	Now	\$172,900	2035		**		
<i>Broken Paver Blocks, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 25%</i> <i>Location : Main Roof And Gymnasium Roof</i> <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i> <i>Location : Mechanical Enclosures</i> <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : Cafeteria Low Roof, Library, Upper Roof</i>								
Modified Bitumen	5%	Now	\$38,700	2040		**		1
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : Stairwell Roof Hatches</i>								
Interior								
Floors								
Ceramic Tile	5%			2039		**	5	\$6,700
Vinyl Tile	90%	2-4	\$55,000	2035		**	3	\$45,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Cafeteria, Auditorium</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i> <i>Location : Basement</i>								
Wood	5%	Now	\$47,400	2058		**	5	\$6,300
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE		**	10	\$32,300
Concrete Masonry Unit	65%	2-4	\$198,900	LIFE		**	5	\$67,100
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i> <i>Location : Stairwell Bulkheads</i>								
Gypsum Board	5%			LIFE		**	5-10	\$21,900
SGFT/Glazed Masonry	25%			LIFE		**	10	\$32,300

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$139,500	2043	**	5	\$40,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$13,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Exposed Metal Decking</i>								
Gypsum Board	35%	Now	\$50,900	LIFE	**	5	\$58,900	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Library, Room 312, Stair Bulkheads, Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2050	**			
Iron Picket	30%			2065	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dumpster Area</i>								
Activity Yard								
Asphalt	90%			2039	**			
Rubber Matting	10%			2035	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Five Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$2,100	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	80%			2035	**	5	\$500	
Variable Frequency Drive	20%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$27,700	
Generators								
Diesel	100%			2033	**	1	\$34,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Nameplate Rating Capacity Is 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$20,000	
Fuel Storage								
Day Tank	30%			2038	**	5	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75 Gallons Nameplate Rating Capacity</i>								
Main Tank	70%			2045	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	3%			2030	\$6,400	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Auditorium</i>								
Fluorescent	96%			2030	\$203,300	10	\$79,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2030	\$1,500	10		
Egress Lighting								
Emergency, Service	50%			2030	\$23,600	1		
Exit, Service	50%			2030	\$13,000	1		
Exterior Lighting								
HID	30%			2030	\$108,800	10	\$100	
No Component	70%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2030

\$87,100

1

\$10,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$298,300

1-3

\$17,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Toilets, Cafeteria**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And**Horns.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : Two 5,000 Tanks*

Conversion Equipment

Steam Boiler

5%

0-2

\$14,600

2035

* *

1

\$4,000

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Tubes Of No. 2 Boiler, Boiler Room**Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Defective Burner Control, Boiler Combustion Air Dampers And 2 Heat**Exchangers, Boiler Room*

Steam Boiler

95%

2035

* *

1

\$84,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room,**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

40%

2038

* *

4

\$2,700

Steam Piping/Pump

10%

0-2

\$15,900

2040

* *

*Malfunctioning, Extent : Moderate, Area Affected : 80%**Location : All F And T Traps And Thermostats, Defective Building Management System,**Throughout*

Steam Piping/Pump

50%

2040

* *

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2030	\$505,800	1	\$22,200	
Air Handler	10%	0-2	\$6,300	2030	\$126,500	1	\$5,000	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3 Actuators Of The Dampers, Penthouse</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Coil Of Gymnasium Unit.</i>								
Convactor/Radiator	5%	0-2	\$2,400	2035	**	1	\$1,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Girls Rest Room And 3rd Floor Class Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Building Management System</i>								
Convactor/Radiator	35%			2043	**	1	\$10,200	
Fan Coil Unit/Heat	10%			2030	\$134,700	1	\$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2030	\$687,000	1	\$37,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Units, Roof</i>								
Reciprocating Compr/Chiller	10%	0-2	\$22,900	2030	\$76,300	1	\$3,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 9 Out Of 24 Compressors, Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$1,008,600	1	\$55,600	
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$181,300	2	\$62,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,400	
Exhaust Fans								
Interior	90%			2030	\$288,000	2	\$2,500	
Roof	10%	0-2	\$3,000	2030	\$14,900	2	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Defective Exhaust Fan Motors, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2023	\$54,800	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	0-2	\$300	2030	\$13,700	4	\$1,900	
<i>Controller Not Working, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$45,300	
Sprinkler No Component Generic	90%			2040	**	1-2	\$2,500	
Chemical System No Component Generic	99%			2025	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 23 - SI
Address : 30 NATICK STREET @ MAPLEWOOD AVE.
Borough : STATEN ISLAND **Agency's Number** : R023
Program / Asset # : BOE0914.000 / 1448 **Yr Built/Renovated** : 1964 / 2012
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 04-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4373 **Lot** : 1 **BIN** : 5059927

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$50,200	\$202,900
Interior Architecture	\$1,838,100	\$122,300
Electrical	\$313,600	\$571,400
Mechanical	\$96,300	\$106,000
Total	\$2,298,200	\$1,002,600
Importance Code A	\$50,200	\$238,500
Importance Code B	\$2,164,100	\$764,100
Importance Code C	\$83,900	
Total	\$2,298,200	\$1,002,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$16,200	
Interior Architecture	\$74,900	\$6,900		\$14,800
Electrical	\$2,000	\$19,400	\$1,200	\$1,300
Mechanical	\$20,000	\$35,100	\$17,900	\$14,800
Total	\$97,000	\$61,500	\$35,400	\$30,900
Importance Code A	\$6,500	\$6,700	\$22,800	\$6,500
Importance Code B	\$67,700	\$54,800	\$12,600	\$24,400
Importance Code C	\$22,700			
Total	\$97,000	\$61,500	\$35,400	\$30,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	**	5	\$85,900	
Granite Panels	2%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%			2043	**	5	\$32,500	
Parapets								
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Metal: Cage/Fence	95%			2040	**	5-10	\$117,000	
Roof								
Built-Up (BUR)	100%	Now	\$50,200	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$7,400	
Slate	5%	0-2	\$27,500	LIFE	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$7,300	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2027		3	\$3,700	
Vinyl Tile 9" X 9"	75%	Now	\$390,500	2022	\$1,301,700	3	\$41,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2042	**	5	\$13,800	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$4,500	
Concrete Masonry Unit	5%	0-2	\$2,100	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$83,900	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$18,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	20%	0-2	\$12,700	2032	**	5	\$18,400	
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Exposed Concrete	20%			LIFE	**	5	\$4,600	
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Plaster	60%	Now	\$62,000	LIFE	**	5	\$55,300	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 1%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$35,600	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Ampere And One 800 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2053	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$156,500	5	\$300	
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Raceway

Conduit	95%			2027	\$125,600	1		
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Conduit	5%			2053	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$14,400	5	\$200	
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Molded Case Bkrs	80%			2026	\$114,900	5	\$1,400	
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Molded Case Bkrs	10%			2049	**	5	\$200	
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Motor Controllers

Locally Mounted	100%			2025	\$80,600	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2037	**	10	\$48,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	16%			2037	**	10	\$9,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Hallway, Fan Room, Crawl Space And Storage</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$47,500	10	\$8,000	
Exit, Service	50%			2022	\$9,500	1		
Exterior Lighting								
HID	100%			2022	\$266,100	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$4,900	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$8,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2057	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$65,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Boilers In The Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$4,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement, New Boiler Steam Header, Condensate Header, Vacuum Pumping System, Steam Traps</i>								
Terminal Devices								
Air Handler	40%			2032	**	1	\$16,300	
Convactor/Radiator	60%			2032	**	1	\$12,800	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Access To Check Refrigerant Type</i>								
Window/Wall Unit	70%			2022	\$96,300	1		
Distribution								
No Component	70%							
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2032	**	1	\$12,200	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2032	**	2	\$13,800	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	40%			2032	**	2	\$800	
Roof	60%	Now	\$6,600	2027	\$65,700	2	\$1,000	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2026	\$40,300	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 175 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2022	\$19,000	4	\$3,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2037	**	1-2	\$1,800
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 24 - BK
Address : 427 38 STREET @ 4TH AVE
Borough : BROOKLYN **Agency's Number** : K024
Program / Asset # : BOE0968.000 / 4480 **Yr Built/Renovated** : 1997 / 2002
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 03-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 701 **Lot** : 1 **BIN** : 3346119

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$758,600	\$210,000
Interior Architecture	\$373,300	\$52,100
Electrical		\$595,600
Mechanical	\$37,500	\$2,845,400
Total	\$1,169,400	\$3,703,100
Importance Code A	\$758,600	\$210,000
Importance Code B	\$190,600	\$3,493,100
Importance Code C	\$220,200	
Total	\$1,169,400	\$3,703,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,100			
Interior Architecture	\$92,000		\$34,400	\$17,400
Electrical	\$26,900	\$15,100	\$19,700	\$15,100
Mechanical	\$81,100	\$39,800	\$48,700	\$40,000
Site Enclosure	\$32,300			
Site Pavements	\$51,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$302,200	\$62,800	\$110,700	\$80,400
Importance Code A	\$18,100	\$8,100	\$8,100	\$8,100
Importance Code B	\$170,700	\$54,800	\$98,700	\$72,400
Importance Code C	\$113,400		\$4,000	
Total	\$302,200	\$62,800	\$110,700	\$80,400



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	9%	2-4	\$298,200	LIFE	**	5	\$15,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 420</i>								
Masonry: Brick	81%			LIFE	**	5	\$277,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$111,400	
Windows								
Aluminum	100%	Now	\$108,100	2046	**	5	\$12,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$68,000	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
Metal Panel	5%			2056	**	5	\$2,300	
Pre-Cast Concrete	10%	0-2	\$8,900	LIFE	**	5	\$7,400	
<i>Open Joints, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	100%	Now	\$99,700	2035	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout And Roof Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room 420 And 401</i>								
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$7,000	
Quarry Tile	5%	2-4	\$10,700	2043	**	5	\$5,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%	Now	\$101,000	2035	**	3	\$41,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	10%			2058	**	5	\$26,100	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$107,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2043	**	5	\$7,900	
Concrete Masonry Unit	5%	2-4	\$113,000	LIFE	**	5	\$3,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	35%			LIFE	**	5	\$44,500	
Gypsum Board	10%			LIFE	**	5-10	\$27,000	
SGFT/Glazed Masonry	35%			LIFE	**	10	\$27,800	
Ceilings								
AcousTileConcealSpLn	20%			2043	**	5	\$34,800	
AcousTileSusp.Lay-In	75%			2043	**	5	\$104,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 401</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$13,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	15%	0-2	\$1,900	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fence Posts</i>								
Chain Link	10%			2050	**			
Concrete Masonry Unit	10%			2050	**			
Iron Picket	65%	4+	\$20,800	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Post Bases</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$9,700	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$27,600	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	60%			2043	**			
Masonry: Granite	35%	0-2	\$23,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%			2039	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

10% 2-4 \$1,000 2033 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Traffic Topping

90% 2035 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2040 ** 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 4,000 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100% 2040 ** 5 \$400

Raceway

Conduit

100% 2040 ** 1

Panelboards

Fused Disc Sw

30% 2038 ** 5 \$600

Molded Case Bkrs

70% 2038 ** 5 \$1,700

Wiring

Thermoplastic

100% 2040 ** 1

Motor Controllers

Locally Mounted

100% 2035 ** 5 \$600

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$2,700

Stand-by Power

Transfer Switches

Automatic

100% 2035 ** 1 \$28,600

Generators

Diesel

100% 2033 ** 1 \$36,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room**Explanation : Generator Rated At 230 Kilowatts*

Batteries

Nickel Cadmium

100% 2023 \$1,600 5 \$20,700

Fuel Storage

Main Tank

100% 2045 ** 5 \$2,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 275 Gallons Capacity*

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	85%			2030	\$186,200	10	\$72,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	12%			2030	\$26,300	10	\$10,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	3%			2030	\$4,800	10	\$100	
Egress Lighting								
Emergency, Service	50%			2030	\$24,400	1		
Exit, Service	50%			2030	\$13,400	1		
Exterior Lighting								
LED	100%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
Alarm								
Security System Generic	100%			2030	\$300,400	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$57,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 10,000 Gallon Tank For No. 2 Fuel</i>								
Conversion Equipment Heat Exchanger, Plate & Frame	25%			2033	**	1	\$11,500	
Steam Boiler	75%			2035	**	1	\$69,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution Hot Wtr Piping/Pump	50%	Now	\$3,600	2038	**	4	\$2,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : One Pump Leaks In Basement</i>								
Steam Piping/Pump	50%			2040	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2030	\$653,900	1	\$28,800	
Convactor/Radiator	50%			2035	**	1	\$15,000	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%	Now	\$37,500	2030	\$749,900	1	\$36,900	
			<i>Controller Not Working, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Building Control System Not Working</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Chillers</i>					
Split Unit	5%			2035	**			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2040	**	4	\$2,300	
Ductwork/Diffusers	50%			LIFE	**	2	\$75,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$1,043,000	1	\$57,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$187,500	2	\$64,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,100	
Exhaust Fans								
Roof	100%			2030	\$154,400	2	\$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Triplex Booster Pumps</i>					
Water Heater								
Gas Fired	100%			2028	\$56,700	2	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Instantaneous Type With Two 275 Gallon Storage Tanks</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$14,200	4	\$2,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	50%						
	Generic	50%	Now	\$11,800	2040	**	1	\$2,600
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1st Floor Kitchen Storage Room</i>					
			<i>Explanation : Unit Leaks And Valves Do Not Hold</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$46,900
Sprinkler								
	No Component	80%						
	Generic	20%			2040	**	1-2	\$5,200
Chemical System								
	No Component	90%						
	Generic	10%			2025	\$2,800	1-3	\$400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 24 - Q
Address : 141-11 HOLLY AVENUE @ UNION ST.
Borough : QUEENS **Agency's Number** : Q024
Program / Asset # : BOE0687.000 / 1197 **Yr Built/Renovated** : 1932 / 2010
Area Sq Ft : 65,000 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5201 **Lot** : 21 **BIN** : 4117403

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$93,600	\$71,100
Interior Architecture	\$250,500	\$398,600
Electrical	\$410,900	\$188,400
Mechanical	\$451,400	\$1,203,100
Total	\$1,206,500	\$1,861,100
Importance Code A	\$93,600	\$71,100
Importance Code B	\$1,073,500	\$1,790,000
Importance Code C	\$39,400	
Total	\$1,206,500	\$1,861,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$26,000		
Interior Architecture	\$15,900	\$11,600	\$2,500	\$27,100
Electrical	\$3,000	\$2,000	\$1,900	\$19,400
Mechanical	\$9,800	\$10,700	\$14,500	\$31,600
Site Pavements		\$200		
Total	\$28,600	\$50,600	\$18,800	\$78,100
Importance Code A	\$6,400	\$32,500	\$6,400	\$6,400
Importance Code B	\$16,600	\$15,000	\$12,400	\$71,600
Importance Code C	\$5,500	\$3,100		
Total	\$28,600	\$50,600	\$18,800	\$78,100



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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$45,800	LIFE	**	5	\$71,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Under Auditorium</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Northwest Side</i>								
<i>Explanation : New Construction</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Masonry: Limestone	15%			LIFE	**	5	\$10,000	
Windows								
Aluminum	100%			2045	**	5	\$21,600	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$6,600	
Metal Rail	25%			2042	**	5-10	\$42,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$47,800	
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2057	**	10	\$6,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2038	**	5	\$5,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	30%			2034	**	3	\$11,200	
Vinyl Tile 9" X 9"	30%	Now	\$211,100	2029	\$351,800	3	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Wood	25%			2044	**	5	\$46,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$39,400	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Foundation, Boiler Room</i>								
Ceramic Tile	5%			2032		**	\$5,800	
Concrete Masonry Unit	10%	Now	\$5,500	LIFE		**	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium, Bulkhead Stair</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Boiler Room, Electrical Room</i>								
<i>Explanation : Under Construction</i>								
Masonry: Brick	10%			LIFE		**		
Marble Panels	5%			LIFE		**		
Plaster	50%			LIFE		**	\$17,500	
SGFT/Glazed Masonry	10%			LIFE		**		
Ceilings								
AcousTile,Adhered	10%			2042		**	\$10,000	
Exposed Concrete	10%			LIFE		**	\$1,600	
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Metal Panel	5%			LIFE		**	\$6,200	
Plaster	37%	0-2	\$10,300	LIFE		**	\$23,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
Plaster	38%			LIFE		**	\$23,700	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049		**		
Iron Picket	80%			2049		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Near Construction</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Cast in Place Concrete	80%			2042		**		
Masonry: Granite	10%			LIFE		**		
Metal	10%			2049		**	\$700	
Parking/Driveway								
Under Construction	100%							
Activity Yard								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2055	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
Raceway								
Conduit	80%			2029	\$105,800	1		
Conduit	20%			2055	**	1		
Panelboards								
Fused Disc Sw	7%			2028	\$10,100	5	\$100	
Fused Disc Sw	3%			2051	**	5		
Molded Case Bkrs	90%			2051	**	5	\$1,500	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	70%			2042	**	5	\$300	
Locally Mounted	30%			2027	\$24,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$58,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$46,800	10	\$7,800	
Exit, Service	50%			2024	\$9,400	1		
Exterior Lighting								
HID	100%			2037	**	10	\$200	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$7,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway, Cafeteria, Offices And Exit Doors**Explanation : CCTV Camera*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$215,600

1-3

\$12,400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 6500 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$64,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Two Dual Fuel Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

80%

0-2

\$44,000

2029

\$880,100

4

\$2,600

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Vacuum Pump In The Basement**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Steam And Condensate Piping In The Basement.*

Central Plant Steam Piping/Pmp

20%

2049

* *

4

\$1,000

Terminal Devices

Air Handler

20%

2024

\$182,800

1

\$8,000

*Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Gymnasium Blower Heating Coil In The First Floor Fan Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Blowers In The Basement Fan Room.*

Convactor/Radiator

80%

2034

* *

1

\$16,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%			2027	\$94,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200	
Exhaust Fans								
Interior	80%			2024	\$185,000	2	\$1,600	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Exhaust Fan Bearing In The First Floor Fan Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Roof	20%			2024	\$21,600	2	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Rooftop Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2049	**	1		
Galvanized Steel	80%			2027	\$228,200	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beyond The Boiler Room, The Domestic Water Piping Beyond Useful Life Cycle Rating</i>								
Water Heater								
Gas Fired	100%			2024	\$39,600	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Beyond Useful Life Cycle Rating</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Drain Piping Beyond Useful Life Cycle Rating</i>								
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,100	
Backflow Preventer								
Generic	80%			2039	**	1	\$3,200	
Generic	20%			2034	**	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves Boilers Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2039	**	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 25 - BK
Address : 787 LAFAYETTE AVENUE @MARCUS GARVEY BLVD.
Borough : BROOKLYN **Agency's Number** : K025
Program / Asset # : BOE0359.000 / 340 **Yr Built/Renovated** : 1942 / 2009
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1787 **Lot** : 14 **BIN** : 3049858

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,316,100	\$89,400
Interior Architecture	\$1,219,200	\$95,800
Electrical	\$1,031,000	\$472,900
Mechanical	\$62,200	\$777,300
Total	\$3,628,500	\$1,435,400
Importance Code A	\$1,316,100	\$120,800
Importance Code B	\$2,257,900	\$1,268,400
Importance Code C	\$54,600	\$46,200
Total	\$3,628,500	\$1,435,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,500			
Interior Architecture	\$19,700			\$10,400
Electrical	\$21,300	\$9,600	\$37,100	\$11,700
Mechanical	\$14,500	\$17,400	\$22,300	\$15,900
Total	\$72,100	\$27,000	\$59,400	\$38,100
Importance Code A	\$26,600	\$10,100	\$10,300	\$10,100
Importance Code B	\$45,400	\$16,900	\$49,100	\$27,900
Importance Code C				
Total	\$72,100	\$27,000	\$59,400	\$38,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$89,400	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Scaffolding Present Throughout - All Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%	Now	\$1,316,100	2053	**	5	\$14,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 40%</i>								
<i>Location : Windows Throughout</i>								
Parapets								
Under Construction	100%							
Roof								
Slate	20%	2-4	\$16,500	LIFE	**			
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Under Construction	80%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,500	
Terrazzo	5%	Now	\$18,800	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	5%			2033	**	3	\$3,800	
Vinyl Tile 9" X 9"	50%	Now	\$88,900	2023	\$889,300	3	\$28,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Wood	35%	4+	\$186,400	2043	**	5	\$49,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,100	
Marble Panels	5%	Now	\$54,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Plaster	60%			LIFE	**	5	\$46,200	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$17,700	
Plaster	25%			LIFE	**	5	\$23,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	20%			2041	**			
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Under Construction	80%							
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Parking/Driveway

Under Construction	100%							
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Activity Yard

Rubber Matting	30%			2033	**			
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Traffic Topping	70%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2028	\$31,400	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 400 Ampere Main Disconnect Switches

Fused Disc Sw	20%			2054	**	5	\$100	
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Fused Disc Sw	10%			2048	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	20%			2028	\$41,700	5	\$100	
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Fused Knife Sw	80%	Now	\$167,000	2058	**	5	\$200	
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : Electrical Room Basement

Raceway

Conduit	95%			2028	\$211,600	1		
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Conduit	5%			2048	**	1		
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Panelboards

Fused Disc Sw	10%			2027	\$19,200	5	\$200	
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Fused Knife Sw	5%	Now	\$9,600	2053	**	5	\$100	
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : Basement

Fused Toggle Switch	65%	Now	\$124,500	2053	**	5	\$800	
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : 1st, 2nd Floor, Gymnasium And Auditorium

Molded Case Bkrs	20%			2044	**	5	\$500	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	Now	\$254,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$98,300	5	\$600	
Locally Mounted	20%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$73,400	10	\$12,300	
Exit, Service	50%			2023	\$14,700	1		
Exterior Lighting								
HID	100%			2023	\$411,300	10	\$300	
Alarm								
Security System								
Generic	100%			2033	**	1	\$38,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : Twenty Five Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$64,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 10,000 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$101,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2038	**	4	\$7,500	
Terminal Devices Air Handler	20%			2028	\$286,900	1	\$12,600	
Convector/Radiator	80%			2033	**	1	\$26,400	
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Window/Wall Unit	60%			2026	\$127,500	1		
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,900	
Exhaust Fans Interior	100%			2028	\$362,900	2	\$3,100	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2033	**	1		
Water Heater Gas Fired	100%			2023	\$62,200	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit - 400 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$15,600	4	\$2,200	
Backflow Preventer No Component Generic	95%	5% Now	\$100	2028	\$1,300	1	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Installed Make Up Water</i>								
<i>Explanation : Leaks</i>								
Fixtures Generic	100%							
Fire Suppression								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2038	**	1-2	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 25 - SI OLD P.S. 4 - SI
Address : 4210 ARTHUR KILL ROAD BTWN: CLAY PIT RD. - STORER AVE.
Borough : STATEN ISLAND **Agency's Number** : R025
Program / Asset # : BOE0916.000 / 4428 **Yr Built/Renovated** : 1896 / 2011
Area Sq Ft : 18,000 **Project Type** : EDUCATION
Date of Survey : 26-Jun-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7315 **Lot** : 7 **BIN** : 5086781

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$158,500	
Electrical		\$19,700
Site Pavements	\$116,500	
Total	\$275,000	\$19,700
Importance Code B	\$225,800	\$19,700
Importance Code C	\$49,200	
Total	\$275,000	\$19,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,200	\$2,800		\$25,500
Interior Architecture	\$43,100	\$1,500		\$4,800
Electrical	\$500	\$800	\$600	\$600
Mechanical	\$22,600	\$3,000	\$2,400	\$46,900
Site Enclosure	\$13,400			
Site Pavements	\$11,000	\$200	\$200	\$3,900
Total	\$146,900	\$8,100	\$3,100	\$81,900
Importance Code A	\$58,000	\$4,600	\$1,800	\$27,400
Importance Code B	\$60,900	\$3,400	\$1,100	\$50,600
Importance Code C	\$28,000	\$200	\$200	\$3,900
Total	\$146,900	\$8,100	\$3,100	\$81,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	\$23,100	LIFE	**	5	\$33,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$29,200	2045	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$800	
Metal Rail	10%			2042	**	5-10	\$4,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$800	
No Component	55%							
Roof								
Asphalt Shingle	40%			2038	**	10	\$2,800	
Built-Up (BUR)	60%			2034	**	10	\$25,500	
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Wood	100%	Now	\$3,800	2034	**	5	\$3,100	
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	5%	Now	\$7,000	2032	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Toilets</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Toilets</i>								
Vinyl Tile	45%	0-2	\$6,900	2034	**	3	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	40%	Now	\$15,800	2024	\$158,500	3	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$2,900	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Masonry: Brick	5%			LIFE	**			
Plaster	85%	Now	\$10,400	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Lunch Room</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Lunch Room</i>								
SGFT/Glazed Masonry	5%	2-4	\$3,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Toilets, 1st Floor</i>								
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$3,100	
Embossed Metal	15%			LIFE	**	5	\$2,100	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout 1896 Side</i>								
Plaster	75%			LIFE	**	5	\$14,500	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$7,700	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side Of Property</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	0-2	\$500	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Property</i>								
Retaining Walls								
Cast in Place Concrete	75%			2064	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Of Property</i>								
Masonry: Fieldstone	25%	0-2	\$5,300	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,600	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%	Now	\$2,500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout And Steps At Exit 6</i>								
Metal	20%			2039	**	1-3	\$16,600	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side Of School</i>								
Pavers/Stone	5%			2032	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$49,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	100%	Now	\$67,300	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	60%			2029	\$15,400	1		
Conduit	40%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$3,500	5		
Molded Case Bkrs	75%			2037	**	5	\$400	
Molded Case Bkrs	15%			2028	\$5,200	5	\$100	
Wiring								
Thermoplastic	70%			2039	**	1		
Thermoplastic	30%			2029	\$8,400	1		
Motor Controllers								
Locally Mounted	80%			2034	**	5	\$100	
Locally Mounted	20%			2027	\$10,500	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	80%			2037	**	10	\$13,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2029	\$9,200	10	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$14,100	10	\$2,200	
Exit, Service	50%			2029	\$2,800	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$19,000	1	\$2,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 2500 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boliers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$16,600	2039	**	4	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
Terminal Devices								
Convactor/Radiator	80%	0-2	\$4,200	2034	**	1	\$4,200	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps</i>								
Fan Coil Unit/Heat	20%			2034	**	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024		1		
No Component	20%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2024		2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 125 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$600	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$1,100	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 26 - BK
Address : 1014 LAFAYETTE AVENUE @MALCOLM X BLVD.
Borough : BROOKLYN **Agency's Number** : K026
Program / Asset # : BOE0360.000 / 341 **Yr Built/Renovated** : 1956 / 2012
Area Sq Ft : 124,000 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1616 **Lot** : 1 **BIN** : 3043822

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$474,300
Interior Architecture	\$2,721,400	\$103,000
Electrical	\$1,862,900	\$662,800
Mechanical	\$293,900	\$424,400
Total	\$4,878,300	\$1,664,400
Importance Code A		\$496,700
Importance Code B	\$4,482,200	\$1,167,700
Importance Code C	\$396,000	
Total	\$4,878,300	\$1,664,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$30,200	\$4,400
Interior Architecture	\$23,500		\$11,300	\$4,500
Electrical	\$25,800	\$12,900	\$42,000	\$11,700
Mechanical	\$18,500	\$20,900	\$30,600	\$19,500
Total	\$67,800	\$33,900	\$114,200	\$40,200
Importance Code A	\$12,300	\$12,300	\$42,800	\$16,700
Importance Code B	\$55,500	\$21,600	\$71,400	\$23,500
Importance Code C				
Total	\$67,800	\$33,900	\$114,200	\$40,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$37,800	
Masonry: Brick Cavity	80%			LIFE	**	5	\$129,000	
Metal Panel	10%			2038	**	5-10	\$110,900	
Panel/Paver: Limestone	5%			LIFE	**	5	\$6,000	
Windows								
Aluminum	100%			2050	**	5	\$44,300	
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5	\$13,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2054	**	5	\$8,800	
Metal Rail	25%			2045	**	5-10	\$103,200	
Metal: Cage/Fence	5%			2045	**	5-10	\$8,800	
Roof								
Metal Panel	1%			2045	**	10	\$2,300	
Modified Bitumen	99%			2036	**	10	\$123,600	
<i>Ponding, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$39,700	
Ceramic Tile	5%			2031	**	5	\$9,100	
Terrazzo	5%			LIFE	**	5	\$7,100	
Vinyl Tile	20%	Now	\$65,900	2033	**	3	\$13,600	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria And Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria And Auditorium</i>								
Vinyl Tile 9" X 9"	50%			2023	\$1,067,000	3	\$34,000	
Wood	10%	Now	\$639,000	2068	**	5	\$17,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Auditorium, Gymnasium And Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Wood Floors Throughout</i>								
<i>Explanation : Component Beyond Useful Life</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	\$41,300	2024	\$206,300	5	\$3,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms Throughout</i>								
Concrete Masonry Unit	32%	Now	\$88,500	LIFE	**	5	\$29,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor, Gymnasium</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor, Gymnasium</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	30%	0-2	\$60,000	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$391,800	2048	**	5	\$28,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Hallways, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hallways, Throughout</i>								
Exposed Concrete	50%			LIFE	**	5	\$14,200	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%	Now	\$19,000	2028	\$63,300			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Gypsum Board	10%			LIFE	**	5	\$22,700	
Metal Panel	5%	Now	\$161,700	LIFE	**	5	\$11,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2048	**			
Iron Picket	70%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2031	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2028	\$22,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2028	\$52,200	5	\$100	
Fused Knife Sw	75%	Now	\$156,500	2058	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
Raceway								
Conduit	80%			2028	\$178,200	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$300	
Fused Knife Sw	5%	Now	\$12,000	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium And Basement</i>								
Molded Case Bkrs	75%			2027	\$179,500	5	\$2,400	
Molded Case Bkrs	10%			2044	**	5	\$300	
Wiring								
Braided Cloth	80%	Now	\$254,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	95%			2026	\$116,700	5	\$800	
Locally Mounted	5%			2041	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2036	**	10	\$102,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2036	**	10	\$11,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Lobby, Auditorium And Basement</i>								
Egress Lighting								
Emergency, Battery	45%			2023	\$80,400	10	\$13,500	
Emergency, Battery	5%			2036	**	10	\$1,500	
Exit, Service	40%			2023	\$14,300	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$400	
Lightning Protection								
Arresters/Cabling Generic	100%			2031	**	5	\$3,600	
Alarm								
Security System Generic	100%			2033	**	1	\$46,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : Twenty Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$1,371,200	1-3	\$76,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2054	**	1		
Conversion Equipment Steam Boiler	100%			2045	**	1	\$122,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Explanation : Under Construction</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2054	**	4	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Installed 3 Years Ago</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2028	\$348,700	1	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction</i>								
Convactor/Radiator	80%			2033	**	1	\$32,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2023	\$129,200	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,100	
Exhaust Fans								
Interior	20%			2033	**	2	\$800	
Roof	80%			2023	\$164,700	2	\$3,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$75,600	2	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$18,900	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BK

Asset # : 341

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Generic	90%		2027	\$25,100	1-3	\$3,600	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul</i>						
	Generic	10%		2023	\$2,800	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 26 - Q
Address : 195-02 69 AVENUE
Borough : QUEENS **Agency's Number** : Q026
Program / Asset # : BOE0689.000 / 2260 **Yr Built/Renovated** : 1949 / 2011
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 10-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7117 **Lot** : 421 **BIN** : 4153296

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,593,600
Interior Architecture	\$1,069,600	\$121,700
Electrical	\$670,100	\$297,200
Mechanical	\$108,600	\$1,386,300
Site Pavements		\$105,900
Total	\$1,848,300	\$3,504,700
Importance Code A		\$2,150,200
Importance Code B	\$1,848,300	\$1,302,200
Importance Code C		\$52,300
Total	\$1,848,300	\$3,504,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,200		\$500	
Interior Architecture	\$17,200	\$6,000	\$16,600	
Electrical	\$2,800	\$2,200	\$21,800	\$2,900
Mechanical	\$12,100	\$12,900	\$51,700	\$12,900
Site Pavements	\$12,000			
Total	\$55,300	\$21,200	\$90,600	\$15,900
Importance Code A	\$19,700	\$8,500	\$9,000	\$8,700
Importance Code B	\$6,300	\$8,300	\$81,600	\$7,200
Importance Code C	\$29,300	\$4,400		
Total	\$55,300	\$21,200	\$90,600	\$15,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$40,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Windows								
Aluminum	95%			2050	**	5	\$30,800	
Glass Block	5%			LIFE	**	5	\$1,000	
Parapets								
Copper/Terne	5%			2063	**	5	\$1,000	
Masonry: Brick	90%			LIFE	**	5	\$3,700	
Masonry: Limestone	5%	2-4	\$1,100	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Coping</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Coping</i>								
Roof								
Built-Up (BUR)	98%			2028	\$1,453,000	10	\$100,300	
Skylight, Plastic	2%	2-4	\$10,100	2041	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exit Stair 6</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,100	
Ceramic Tile	3%			2037	**	5	\$3,300	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile 9" X 9"	82%			2023	\$1,069,600	3	\$34,100	
Wood	5%			2043	**	5	\$10,400	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$8,700	
Concrete Masonry Unit	5%	0-2	\$17,200	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Old Coal Bunker</i>								
Marble Panels	2%			LIFE	**			
Plaster	60%			LIFE	**	5	\$52,300	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
Plaster	100%			LIFE	**	5	\$69,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Room 306</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2048	**			
Iron Picket	25%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	10%	4+	\$300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	90%	4+	\$11,700	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Activity Yard								
Asphalt	75%			2031	**			
Rubber Matting	25%			2028		\$105,900		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$400	
Raceway								
Conduit	80%			2028	\$147,400	1		
Conduit	20%			2054	**	1		
Panelboards								
Fused Disc Sw	2%			2050	**	5		
Fused Disc Sw	8%			2027	\$15,300	5	\$200	
Molded Case Bkrs	85%			2050	**	5	\$1,900	
Molded Case Bkrs	5%			2027	\$9,600	5	\$100	
Wiring								
Braided Cloth	80%	Now	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2054	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$500	
Locally Mounted	20%			2045	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Lighting

Interior Lighting

Fluorescent	96%			2038	**	10	\$75,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED	4%			2038	**			
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Egress Lighting

Emergency, Battery	40%			2023		10	\$8,300	
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Emergency, Battery	10%			2036	**	10	\$2,100	
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Exit, Service	45%			2023		1		
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Exit, Service	5%			2036	**	1		
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Exterior Lighting

HID	100%			2023		10	\$300	
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Alarm

Security System

No Component	80%							
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Generic	20%			2023		1	\$6,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallway, Stairwell And Some Offices**Explanation : Intrusion Alarm And Motion Detector*

Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%			2036	**	1-3	\$16,400	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2028	\$169,000	5	\$26,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks 10,000 Gallons Each*

Conversion Equipment

Steam Boiler	100%			2026	\$556,600	1	\$85,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$72,800	2038	**	4	\$4,200	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump</i>								
Terminal Devices								
Air Handler	25%			2028	\$302,300	1	\$13,300	
Convactor/Radiator	75%			2033	**	1	\$20,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$35,800	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,000	
Exhaust Fans								
Interior	100%			2028	\$306,000	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2054	**	1		
Galvanized Steel	95%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$52,500	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$13,100	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,200	
Chemical System								
No Component	80%							
Generic	20%			2023	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 26 - SI
Address : 4108 VICTORY BLVD. @ WILD AVE.
Borough : STATEN ISLAND **Agency's Number** : R026
Program / Asset # : BOE0917.000 / 1450 **Yr Built/Renovated** : 1886 / 2011
Area Sq Ft : 28,000 **Project Type** : EDUCATION
Date of Survey : 21-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2634 **Lot** : 1 **BIN** : 5107386

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$465,100
Interior Architecture	\$126,800	\$360,000
Electrical	\$101,600	\$280,400
Mechanical	\$47,400	\$566,700
Total	\$275,800	\$1,672,300
Importance Code A		\$465,100
Importance Code B	\$275,800	\$1,145,200
Importance Code C		\$62,000
Total	\$275,800	\$1,672,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,000		\$10,500	\$3,800
Interior Architecture	\$51,500		\$300	\$3,500
Electrical	\$29,500	\$25,800	\$900	\$800
Mechanical	\$6,800	\$12,400	\$4,500	\$4,000
Total	\$100,800	\$38,200	\$16,200	\$12,100
Importance Code A	\$15,600	\$2,700	\$13,100	\$6,400
Importance Code B	\$60,400	\$35,500	\$3,100	\$5,700
Importance Code C	\$24,800			
Total	\$100,800	\$38,200	\$16,200	\$12,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$4,200	
Masonry: Brick	80%			LIFE	**	5	\$33,500	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$3,900	
Metal Panel	5%			2053	**	5-10	\$14,400	
Windows								
Aluminum	95%			2049	**	5	\$7,600	
Metal Louvers	5%			2036	**	10	\$2,500	
Parapets								
Masonry: Brick	90%	Now	\$8,600	LIFE	**	5	\$2,800	
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	
Roof								
Asphalt Shingle	25%	0-2	\$4,400	2030		\$21,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	70%			2027		\$240,400	10	\$16,600
Skylight, Metal/Glass	5%			2027		\$187,000	10	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 1</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$23,500	
Ceramic Tile	5%	Now	\$26,700	2030		\$44,500	5	\$1,100
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms, Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms, Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	5%			2035	**	3	\$800	
Vinyl Tile	65%	Now	\$126,800	2027		\$253,600	3	\$10,500
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$24,800	2030	\$62,000	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms, Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms, Throughout</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathroom</i>								
Gypsum Board	5%			LIFE	**	5	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	80%			LIFE	**	5	\$10,100	
Ceilings								
Embossed Metal	30%			LIFE	**	5	\$5,800	
Gypsum Board	1%			LIFE	**	5	\$500	
Plaster	69%			LIFE	**	5	\$18,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$93,900	5	\$100	
Fused Disc Sw	10%			2053	**	5		
Raceway								
Conduit	5%			2053	**	1		
Conduit	95%			2027	\$53,300	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,000	5	\$100	
Molded Case Bkrs	10%			2049	**	5	\$100	
Molded Case Bkrs	80%			2026	\$63,800	5	\$600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$28,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2053	**	1		
Thermoplastic	50%			2027	\$35,500	1		
Motor Controllers								
Locally Mounted	70%			2025	\$33,900	5	\$100	
Locally Mounted	30%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$24,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Lobby, Bath Room And Hallway 1st Floor</i>								
Egress Lighting								
Emergency, Battery	45%			2022	\$18,100	10	\$3,000	
Emergency, Battery	5%			2035	**	10	\$300	
Exit, Service	45%			2022	\$3,600	1		
Exit, Service	5%			2035	**	1		
Exterior Lighting								
HID	90%			2022	\$101,600	10	\$100	
HID	10%			2035	**	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$3,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$5,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 3,000 Gallon Tank</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	10%			2032	**	1	\$1,400	
Steam Boiler	90%			2044	**	1	\$25,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	90%			2027	\$426,500	4	\$1,200	
Central Plant Steam Piping/Pmp	10%	Now	\$47,400	2057	**	4	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Condensate Return Vacuum Pumping System</i>								
Terminal Devices								
Convactor/Radiator	90%			2032	**	1	\$8,100	
Fan Coil Unit/Heat	10%			2027	\$41,900	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2032	**	2	\$200	
Window/Wall Unit	15%			2026	\$8,800	1		
Window/Wall Unit	15%			2022	\$8,800	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,600	
No Component	90%							
Exhaust Fans								
Roof	10%	Now	\$2,300	2032	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof, Multiple Mechanical Defects</i>								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galvanized Steel	80%			2025	\$98,300	1		
Water Heater								
Gas Fired	90%			2026	\$15,400	2	\$400	
Gas Fired	10%	Now	\$900	2027	\$1,700	2		
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, 1/2 Defective Circulating Pumps</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2047	**	1-2	\$800	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 27 - BK
Address : NELSON AND HICKS STREETS
Borough : BROOKLYN **Agency's Number** : K027
Program / Asset # : BOE0361.000 / 342 **Yr Built/Renovated** : 1890 / 2007
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 21-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 525 **Lot** : 1 **BIN** : 3008342

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$55,800	\$73,900
Interior Architecture	\$654,500	\$270,400
Electrical		\$301,000
Mechanical	\$842,000	\$1,955,900
Total	\$1,552,300	\$2,601,300
Importance Code A	\$55,800	\$73,900
Importance Code B	\$1,496,500	\$2,430,800
Importance Code C		\$96,600
Total	\$1,552,300	\$2,601,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$79,400			
Interior Architecture	\$186,800	\$2,100	\$1,300	\$7,000
Electrical	\$1,800	\$13,500	\$3,200	\$1,700
Mechanical	\$52,800	\$13,500	\$23,800	\$13,500
Total	\$320,800	\$29,100	\$28,300	\$22,200
Importance Code A	\$88,500	\$9,300	\$9,100	\$9,100
Importance Code B	\$114,700	\$19,800	\$19,100	\$13,100
Importance Code C	\$117,600			
Total	\$320,800	\$29,100	\$28,300	\$22,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$73,900	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades Inaccessible</i>								
Masonry: Granite	3%	Now	\$14,700	LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Facades Inaccessible</i>								
<i>Explanation : Under Construction - Scaffolding Present</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades Inaccessible</i>								
<i>Explanation : Under Construction - Scaffolding Present</i>								
Windows								
Aluminum	98%	Now	\$55,800	2035	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%	Now	\$15,300	2052	**	5	\$2,500	1
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Windows - Hicks Street Facade</i>								
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	78%	Now	\$30,100	2032	**			
<i>Debris Present, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Parapets And Exterior Walls Under Construction</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gutter Clogged - Interior Courtyard Facade</i>								
Skylight, Metal/Glass	2%			2037	**	10	\$3,600	
Slate	20%	Now	\$19,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1890 Wing - Various Locations</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1890 Wing - Various Locations</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2026	\$34,300	3	\$3,800	
Cast in Place Concrete	5%	Now	\$4,700	LIFE	**	5	\$9,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%	Now	\$8,700	2030	\$173,800	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	22%	Now	\$50,300	2032	**	3	\$6,900	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Cafeteria And Auditorium Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Cafeteria / Auditorium</i>								
Vinyl Tile 9" X 9"	45%	Now	\$88,900	2022	\$444,600	3	\$14,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Corridor</i>								
Wood	15%	Now	\$22,200	2042	**	5	\$11,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$11,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	Now	\$4,800	2030	\$96,600	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%	Now	\$18,900	LIFE	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	7%	Now	\$19,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hicks Street Facade</i>								
Metal: Cage/Fence	2%			LIFE	**			
Plaster	53%	Now	\$29,800	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1890 Wing - 2nd Floor Corridor</i>								
SGFT/Glazed Masonry	25%	Now	\$33,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$4,200	2032	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2032	**	5	\$4,200	
Embossed Metal	10%	Now	\$7,900	LIFE	**	5	\$3,800	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	4+	\$21,600	LIFE	**	5	\$2,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$70,600	LIFE	**	5	\$31,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1890 Wing - 2nd Floor Corridor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	
Raceway								
Conduit	80%			2027	\$147,400	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,200	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$72,600	5	\$600	
Locally Mounted	10%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	93%			2037	**	10	\$78,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2037	**	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Crawl Space</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$11,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$6,900	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$11,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One Tank Of 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$91,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	20%			2053	**	4	\$1,400	
Central Plant Steam Piping/Pmp	80%			2027		4	\$3,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2022	\$258,700	1	\$11,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	40%			2025	\$197,000	1	\$11,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 1934 And 1957 Section Of The Building. The 1890 Section Of The Building Had New Convactor Installed In 2007.</i>								
Convactor/Radiator	15%			2044	**	1	\$4,500	
Convactor/Radiator	10%	0-2	\$49,300	2047	**	1	\$2,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Climate Control System</i>								
Fan Coil Unit/Heat	15%	Now	\$4,100	2022	\$206,700	1	\$4,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout The Classrooms In The 1934 Section Of The Building</i>								
Air Conditioning								
Energy Source								
Electricity	10%			2043	**	1		
No Component	90%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2035	**	2	\$600	
Window/Wall Unit	10%	0-2	\$19,200	2027	\$19,200	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classrooms Throughout</i>								
Window/Wall Unit	60%			2025	\$115,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	
Exhaust Fans								
Interior	100%	Now	\$16,400	2022	\$327,300	2	\$2,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2053	**	1		
Galvanized Steel	80%			2025	\$322,900	1		
<i>Antiquated, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Crawl Space</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2026	\$56,100	2	\$1,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
			<i>Location : Throughout</i>						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
			<i>Location : Throughout</i>						
	Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$1,900	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
			<i>Location : Basement Boiler Pit</i>						
	Backflow Preventer								
	Generic	100%			2035	**	1	\$5,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Boiler Room</i>						
			<i>Explanation : Unit Serves Boiler Only</i>						
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	98%							
	Generic	2%			2037	**	1-2	\$500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 28 - M
Address : 475 WEST 155 STREET @AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : M028
Program / Asset # : BOE0016.000 / 442 **Yr Built/Renovated** : 1960 / 2000
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 10-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2107 **Lot** : 26 **BIN** : 1076739

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$937,000	\$217,200
Interior Architecture	\$1,303,600	\$383,000
Electrical	\$296,500	\$815,500
Mechanical	\$708,600	\$1,971,400
Total	\$3,245,700	\$3,387,000
Importance Code A	\$937,000	\$922,200
Importance Code B	\$2,132,200	\$2,464,800
Importance Code C	\$176,400	
Total	\$3,245,700	\$3,387,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$6,900	\$3,400
Interior Architecture	\$81,600		\$20,100	\$14,100
Electrical	\$42,600	\$6,800	\$58,500	\$7,800
Mechanical	\$30,900	\$14,500	\$55,100	\$19,600
Total	\$155,100	\$21,400	\$140,600	\$45,000
Importance Code A	\$10,100	\$10,100	\$17,200	\$13,500
Importance Code B	\$145,000	\$11,300	\$123,400	\$31,400
Importance Code C				
Total	\$155,100	\$21,400	\$140,600	\$45,000



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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	55%			LIFE	**	5	\$45,000	
Metal/Glass Curt Wall	30%	Now	\$416,000	LIFE	**	5	\$46,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Granite Panels	12%			LIFE	**	5	\$7,400	
Marble Panels	3%			LIFE	**	5	\$1,800	
Windows								
Aluminum	60%	0-2	\$521,000	2053	**	5	\$5,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Original Building</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Original Building</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Original Building</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Original Building</i>								
Aluminum	40%			2050	**	5	\$7,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1998 Addition</i>								
Parapets								
Masonry: Brick Cavity	40%			LIFE	**	5	\$4,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	30%			2048	**	5	\$13,800	
Metal Panel	15%			2054	**	5	\$6,900	
Metal: Cage/Fence	5%			2045	**	5-10	\$4,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$7,400	
Roof								
Metal Panel	5%			2045	**	10	\$12,200	
Modified Bitumen	95%			2036	**	10	\$126,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2033	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$17,800	LIFE	**	5	\$35,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors And Electrical Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors And Electrical Room</i>								
Ceramic Tile	5%			2031	**	5	\$8,000	
Quarry Tile	5%	Now	\$12,300	2033	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen Threshold</i>								
Vinyl Tile	20%	Now	\$87,500	2028	\$291,800	3	\$12,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Loading Docks</i>								
Vinyl Tile 9" X 9"	50%	Now	\$94,500	2023	\$945,100	3	\$30,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Corridors</i>								
Wood	10%	4+	\$28,300	2043	**	5	\$15,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stage</i>								
Interior Walls								
Ceramic Tile	7%	0-2	\$37,900	2031	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen And Cafeteria</i>								
Concrete Masonry Unit	10%	Now	\$43,600	LIFE	**	5	\$7,300	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Men And Women Bathroom</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	48%			LIFE	**	5	\$26,500	
SGFT/Glazed Masonry	25%	0-2	\$95,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Walls</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	25%			2033	**	5	\$40,200	
Exposed Concrete	50%			LIFE	**	5	\$12,600	
Exposed Struc: Steel Fiber Board	5%	Now	\$5,600	LIFE	**			
	5%	Now	\$5,600	2028			\$56,000	

*Loose Units, Extent : Moderate, Area Affected : 10%**Location : Gymnasium**Staining/Discoloring, Extent : Moderate, Area Affected : 25%**Location : Gymnasium**Other Observation, Extent : Moderate, Area Affected : 10%**Location : Gymnasium**Explanation : Sagging*

Metal Panel	3%			LIFE	**	5	\$6,000	
Plaster	12%	Now	\$13,500	LIFE	**	5	\$12,100	

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Auditorium*

Site Enclosure

Fence/Gates

Aluminum Picket	50%			2048	**			
Chain Link	30%			2038	**			
Iron Picket	20%			2048	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2033	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Pavers/Stone	20%			2037	**			
Rubber Matting	20%			2028	**			
Traffic Topping	60%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$40,400	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 1200 Ampere Main Disconnect Switches*

Fused Disc Sw	10%			2028	\$4,500	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	10%			2048	**	5		
Molded Case Bkrs	90%			2028	\$187,800	5	\$2,400	
Raceway								
Conduit	95%			2028	\$211,600	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	75%			2027	\$143,600	5	\$2,000	
Molded Case Bkrs	15%			2044	**	5	\$400	
Wiring								
Braided Cloth	70%	Now	\$223,000	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Thermoplastic	20%			2028	\$63,700	1		
Motor Controllers								
Locally Mounted	80%			2026	\$98,300	5	\$600	
Locally Mounted	20%	Now	\$24,600	2048	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room Basement</i>								
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	26%			2033	**	10	\$24,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	70%			2036	**	10	\$65,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$73,400	10	\$12,300	
Exit, Service	50%			2023	\$14,700	1		
Exterior Lighting								
Fluorescent	100%			2036	**	10	\$9,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Wall</i>								
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$64,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2028	\$198,700	5	\$31,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fuel Storage Room Basement</i>								
<i>Explanation : One 10,000 Galons</i>								
Conversion Equipment								
Steam Boiler	100%			2026	\$660,100	1	\$101,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room Basement</i>								
<i>Explanation : Two Units</i>								
Distribution								
Steam Piping/Pump	100%			2028	\$451,000			
Terminal Devices								
Air Handler	20%	Now	\$14,300	2023	\$286,900	1	\$11,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Blower Steam Coil, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control System</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	80%	Now	\$43,700	2026	\$436,800	1	\$23,700	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stream Traps Faulty</i>								
Air Conditioning								
Conversion Equipment								
Split Unit	1%			2036	**			
Window/Wall Unit	80%			2023	\$170,000	1		
No Component	19%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,900	
Exhaust Fans								
Interior	20%			2023	\$72,600	2	\$600	
Roof	80%			2023	\$135,500	2	\$2,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$62,200	2	\$1,500	
HW Heat Exchanger								
Steam Fired	100%			2028	\$162,400	4	\$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2023	\$15,600	4	\$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,400	
Chemical System								
No Component	80%							
Generic	20%			2021	\$5,600	1-3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 28 - Q
Address : 109-10 47TH AVENUE
Borough : QUEENS **Agency's Number** : Q028
Program / Asset # : BOE1025.000 / 13467 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 51,715 **Project Type** : EDUCATION
Date of Survey : 04-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2003 **Lot** : 23 **BIN** : 4529578

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$127,600	\$96,700
Electrical		\$582,500
Mechanical		\$417,900
Total	\$127,600	\$1,097,100
Importance Code A	\$127,600	\$96,700
Importance Code B		\$1,000,400
Total	\$127,600	\$1,097,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,400		\$3,700	
Interior Architecture	\$107,600		\$28,800	\$10,500
Electrical	\$14,300	\$5,000	\$7,300	\$5,300
Mechanical	\$38,400	\$23,800	\$22,500	\$22,400
Site Pavements	\$400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$175,000	\$36,700	\$70,200	\$46,200
Importance Code A	\$11,500	\$5,100	\$8,800	\$5,100
Importance Code B	\$128,400	\$31,600	\$61,400	\$40,200
Importance Code C	\$35,100			\$800
Total	\$175,000	\$36,700	\$70,200	\$46,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%			LIFE	**	5	\$79,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$5,500	
Window Wall	5%			2050	**	5	\$8,000	
Windows								
Aluminum	95%	0-2	\$50,000	2046	**	5	\$5,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooms 207, 208</i>								
Metal Louvers	5%			2043	**	10	\$3,700	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$44,600	
Metal Panel	2%			2050	**	5	\$600	
Pre-Cast Concrete	8%			LIFE	**	5	\$7,300	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$57,100	
Skylight, Plastic	5%			2043	**	1		
Soffits								
Alum/Vinyl Siding	100%			2050	**	10		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$23,700	
Ceramic Tile	5%			2039	**	5	\$3,900	
Quarry Tile	3%			2043	**	5	\$3,500	
Terrazzo	5%			LIFE	**	5	\$6,000	
Vinyl Tile	80%	0-2	\$11,200	2035	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Door</i>								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$1,700	
Concrete Masonry Unit	40%			LIFE	**	5	\$18,000	
Glass Block	2%			LIFE	**	10	\$500	
Gypsum Board	30%			LIFE	**	5-10	\$28,700	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$7,000	
Ceilings								
AcousTileSusp.Lay-In	70%			2043	**	5	\$54,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$7,700	
Gypsum Board	20%			LIFE	**	5-10	\$53,200	
Metal Panel	5%			LIFE	**	5	\$9,700	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2050	**			
Iron Picket	20%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	90%			2039	**			
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Cast in Place Concrete	5%			2043	**			
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Rubber Matting	5%	0-2	\$400	2035	**			
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Other Observation, Extent : Moderate, Area Affected : 2%

Location : Play Yard

Explanation : Damage By Contractor Work

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2040	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 3,000 Ampere Main Disconnect Switch Bolted Pressure Contact

Fused Disc Sw	10%			2040	**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 600 Ampere Main Disconnect Switch For The Fire Pump

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$200	
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Raceway

Conduit	100%			2040	**	1		
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Panelboards

Fused Disc Sw	10%			2038	**	5	\$100	
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Molded Case Bkrs	90%			2038	**	5	\$1,200	
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Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2035	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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Stand-by Power

Transfer Switches

Automatic	100%			2035	**	1	\$15,900	
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Generators

Diesel	100%			2033	**	1	\$20,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Generator Room Roof

Explanation : One 230 Kilowatt

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$11,500	
Fuel Storage								
Day Tank	50%			2046	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 60 Gallons</i>								
Main Tank	50%			2045	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	89%			2030	\$108,400	10	\$42,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2035	**	10	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	1%			2030	\$1,200	10	\$500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gas Room Basement</i>								
Egress Lighting								
Emergency, Service	60%			2030	\$16,300	1		
Exit, Service	40%			2030	\$6,000	1		
Exterior Lighting								
HID	100%			2030	\$208,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$50,100	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Some Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$171,600	1-3	\$9,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$51,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2050	**			
Terminal Devices								
Air Handler	75%			2035	**	1	\$24,000	
Convactor/Radiator	25%	Now	\$1,400	2035	**	1	\$3,800	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Pipe Connection, Rooms 208, 210, 220.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2030	\$351,200	1	\$19,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Penthouse</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2050	**	4	\$3,100	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2035	**	1	\$25,600	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2030	\$66,700	2	\$28,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	4%	0-2	\$3,800	LIFE	**	2-5	\$1,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ductwork Leaking At Rooms 207, 209, 211.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 218, 220.</i>								
<i>Explanation : Mechanical Defective Dampers</i>								
Ductwork/Diffusers	96%			LIFE	**	2-5	\$43,800	
Exhaust Fans								
Interior	70%			2035	**	2	\$1,100	
Roof	30%			2030	\$25,800	2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	2%	0-2	\$1,500	2050	**	1		
		<i>Broken, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Toilet Of Room 203</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Boiler Water Feeding Meter. Basement</i>						
Brass/Copper	98%			2050	**	1		
Water Heater Gas Fired	100%			2025	\$31,500	2	\$800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$1,100	
Sewage Ejector(s) Electric	100%			2035	**	4	\$2,100	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Various Locations</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$26,100	
Sprinkler								
Generic	100%			2050	**	1-2	\$14,500	
Fire Pump								
Generic	100%			2033	**	1	\$9,700	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 29 - BK
Address : 425 HENRY STREET @BAL TIC STREET
Borough : BROOKLYN **Agency's Number** : K029
Program / Asset # : BOE0363.000 / 343 **Yr Built/Renovated** : 1921 / 2015
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 18-Feb-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 311 **Lot** : 1 **BIN** : 3255627

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$133,400	\$212,800
Interior Architecture	\$545,200	\$1,260,300
Electrical	\$1,069,600	\$342,800
Mechanical	\$51,700	\$620,800
Total	\$1,799,900	\$2,436,800
Importance Code A	\$133,400	\$255,800
Importance Code B	\$1,424,400	\$1,385,600
Importance Code C	\$242,200	\$795,400
Total	\$1,799,900	\$2,436,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,900	\$4,100	\$5,500
Interior Architecture	\$105,000		\$6,200	\$7,300
Electrical	\$1,700	\$47,700	\$1,100	\$900
Mechanical	\$39,800	\$11,600	\$17,600	\$12,100
Total	\$146,500	\$67,200	\$29,000	\$25,800
Importance Code A	\$7,700	\$15,800	\$11,900	\$13,200
Importance Code B	\$138,800	\$51,400	\$17,200	\$12,600
Importance Code C				
Total	\$146,500	\$67,200	\$29,000	\$25,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$54,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Brick	82%			LIFE	**	5	\$114,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Metal Panel	3%			2047	**	5-10	\$28,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Mechanical Bulkheads</i>								
Stucco Cement	5%			2040	**	5	\$17,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	75%	Now	\$133,400	2043	**	5	\$13,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
Aluminum	20%			2043	**	5	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level And Stairwells</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	5%			LIFE	**	5	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick Cavity	82%			LIFE	**	5	\$10,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Metal Panel	2%			2053	**	5	\$1,000	
Metal: Cage/Fence	2%			2044	**	5-10	\$1,900	
Pre-Cast Concrete	4%			LIFE	**	5	\$3,100	
Roof								
Cast in Place Concrete	5%			LIFE	**			
Metal Panel	5%			2044	**	10	\$4,400	
Modified Bitumen	90%			2035	**	10	\$43,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,700	
Ceramic Tile	4%			2030	\$112,300	5	\$5,000	
Ceramic Tile	1%			2040	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Restrooms Upgraded</i>								
Quarry Tile	7%	Now	\$29,100	2040	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$33,700	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st And 2nd Corridors</i>								
Traffic Topping	3%	Now	\$5,400	2027	\$53,900	5	\$2,300	
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Floor Stair Treads</i>								
Vinyl Tile	20%			2027	\$246,400	3	\$12,500	
Vinyl Tile	40%			2035	**	3	\$18,700	
Vinyl Tile 9" X 9"	15%	2-4	\$239,400	2037	**	3	\$7,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Upper Classrooms</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Upper Classrooms</i>								
Interior Walls								
Ceramic Tile	4%	Now	\$68,300	2030	\$683,300	5	\$10,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Upper Floor Bathrooms</i>								
Ceramic Tile	1%			2040	**	5	\$5,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Bathrooms</i>								
Glass: Single Pane	3%			LIFE	**	5	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Glass Stair Partitions And Transoms</i>								
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Plaster	70%	0-2	\$173,800	LIFE	**	5	\$112,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	25%	Now	\$33,700	2032	**	5	\$15,600	
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Broken/Missing Elements, Extent : Light, Area Affected : 10%

Location : Throughout

AcousTileSusp.Lay-In	3%			2044	**	5	\$3,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Auditorium

Explanation : Decorative Suspended Acoustic Tiles

Exposed Concrete	5%			LIFE	**	5	\$1,000	
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Plaster	67%	4+	\$63,700	LIFE	**	5	\$52,300	
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	60%			2027	\$25,800	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,000 Ampere Main Disconnect Switch

Fused Disc Sw	40%			2027	\$17,200	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Knife Sw	100%	0-2	\$170,100	2057	**	5	\$200	
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	90%			2027	\$129,300	1		
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Conduit	10%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$15,600	5	\$200	
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Molded Case Bkrs	20%			2043	**	5	\$400	
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Molded Case Bkrs	70%			2026	\$109,200	5	\$1,400	
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Wiring

Braided Cloth	90%	0-2	\$181,500	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2047	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2040	**	5	\$200	
Locally Mounted	70%			2025	\$61,300	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	65%			2032	**	10	\$46,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	30%			2022	\$59,900	10	\$21,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	3%			2022	\$4,400	10	\$100	
Incandescent	2%			2022	\$20,100	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$61,000	10	\$9,400	
Exit, Service	50%			2022	\$12,200	1		
Exterior Lighting								
HID	100%			2022	\$341,700	10	\$200	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$187,400	1-3	\$9,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (1) 8,000 Gallon Oil Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$77,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$5,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%	Now	\$23,800	2027	\$238,300	1	\$8,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : (3 Of 8 Units Motor Need Replace, Not Working) In Basement</i>								
Convactor/Radiator	80%			2032	**	1	\$20,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$141,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500	
Exhaust Fans								
Interior	80%			2027	\$241,200	2	\$1,900	
Roof	20%			2027	\$28,100	2	\$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2022	\$51,700	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$3,500	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Side Next To Henry Street (Leak On Joints)</i>								
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2037	**	1-2	\$400	
Chemical System								
Generic	100%			2025	\$30,300	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 29 - Q
Address : 125-10 23 AVENUE
Borough : QUEENS **Agency's Number** : Q029
Program / Asset # : BOE0690.000 / 2261 **Yr Built/Renovated** : 1928 / 2012
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4229 **Lot** : 14 **BIN** : 4099925

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$225,500	\$37,500
Interior Architecture	\$260,800	
Electrical	\$212,500	\$305,800
Mechanical	\$46,400	\$175,800
Total	\$745,300	\$519,100
Importance Code A	\$225,500	\$65,200
Importance Code B	\$519,700	\$453,900
Total	\$745,300	\$519,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,700			
Interior Architecture	\$65,500	\$33,300	\$3,100	\$23,600
Electrical	\$2,100	\$2,800	\$2,800	\$25,500
Mechanical	\$15,600	\$12,100	\$19,000	\$26,800
Site Enclosure	\$1,700			
Site Pavements				
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$127,400	\$56,000	\$32,800	\$83,700
Importance Code A	\$41,300	\$6,600	\$6,600	\$6,700
Importance Code B	\$45,100	\$49,500	\$24,700	\$76,900
Importance Code C	\$41,100		\$1,500	
Total	\$127,400	\$56,000	\$32,800	\$83,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,300	
Masonry: Brick	38%			LIFE	**	5	\$28,500	
Masonry: Brick Cavity	20%			LIFE	**	5	\$15,000	
Masonry: Brick Cavity	30%			LIFE	**	5	\$22,500	
Masonry: Granite	2%	0-2	\$3,800	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	2%			LIFE	**	5	\$1,100	
Pre-Cast Concrete	3%			LIFE	**	5	\$7,300	
Windows								
Aluminum	75%	Now	\$177,900	2045	**	5	\$4,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	25%	Now	\$47,700	2045	**	5	\$13,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1928 Wing</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1928 Wing</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1928 Wing</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$2,900	
Masonry: Brick Cavity	50%			LIFE	**	5	\$3,700	
Masonry: Limestone	5%	Now	\$2,100	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4 Story Wing</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4 Story Wing</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	
Roof								
Built-Up (BUR)	65%	Now	\$28,800	2039	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Exit 5 At First Floor, Throughout</i>								
Copper/Terne	5%			2057	**	10	\$7,700	
Panel/Paver: Cer/Brk	30%			2049	**	10	\$24,500	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,300	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Ceramic Tile	3%			2038	**	5	\$3,300	
Terrazzo	2%			LIFE	**	5	\$1,700	
Vinyl Tile	45%			2034	**	3	\$18,700	
Vinyl Tile 9" X 9"	20%	2-4	\$26,100	2024	\$260,800	3	\$8,300	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Wood	20%			2044	**	5	\$41,600	
Interior Walls								
Cast in Place Concrete	5%	Now	\$32,800	LIFE	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Boiler Room</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Ceramic Tile	3%			2038	**	5	\$2,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,900	
Folding Partition	5%			2045	**	5	\$12,100	
Gypsum Board	25%			LIFE	**	5	\$14,500	
Marble Panels	2%			LIFE	**			
Plaster	40%	Now	\$6,600	LIFE	**	5	\$11,600	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 3rd Floor Electric Closet</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 3rd Floor Electric Closet</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 3rd Floor Electric Closet</i>					
			<i>Explanation : FDNY Has Been Issuing Tickets For Holes In Wall</i>					
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2042	**	5	\$20,800	
AcousTileSusp.Lay-In	30%			2042	**	5	\$33,300	
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$24,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Site Enclosure

Fence/Gates

Chain Link

75%

2049

* *

Iron Picket

25%

Now

\$1,700

2049

* *

*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%**Location : Throughout**Deteriorated Finish, Extent : Moderate, Area Affected : 25%**Location : Throughout*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Parking/Driveway

Cast in Place Concrete

100%

2042

* *

Activity Yard

Asphalt

85%

2032

* *

Rubber Matting

15%

2029

\$20,500

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Under 600 Volts

Service Equipment

Fused Disc Sw

30%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room New Wing**Explanation : One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw

70%

2029

\$27,700

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Old Wing**Explanation : One 1,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

30%

2029

\$47,000

5

\$100

Fused Disc Sw

70%

2049

* *

5

\$200

Raceway

Conduit

70%

2029

\$92,600

1

Conduit

30%

2049

* *

1

Panelboards

Fused Disc Sw

7%

2028

\$10,100

5

\$100

Fused Disc Sw

3%

2045

* *

5

\$100

Molded Case Bkrs

60%

2028

\$86,200

5

\$1,200

Molded Case Bkrs

30%

2045

* *

5

\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$111,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2049	**	1		
Motor Controllers								
Locally Mounted	35%			2042	**	5	\$200	
Locally Mounted	65%			2027	\$52,400	5	\$300	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$600	
Generic	50%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$68,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$2,600	10		
Egress Lighting								
Emergency, Battery	20%			2034	**	10	\$3,700	
Emergency, Battery	30%			2024	\$32,800	10	\$5,500	
Exit, Service	30%			2024	\$6,600	1		
Exit, Service	20%			2024	\$4,400	1		
Exterior Lighting								
HID	100%			2034	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Offices And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$14,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	25%			2055	**	1		
Interruptible Gas/Dual Fuel	75%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	25%			2037	**	1	\$9,400	
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 4 Rooftop Package Units</i>						
Steam Boiler	75%			2042	**	1	\$56,500	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	75%			2039	**	4	\$2,800	
No Component	25%							
Terminal Devices								
Air Handler	15%			2034	**	1	\$7,100	
Convactor/Radiator	45%			2034	**	1	\$11,100	
Convactor/Radiator	10%			2046	**	1	\$2,500	
Unit Heater - Steam	5%			2029		4	\$500	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	65%			2037	**	1		
Electricity	35%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	35%			2037	**	2	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 4 Package Units Using 410-a Refrigerant</i>						
Window/Wall Unit	10%			2024		1	\$15,800	
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	**	2-5	\$27,500	
Ductwork/Diffusers	35%			LIFE	**	2-5	\$14,800	
Exhaust Fans								
Interior	65%			2029		2	\$1,500	
Roof	35%			2037	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	65%			2039	**	1		
Brass/Copper	35%			2055	**	1		
Water Heater								
Gas Fired	100%			2024		2	\$1,100	
Sanitary Piping								
Cast Iron	65%			LIFE	**	1		
Cast Iron	35%			LIFE	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	65%	Now	\$2,100	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
Cast Iron	35%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$2,400	
Sewage Ejector(s)								
Electric	65%			2034	**	4	\$2,900	
Electric	35%			2037	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2037	**	1	\$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To 3rd Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
No Component	65%							
Generic	35%			2055	**	1-5	\$13,400	
Sprinkler								
No Component	65%							
Generic	35%			2055	**	1-2	\$7,500	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

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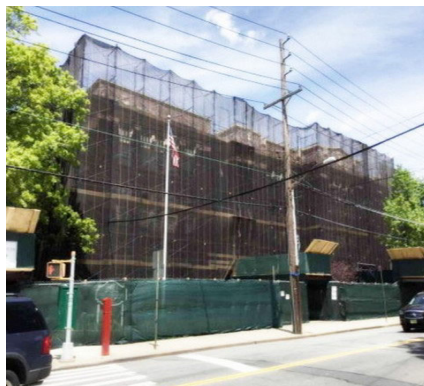
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 29 - SI
Address : 1581 VICTORY BLVD @ SLOSSON AVE.
Borough : STATEN ISLAND **Agency's Number** : R029
Program / Asset # : BOE0919.000 / 1452 **Yr Built/Renovated** : 1922 / 2014
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 331 **Lot** : 1 **BIN** : 5009028

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$313,900	\$59,600
Interior Architecture	\$379,400	
Electrical	\$211,000	\$551,900
Mechanical	\$90,400	\$519,900
Total	\$994,700	\$1,131,400
Importance Code A	\$313,900	\$99,100
Importance Code B	\$503,500	\$1,032,300
Importance Code C	\$177,200	
Total	\$994,700	\$1,131,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,700		\$31,300
Interior Architecture	\$115,600	\$8,400		\$9,300
Electrical	\$16,100	\$2,300	\$2,400	\$16,900
Mechanical	\$13,600	\$9,600	\$13,900	\$8,900
Site Enclosure	\$5,200			
Site Pavements	\$29,600			
Total	\$180,100	\$21,900	\$16,300	\$66,300
Importance Code A	\$6,100	\$7,800	\$6,100	\$37,500
Importance Code B	\$119,900	\$14,100	\$10,200	\$28,800
Importance Code C	\$54,000			
Total	\$180,100	\$21,900	\$16,300	\$66,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	4%			LIFE	**	5	\$20,700	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	90%			LIFE	**	5	\$59,600	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
			<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	4%			LIFE	**	5	\$2,000	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Stucco Cement	2%			2042	**	5	\$3,300	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	100%	Now	\$238,000	2045	**	5	\$8,900	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$5,400	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
			<i>Sidewalk Shed Below, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	88%			LIFE	**	5	\$8,800	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
			<i>Sidewalk Shed Below, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	5%			LIFE	**	5	\$600	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Roof								
Metal Panel	5%			2046	**	10	\$4,400	
Modified Bitumen	65%			2034	**	10	\$31,300	
Modified Bitumen	25%			2037	**	10	\$12,000	
Skylight, Metal/Glass	5%	0-2	\$75,900	2039	**			
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 2nd Floor</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$3,900	
Ceramic Tile	3%	0-2	\$11,100	2038	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	0-2	\$4,400	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	83%	Now	\$202,100	2034	**	3	\$27,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Corridors And Classrooms</i>								
<i>Explanation : Uneven, Ridged Surfaces</i>								
Wood	10%			2057	**	5	\$16,800	
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$43,500	2032	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	0-2	\$15,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Marble Panels	3%	2-4	\$18,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	67%	Now	\$42,300	LIFE	**	5	\$29,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairs 1949 Wing Rooms 208 And 308</i>								
SGFT/Glazed Masonry	15%	2-4	\$91,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	\$11,200	2034	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	2-4	\$10,400	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$34,300	LIFE	**	5	\$30,600	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	\$5,200	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$7,600	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	25%			2038	**			
Cast in Place Concrete	75%	Now	\$4,700	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	70%	Now	\$7,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Rubber Matting	30%	Now	\$10,000	2034	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Playground</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Playground</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Playground</i>								
<i>Explanation : Fenced Off, Not In Use</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2029	\$35,600	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In Basement</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2029	\$4,000	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$156,500	5	\$300
Raceway								
	Conduit	90%			2029	\$119,000	1	
	Conduit	10%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$14,400	5	\$100
	Fused Knife Sw	10%	2-4	\$14,400	2054	**	5	\$100
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	10%			2045	**	5	\$200
	Molded Case Bkrs	70%			2028	\$100,500	5	\$1,100
Wiring								
	Braided Cloth	65%	2-4	\$120,700	2054	**	1	
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	5%			2049	**	1	
	Thermoplastic	30%			2029	\$55,700	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$80,600	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
Lighting								
Interior Lighting								
	Fluorescent	96%			2034	**	10	\$54,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	2%			2034	**	10	
	LED	2%			2039	**		

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	40%			2024	\$35,700	10	\$6,000	
Emergency, Battery	10%			2034	**	10	\$1,500	
Exit, Service	40%			2024	\$7,100	1		
Exit, Service	10%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$200	

Alarm

Security System								
No Component	70%							
Generic	30%			2034	**	1	\$7,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$11,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$61,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2055	**			
Terminal Devices								
Air Handler	30%			2029	\$261,500	1	\$11,500	
Convactor/Radiator	70%			2034	**	1	\$14,000	

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	70%	Now	\$4,500	2024	\$90,400	1		
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Multiple Mechanical Defects</i>								
No Component	30%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans								
Interior	100%			2029	\$220,600	2	\$1,900	

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	H/C Water Piping Brass/Copper	100%		2039	**	1		
	Water Heater Gas Fired	100%		2028	\$37,800	2	\$900	
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%		2034	**	4	\$2,000	
Fixtures								
	Generic	100%	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler No Component Generic	98%		2039	**	1-2	\$300	
		2%	<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 30 - M
Address : 144-176 EAST 128 STREET BTWN: LEXINGTON AVE - THIRD AVE
Borough : MANHATTAN **Agency's Number** : M030
Program / Asset # : BOE0017.000 / 2708 **Yr Built/Renovated** : 1968 / 2009
Area Sq Ft : 136,000 **Project Type** : EDUCATION
Date of Survey : 30-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1776 **Lot** : 20 **BIN** : 1054502

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$330,300	\$577,900
Interior Architecture	\$1,719,400	\$656,700
Electrical	\$433,500	\$491,400
Mechanical	\$860,900	\$1,468,100
Total	\$3,344,200	\$3,194,200
Importance Code A	\$330,300	\$1,458,100
Importance Code B	\$3,013,800	\$1,673,700
Importance Code C		\$62,400
Total	\$3,344,200	\$3,194,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,200		\$2,800	
Interior Architecture	\$49,600	\$4,000		\$24,000
Electrical	\$4,100	\$21,800	\$2,800	\$2,800
Mechanical	\$23,200	\$20,600	\$40,400	\$22,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,000	\$50,400	\$49,900	\$52,700
Importance Code A	\$38,700	\$13,500	\$16,500	\$13,500
Importance Code B	\$58,600	\$36,900	\$33,400	\$39,300
Importance Code C	\$8,700			
Total	\$106,000	\$50,400	\$49,900	\$52,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	57%			LIFE	**	5	\$103,700	
Pre-Cast Concrete	40%	Now	\$128,500	LIFE	**	5	\$236,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade</i>								
Slate Panels	3%	2-4	\$6,100	LIFE	**	5	\$4,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sill Plates On East 128th Street Facade</i>								
Windows								
Aluminum	77%	Now	\$19,100	2043	**	5	\$10,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2043	**	5	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	3%			2030		10	\$5,200	
Parapets								
Masonry: Brick	85%	2-4	\$35,500	LIFE	**	5	\$11,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal Rail	5%			2040	**	5-10	\$12,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$8,500	
Roof								
Built-Up (BUR)	75%	Now	\$142,600	2032	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout 3rd Floor</i>								
Built-Up (BUR)	25%	Now	\$23,800	2027			\$237,600	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Roof</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	4%			2042	**	5	\$8,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	1%	Now	\$10,000	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	0-2	\$55,000	2027	\$550,100	3	\$22,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Lobby, First Floor Corridors</i>								
Vinyl Tile 9" X 9"	65%	Now	\$30,900	2022	\$1,544,100	3	\$49,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 4th Floor Classroom</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$17,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,900	
Folding Partition	5%			2035	**	5	\$43,300	
Plaster	60%			LIFE	**	5	\$62,400	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%	Now	\$120,300	2032	**	5	\$30,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria, Auditorium, Gymnasium</i>								
AcousTileConcealSpLn	10%			2040	**	5	\$25,200	
Embossed Metal	10%			LIFE	**	5	\$9,100	
Exposed Concrete	15%			LIFE	**	5	\$4,700	
Plaster	35%			LIFE	**	5	\$44,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$600	
Raceway								
Conduit	70%			2027	\$184,900	1		
Conduit	20%			2037	**	1		
Conduit	10%			2053	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$300	
Molded Case Bkrs	85%			2026	\$203,500	5	\$3,000	
Molded Case Bkrs	5%			2049	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	40%			2040	**	5	\$400	
Motor Control Center	60%			2040	**	5	\$2,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	69%			2032	**	10	\$86,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	29%			2035	**	10	\$36,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floor</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2022	\$2,300	10		
Incandescent	1%			2022	\$16,100	2		
Egress Lighting								
Exit, Service	50%			2027	\$19,600	1		
Exit, Battery	50%			2027	\$66,800	10	\$4,600	
Exterior Lighting								
HID	20%			2035	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$87,900	1	\$10,200	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2037	**	1-3	\$16,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Tanks Of 10,000 Gallon Each</i>						
Conversion Equipment								
Steam Boiler	100%			2025	\$880,100	1	\$134,700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Dual Fuel Steam Boilers,</i>						
		<i>Boiler #2 Re-tubing In Progress</i>						
Distribution								
Central Plant Steam Piping/Pmp	5%	Now	\$115,100	2057	**	4	\$300	
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Central Plant Steam Piping/Pmp	95%			2037	**	4	\$9,600	
Terminal Devices								
Air Handler	20%			2022	\$382,500	1	\$16,800	
		<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Basement And Second Floor Fan Rooms</i>						
Air Handler	5%	Now	\$95,600	2037	**	1	\$3,800	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Second Floor Fan Room, Auditorium Blower Defective Steam Heating Coil</i>						
Convactor/Radiator	75%			2032	**	1	\$32,900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$226,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	25%			2022	\$121,000	2	\$1,000	
		<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Basement And Second Floor Fan Rooms</i>						
Roof	65%			2022	\$146,800	2	\$2,700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Roof	10%			2027	\$22,600	2	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Repairs In Progress</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Newly Installed Water Main Throughout Basement</i>						
Water Heater								
Gas Fired	100%			2025	\$82,900	2	\$2,000	
HW Heat Exchanger								
Steam Fired	100%			2027	\$216,600	4	\$13,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : Unit Pumps And Motors Were Recently Refurbished</i>						
Sewage Ejector(s)								
Electric	100%			2027	\$39,200	4	\$5,400	
Backflow Preventer								
Generic	100%			2037	**	1	\$8,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Water Meter Room</i>						
		<i>Explanation : Newly Installed Back Flow Preventers</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : One Freight Unit</i>						
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2037	**	1-2	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 30 - Q
 Address : 126-10 BEDELL STREET @BAISLEY BLVD.
 Borough : QUEENS Agency's Number : Q030
 Program / Asset # : BOE0691.000 / 2262 Yr Built/Renovated : 1964 / 2002
 Area Sq Ft : 82,000 Project Type : EDUCATION
 Date of Survey : 09-Nov-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 12495 Lot : 65 BIN : 4270045

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,878,400	\$1,367,200
Interior Architecture	\$1,035,500	\$698,200
Electrical	\$303,000	\$740,500
Mechanical	\$646,900	\$2,686,100
Total	\$3,863,800	\$5,492,000
Importance Code A	\$1,878,400	\$1,937,400
Importance Code B	\$1,945,400	\$3,354,800
Importance Code C	\$40,000	\$199,800
Total	\$3,863,800	\$5,492,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,100	\$15,200	\$17,400	
Interior Architecture	\$8,300	\$15,100	\$4,000	\$10,100
Electrical	\$2,500	\$23,700	\$1,800	\$1,500
Mechanical	\$50,800	\$25,100	\$24,400	\$13,000
Total	\$75,700	\$79,200	\$47,600	\$24,700
Importance Code A	\$22,200	\$23,500	\$25,500	\$8,100
Importance Code B	\$53,500	\$55,700	\$22,100	\$16,500
Importance Code C				
Total	\$75,700	\$79,200	\$47,600	\$24,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	98%	Now	\$1,453,800	LIFE	**	5	\$121,100	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd Floor Window Lintels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bedell Facade - Foundation Walls, Paint And Tank Rooms Most Effected</i>								
Window Wall	2%			2047	**	5	\$9,300	
Windows								
Aluminum	93%			2043	**	5	\$34,700	
Metal Louvers	2%			2030	\$23,800	10	\$4,700	
Steel	5%	Now	\$104,100	2052	**	5	\$11,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Masonry: Brick Cavity	95%	Now	\$320,500	LIFE	**	5	\$16,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls, Both Roofs</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Both Roofs</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Parapet Walls, Both Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Rooms</i>								
Metal Panel	5%	Now	\$14,100	2047	**	5	\$1,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	95%			2027	\$1,165,700	10	\$80,500	
Copper/Terne	5%			2042	**	10	\$10,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$8,300	2030	\$166,800	5	\$4,000	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Multiple Bathroom Locations</i>								
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	20%			2032	**	3	\$12,100	
Vinyl Tile 9" X 9"	50%	Now	\$47,400	2022	\$948,200	3	\$30,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Various Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Wood	10%			2055	**	5	\$30,200	
Interior Walls								
Ceramic Tile	5%	Now	\$40,000	2030	\$199,800	5	\$3,400	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Bathroom Locations</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,100	
Masonry: Brick	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$20,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2025	\$240,100	5	\$24,200	
AcousTileConcealSpLn	15%			2032	**	5	\$30,200	
Exposed Concrete	50%			LIFE	**	5	\$12,600	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2027	\$56,200			
Plaster	10%			LIFE	**	5	\$10,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2047	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2026	\$28,700	5	\$300	
Fused Disc Sw	5%			2035	**	5	\$100	
Molded Case Bkrs	5%			2035	**	5	\$100	
Molded Case Bkrs	75%			2026	\$143,600	5	\$1,600	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$40,300	5	\$300	
Locally Mounted	50%			2032	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Meter Room</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$73,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2027	\$1,400	10		
Incandescent	1%			2027	\$9,700	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$59,000	10	\$9,900	
Exit, Service	50%			2022	\$11,800	1		
Exterior Lighting								
HID	20%			2027	\$66,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$53,000	1	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$10,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$25,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 7500 Gallon Tanks, Fuel Conversion From #6 Oil To #4</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$530,700	1	\$81,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 #4 Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	95%			2027	\$1,318,400	4	\$3,800	
Central Plant Steam Piping/Pmp	5%	0-2	\$69,400	2057	**	4	\$200	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$230,600	1	\$10,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Convactor/Radiator	75%			2025	\$329,200	1	\$19,900	
Convactor/Radiator	5%	Now	\$22,000	2047	**	1	\$1,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classrooms, Clogged Thermostats</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2022	\$119,600	1		
Window/Wall Unit	10%	0-2	\$17,100	2027	\$17,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, 5 Of 40 Multiple Mechanical And Or Electrical Defects</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2022	\$58,300	2	\$500	
			<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Second Floor Fan Room</i>					
Roof	50%			2022	\$68,100	2	\$1,300	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Main Roof</i>					
Roof	30%	0-2	\$40,800	2037	**	2	\$600	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Main Roof, 10 Of 20 Multiple Mechanical And Or Electrical Defects</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2053	**	1		
			<i>Recent Installation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Galvanized Steel	80%			2025	\$287,800	1		
Water Heater								
Electric	100%			2026	\$72,200	4	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Custodian Claims That The Temporary Hot Water Heaters Are Under Sized</i>					
HW Heat Exchanger								
Steam Fired	100%			2027	\$130,600	4	\$8,100	
			<i>Not in Service, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sanitary Piping								
Cast Iron	90%			LIFE	**	1		
Cast Iron	10%	Now	\$60,000	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Second And Third Floor Boys And Girls Toilet Room, Clogged Floor Drains</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : First Floor Toilet Room, Leaky Sanitary Piping</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,700	
Backflow Preventer								
Generic	100%			2037	**	1	\$5,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,200	

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DEPARTMENT OF EDUCATION - 040
P. S. 30 - Q
Asset # : 2262

Print Date : 11-Sep-2019 **DEPARTMENT OF EDUCATION - FY 2020**

Asset Name	: P. S. 30 - SI		
Address	: FISKE AND LEONARD AVES		
Borough	: STATEN ISLAND	Agency's Number	: R030
Program / Asset #	: BOE0920.000 / 1453	Yr Built/Renovated	: 1904 / 2001
Area Sq Ft	: 80,000	Project Type	: EDUCATION
Date of Survey	: 15-Oct-2015	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,3,4		
Block	: 423	Lot	: 9
		BIN	: 5113069

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$997,500	\$167,200
Interior Architecture	\$809,800	\$489,400
Electrical	\$743,600	\$550,000
Mechanical	\$463,400	\$492,000
Total	\$3,014,300	\$1,698,600
Importance Code A	\$997,500	\$206,700
Importance Code B	\$1,845,700	\$1,446,200
Importance Code C	\$171,100	\$45,700
Total	\$3,014,300	\$1,698,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,600			
Interior Architecture	\$65,500			\$7,300
Electrical	\$1,700	\$46,600	\$1,100	\$900
Mechanical	\$49,600	\$24,500	\$15,700	\$11,200
Total	\$155,300	\$71,100	\$16,800	\$19,500
Importance Code A	\$46,500	\$8,100	\$7,900	\$7,900
Importance Code B	\$108,800	\$63,000	\$8,900	\$11,500
Importance Code C				
Total	\$155,300	\$71,100	\$16,800	\$19,500



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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$20,300	LIFE	**	5	\$33,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Cast Stone/Terra Cotta	5%	Now	\$50,900	LIFE	**	5	\$52,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$390,700	LIFE	**	5	\$40,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$74,100	
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
Windows								
Aluminum	100%	Now	\$85,500	2043	**	5	\$19,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$12,600	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$103,300	LIFE	**	5	\$16,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	90%	Now	\$305,500	2032	**			1
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%	Now	\$5,700	2032	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$61,600	2047	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 5</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$13,000	LIFE	**	5	\$25,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	2%			2040	**	5	\$2,300	
Ceramic Tile	3%	Now	\$21,900	2030	\$72,900	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$14,600	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$16,000	2027	\$319,800	3	\$13,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 12x12 Tiles</i>								
Vinyl Tile 9" X 9"	20%	Now	\$276,200	2037	**	3	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$248,100	2042	**	5	\$33,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$5,700	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	Now	\$40,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$130,500	LIFE	**	5	\$45,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Stairs 3, 4, 5, 6 Through To Bulkhead, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Stairs 3, 4, 5, 6 Through To Bulkhead, Throughout</i>								
Ceilings								
Exposed Concrete	25%			LIFE	**	5	\$4,300	
Plaster	75%	Now	\$114,400	LIFE	**	5	\$51,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$140,900	5	\$300	
Fused Disc Sw	10%			2047	**	5		
Raceway								
Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	70%			2026	\$100,500	5	\$1,500	
Molded Case Bkrs	20%			2043	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$37,100	1		
Motor Controllers								
Locally Mounted	70%			2025	\$56,500	5	\$400	
Locally Mounted	30%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	30%			2022	\$56,500	10	\$22,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	68%			2035	**	10	\$49,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$2,700	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$57,600	10	\$9,700	
Exit, LED	5%			2055	**	1		
Exit, Service	45%			2022	\$10,400	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting HID	100%			2022	\$322,600	10	\$200	
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Alarm

Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2022	\$176,900	1-3	\$9,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 6,000 Gal. Tank*

Conversion Equipment Steam Boiler	100%			2040	**	1	\$79,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$5,900	
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Terminal Devices Air Handler	25%			2022	\$281,200	1	\$12,400	
Convactor/Radiator	75%	Now	\$6,400	2025	\$321,200	1	\$17,400	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Staircase F On 3rd Floor**Explanation : Steam Trap Faulty*

Air Conditioning

Energy Source Electricity	100%			2035	**	1		
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Conversion Equipment Window/Wall Unit	80%	Now	\$26,700	2022	\$133,400	1		
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*Malfunctioning, Extent : Severe, Area Affected : 30%**Location : Throughout*

No Component	20%							
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Ventilation

Distribution Ductwork/Diffusers	50%			LIFE	**	2-5	\$22,300	
No Component	50%							

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	60%			2027	\$170,800	2	\$1,500	
Roof	10%			2022	\$13,300	2	\$200	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galvanized Steel	80%			2032	**	1		
Water Heater								
Gas Fired	100%	Now	\$4,900	2021	\$48,800	2	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$12,200	4	\$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 31 - BK (OL126)
Address : 75 MESEROLE AVENUE @ LORIMER ST.
Borough : BROOKLYN **Agency's Number** : K031
Program / Asset # : BOE0364.000 / 344 **Yr Built/Renovated** : 1900 / 2010
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2595 **Lot** : 1 **BIN** : 3065299

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$28,800	\$47,900
Electrical	\$443,500	\$873,700
Mechanical	\$35,400	\$179,100
Total	\$507,600	\$1,100,800
Importance Code A		\$39,500
Importance Code B	\$507,600	\$1,061,300
Total	\$507,600	\$1,100,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,500		\$33,800	
Interior Architecture	\$18,000	\$1,000	\$4,400	\$800
Electrical	\$11,400	\$1,900	\$5,800	\$1,000
Mechanical	\$55,300	\$13,900	\$12,900	\$12,100
Total	\$117,300	\$16,800	\$56,900	\$13,900
Importance Code A	\$41,000	\$8,400	\$42,400	\$8,400
Importance Code B	\$60,500	\$8,400	\$14,500	\$5,500
Importance Code C	\$15,800			
Total	\$117,300	\$16,800	\$56,900	\$13,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,700	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout - Scaffolding</i>								
Masonry: Brick	85%			LIFE	**	5	\$16,700	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout - Scaffolding</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout - Scaffolding</i>								
Metal Panel	5%			2038	**	5-10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Scaffolding Throughout</i>								
<i>Explanation : Exterior Repairs In Progress</i>								
Windows								
Aluminum	100%			2050	**	5	\$5,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	20%	2-4	\$6,800	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : White Painted Brick At Interior Wings</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : White Painted Brick At West Facade</i>								
Masonry: Brick	75%	Now	\$25,700	LIFE	**	5	\$4,200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	
Roof								
Built-Up (BUR)	80%			2033	**	10	\$32,000	
Copper/Terne	20%			2056	**	10	\$20,000	
Soffits								
Under Construction	100%							
Interior								
Floors								
Ceramic Tile	3%			2037	**	5	\$600	
Slate	3%			LIFE	**	5	\$700	
Terrazzo	4%			LIFE	**	5	\$700	
Vinyl Tile	5%			2033	**	3	\$500	
Vinyl Tile	15%			2023		3	\$1,200	
Vinyl Tile	25%			2028		3	\$2,000	
Vinyl Tile	25%			2033	**	3	\$2,600	
Wood	20%			2043	**	5	\$7,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Glass: Single Pane	3%			LIFE	**	5	\$1,100	
Gypsum Board	2%			LIFE	**	5	\$600	
Masonry: Brick	8%	Now	\$15,800	LIFE	**			

Spalling, Extent : Moderate, Area Affected : 10%

Location : Chimney Stack

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Chimney Stack

Metal Panel	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$11,400	
Wood	2%			LIFE	**	5	\$3,800	

Ceilings

Exposed Concrete	10%	4+	\$1,500	LIFE	**	5	\$300	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout Boiler Room

Plaster	90%			LIFE	**	5	\$11,900	
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Site Enclosure

Fence/Gates

Chain Link	60%			2038	**			
Iron Picket	40%			2048	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2033	**			
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Parking/Driveway

Asphalt	100%			2031	**			
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Activity Yard

Asphalt	100%			2031	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$35,600	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2028	\$4,000	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2028	\$91,300	5	\$200	
Fused Disc Sw	50%			2054	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	80%			2027	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2050	**	5	\$200	
Wiring								
Thermoplastic	95%			2028	\$259,200	1		
Thermoplastic	5%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$74,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	35%			2038	**	10	\$7,200	
Emergency, Battery	15%			2023	\$18,400	10	\$3,100	
Exit, Service	45%			2038	**	1		
Exit, Service	5%			2023	\$1,200	1		
Exterior Lighting								
HID	100%			2023	\$342,700	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$82,400	1	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$6,300	
Terminal Devices								
Convactor/Radiator	90%			2033	**	1	\$24,700	
Fan Coil Unit/Heat	10%			2028	\$127,300	1	\$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$35,400	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,500	
No Component	80%							
Exhaust Fans								
Interior	20%	Now	\$6,000	2038	**	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Room 102 And 109</i>								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$51,800	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$13,000	2038	**	4	\$1,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%	Now	\$24,500	2038	**	4	\$3,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - BK (OL126)

Asset # : 344

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2028	\$25,000	1-2	\$700	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 31 - Q
Address : 211-45 46 ROAD
Borough : QUEENS **Agency's Number** : Q031
Program / Asset # : BOE0692.000 / 2651 **Yr Built/Renovated** : 1940 / 2008
Area Sq Ft : 57,000 **Project Type** : EDUCATION
Date of Survey : 04-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,atc
Block : 7316 **Lot** : 18 **BIN** : 4156949

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$307,700	\$49,900
Interior Architecture	\$308,700	
Electrical	\$140,400	\$339,600
Mechanical		\$1,927,100
Total	\$756,800	\$2,316,600
Importance Code A	\$307,700	\$418,800
Importance Code B	\$449,100	\$1,897,800
Total	\$756,800	\$2,316,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,200	\$26,400	\$7,400	
Interior Architecture	\$1,600	\$14,500	\$2,100	
Electrical	\$1,700	\$17,400	\$2,600	\$1,600
Mechanical	\$19,400	\$32,200	\$14,200	\$8,600
Total	\$45,900	\$90,500	\$26,200	\$10,200
Importance Code A	\$28,800	\$32,200	\$13,000	\$5,600
Importance Code B	\$17,100	\$58,300	\$13,200	\$4,600
Importance Code C				
Total	\$45,900	\$90,500	\$26,200	\$10,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$49,900	
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Metal Panel	5%			2037	**	5-10	\$19,100	
Windows								
Aluminum	95%			2043	**	5	\$14,700	
Wood	5%	Now	\$23,200	2052	**	5	\$3,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,100	
Masonry: Limestone	10%			LIFE	**	5	\$400	
Roof								
Built-Up (BUR)	35%			2022	\$307,700	10	\$21,200	
Built-Up (BUR)	5%			2035	**	10	\$3,000	
Slate	60%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$21,500	
Ceramic Tile	5%			2036	**	5	\$3,300	
Terrazzo	5%			LIFE	**	5	\$2,600	
Vinyl Tile	25%			2032	**	3	\$6,200	
Vinyl Tile 9" X 9"	40%			2022	\$308,700	3	\$9,800	
Wood	10%			2042	**	5	\$12,300	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,100	
Gypsum Board	10%			LIFE	**	5	\$9,300	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$20,900	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$6,800	
AcousTileSusp.Lay-In	5%			2032	**	5	\$3,400	
Exposed Concrete	15%			LIFE	**	5	\$1,600	
Metal Panel	5%			LIFE	**	5	\$4,200	
Plaster	65%			LIFE	**	5	\$27,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$22,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$200	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,200	5	\$100	
Molded Case Bkrs	85%			2043	**	5	\$1,300	
Molded Case Bkrs	5%			2026	\$5,600	5	\$100	
Wiring								
Braided Cloth	25%	2-4	\$46,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	75%			2047	**	1		
Motor Controllers								
Locally Mounted	5%			2032	**	5		
Locally Mounted	15%			2025	\$7,300	5	\$100	
Locally Mounted	80%	2-4	\$38,700	2047	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	2%			2035	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	96%			2035	**	10	\$50,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	40%			2032	**	10	\$5,500	
Exit, Service	60%			2032	**	1		
Exterior Lighting								
Fluorescent	5%			2022	\$9,800	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Door Only</i>								
No Component	95%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2022

\$55,200

1

\$6,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$10,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And**Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$17,700

Conversion Equipment

Steam Boiler

100%

2025

\$368,900

1

\$56,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2027

\$964,700

4

\$2,800

Piping/Pmp

Terminal Devices

Air Handler

30%

Now

\$12,000

2027

\$240,500

1

\$9,500

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Heating Coil, 4th Floor Fan Room*

Convactor/Radiator

70%

2032

* *

1

\$12,900

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Exterior Pkg Unit -

2%

2022

\$9,200

2

\$100

Cooling

Window/Wall Unit

5%

2022

\$5,900

1

No Component

93%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$31,800

Exhaust Fans

Interior

100%

2027

\$202,800

2

\$1,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2037	**	1		
Galvanized Steel	40%			2025	\$100,000	1		
Water Heater								
Electric	100%			2026	\$50,200	4	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$16,700	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 31 - SI
Address : 55 LAYTON AVENUE @ BISMARK AVE.
Borough : STATEN ISLAND **Agency's Number** : R031
Program / Asset # : BOE0921.000 / 1426 **Yr Built/Renovated** : 1965 / 2004
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 07-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 49 **Lot** : 182 **BIN** : 5001150

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$536,700
Interior Architecture		\$1,032,600
Electrical	\$658,700	\$318,200
Mechanical	\$670,400	\$183,900
Total	\$1,329,200	\$2,071,500
Importance Code A	\$498,300	\$536,700
Importance Code B	\$830,900	\$1,534,800
Total	\$1,329,200	\$2,071,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,400			
Interior Architecture	\$33,300	\$4,000	\$11,200	\$25,400
Electrical	\$1,700	\$1,600	\$2,200	\$13,400
Mechanical	\$14,900	\$10,500	\$16,700	\$22,400
Total	\$82,300	\$16,000	\$30,100	\$61,200
Importance Code A	\$32,400	\$7,600	\$7,600	\$7,800
Importance Code B	\$49,900	\$6,100	\$22,500	\$53,400
Importance Code C		\$2,300		
Total	\$82,300	\$16,000	\$30,100	\$61,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,900	
Ceramic Tile	3%			2049	**	10	\$2,900	
Masonry: Brick	90%			LIFE	**	5	\$94,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$6,800	
Windows								
Aluminum	100%	4+	\$32,400	2045	**	5	\$18,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$10,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,500	
Roof								
Copper/Terne	5%			2057	**	10	\$5,600	
IRMA/Protected Membrane	95%			2029	\$359,300	10	\$42,200	
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Low Roof And Auditorium Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	3%			2032	**	5	\$3,400	
Quarry Tile	4%	Now	\$14,100	2034	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$4,500	
Vinyl Tile	20%			2029	\$208,000	3	\$8,600	
Vinyl Tile 9" X 9"	58%			2029	\$781,600	3	\$24,900	
Wood	5%			2044	**	5	\$10,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2032	**	5	\$4,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Plaster	52%			LIFE	**	5	\$23,500	
SGFT/Glazed Masonry	35%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTile,Adhered	25%			2034	**	5	\$28,600	
AcousTileSusp.Lay-In	10%			2034	**	5	\$11,500	
Exposed Concrete	5%			LIFE	**	5	\$900	
Plaster	60%	4+	\$19,300	LIFE	**	5	\$43,000	

*Staining/Discoloring, Extent : Light, Area Affected : 2%**Location : Auditorium**Water Penetration, Extent : Light, Area Affected : 2%**Location : Auditorium*

Site Enclosure

Fence/Gates

Chain Link	70%			2049	**			
Iron Picket	30%			2064	**			

Retaining Walls

Cast in Place Concrete	100%			2064	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Asphalt	50%			2038	**			
Cast in Place Concrete	50%			2042	**			

Parking/Driveway

Asphalt	100%			2038	**			
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Activity Yard

Asphalt	100%			2038	**			
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Electrical

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$300	
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Raceway

Conduit	90%			2039	**	1		
Conduit	10%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	80%			2028	\$114,900	5	\$1,600	
Molded Case Bkrs	10%			2045	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$92,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2039	**	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$63,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building. New T-8 Fixtures Installed 6 Month Ago.</i>								
Fluorescent	2%			2029	\$3,600	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room.</i>								
HID	5%			2029	\$6,600	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hid Fixtures In Gymnasium.</i>								
<i>Explanation : Fixtures Are In Satisfactory Condition.</i>								
LED	3%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Led Fixtures Installed In Auditorium.</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$55,400	10	\$9,300	
Exit, Service	50%			2024	\$11,100	1		
Exterior Lighting								
HID	100%			2024	\$310,500	10	\$200	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$255,400	1-3	\$14,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$23,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$498,300	2049	**	1	\$68,600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%	Now	\$68,100	2039	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 39%</i>								
<i>Location : Vacuum Pump Boiler Room</i>								
Terminal Devices Convactor/Radiator	100%			2034	**	1	\$24,900	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	25%			2024	\$40,100	1		
No Component	75%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans Interior	50%			2029	\$137,000	2	\$1,200	
Roof	50%			2024	\$63,900	2	\$1,200	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2034	**	1		
Water Heater Gas Fired	100%			2027	\$47,000	2	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$11,700	2039	**	4	\$1,600	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2034	**	1	\$500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Boiler Make Up Line</i>					
Fixtures								
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 32 - BK
Address : 317 HOYT STREET @UNION ST.
Borough : BROOKLYN **Agency's Number** : K032
Program / Asset # : BOE0365.000 / 345 **Yr Built/Renovated** : 1951 / 2011
Area Sq Ft : 72,000 **Project Type** : EDUCATION
Date of Survey : 03-Dec-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 437 **Lot** : 1 **BIN** : 3007326

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$798,600	\$895,900
Interior Architecture	\$1,306,000	\$317,100
Electrical	\$173,600	\$710,700
Mechanical	\$262,000	\$613,200
Total	\$2,540,200	\$2,536,800
Importance Code A	\$798,600	\$895,900
Importance Code B	\$1,539,900	\$1,443,500
Importance Code C	\$201,700	\$197,500
Total	\$2,540,200	\$2,536,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,500	\$11,200		
Interior Architecture	\$68,500	\$15,600		
Electrical	\$2,300	\$1,500	\$1,700	\$1,700
Mechanical	\$36,000	\$21,000	\$20,000	\$10,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,200	\$53,300	\$25,600	\$15,700
Importance Code A	\$32,500	\$18,200	\$7,200	\$7,000
Importance Code B	\$94,600	\$35,100	\$18,400	\$8,600
Importance Code C	\$9,100			
Total	\$136,200	\$53,300	\$25,600	\$15,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$193,600	LIFE	**	5	\$110,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	4+	\$155,800	LIFE	**	5	\$4,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding And Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding And Sills</i>								
Masonry: Travertine	5%			LIFE	**			
Windows								
Aluminum	100%	Now	\$159,300	2043	**	5	\$16,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Parapets								
Masonry: Brick	85%	0-2	\$132,800	LIFE	**	5	\$19,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Pointing Repairs On Interior Of Parapets Failing.</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Roof</i>								
Masonry: Limestone	9%	0-2	\$25,500	LIFE	**	5	\$2,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping - Various Joints</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Rail	3%			2040	**	5-10	\$12,600	
Metal: Cage/Fence	3%			2040	**	5-10	\$5,400	
Roof								
Copper/Terne	5%			2042	**	10	\$11,200	
IRMA/Protected Membrane	95%	Now	\$157,100	2027	\$785,300			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - All Roofs</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - All Roofs</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd And 3rd Floor Roofs</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$12,800	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$12,000	2030	\$119,600	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilet Rooms</i>								
Terrazzo	5%	Now	\$14,400	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	80%			2022	\$839,900	3	\$31,900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9X9 Size Tiles</i>								
Wood	5%			2042	**	5	\$10,000	
Interior Walls								
Cast in Place Concrete	5%	Now	\$9,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	5%			2030	\$197,500	5	\$6,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,500	
Masonry: Brick	5%			LIFE	**			
Plaster	55%	Now	\$63,100	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$138,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Hallways</i>								
Ceilings								
AcousTile,Adhered	20%	Now	\$45,900	2032	**	5	\$10,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%	Now	\$218,500	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells</i>								
Plaster	25%	Now	\$20,300	LIFE	**	5	\$16,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	35%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	30%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch From Solar Panel System</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$300	
Raceway								
Conduit	80%			2027	\$114,900	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$15,600	5	\$200	
Molded Case Bkrs	65%			2026	\$101,400	5	\$1,200	
Molded Case Bkrs	20%			2052	**	5	\$400	
Molded Case Bkrs	5%			2049	**	5	\$100	
Wiring								
Braided Cloth	60%	0-2	\$121,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2027	\$60,500	1		
Thermoplastic	10%			2057	**	1		
Motor Controllers								
Locally Mounted	10%			2044	**	5		
Locally Mounted	30%			2025	\$26,300	5	\$100	
Locally Mounted	60%	2-4	\$52,600	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan And Boiler Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$65,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	50%			2027	\$55,600	10	\$8,600	
Exit, Service	50%			2027	\$11,100	1		

Exterior Lighting

HID	20%			2027	\$63,100	10		
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2027	\$50,500	1	\$5,400	

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2027	\$173,000	1-3	\$9,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2037	**	5	\$22,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 10,000 Gallon Tanks</i>								

Conversion Equipment

Steam Boiler	100%			2032	**	1	\$70,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three No.4 Oil Burning Steam Boilers</i>								

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$65,400	2037	**	4	\$3,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room, Condensate Pumps Have Been Refurbished</i>								

Terminal Devices

Air Handler	18%			2027	\$195,600	1	\$7,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, First And Second Floors</i>								

Air Handler	2%	0-2	\$21,700	2037	**	1	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Defective F And T Steam Traps On Blowers</i>								

Convactor/Radiator	80%			2032	**	1	\$18,400	
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Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Electrical Main Recently Upgraded</i>								
Conversion Equipment								
Window/Wall Unit	100%			2022	\$161,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$35,600	LIFE	**	2-5	\$39,700	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	90%			2027	\$247,400	2	\$2,000	
Roof	10%			2027	\$12,800	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$47,100	2	\$1,000	
HW Heat Exchanger								
Steam Fired	100%			2027	\$123,100	4	\$7,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$2,700	4	\$2,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Freight Elevator Goes From Basement To Street Level</i>								
<i>Explanation : Unit Is Inoperable</i>								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2037	**	1-2	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 32 - Q
Address : 171-11 35 AVENUE
Borough : QUEENS **Agency's Number** : Q032
Program / Asset # : BOE0693.000 / 2804 **Yr Built/Renovated** : 1925 / 2009
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 11-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5256 **Lot** : 1 **BIN** : 4118954

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$62,800	\$1,255,400
Interior Architecture	\$187,800	\$133,000
Electrical	\$148,500	\$755,000
Mechanical	\$670,500	\$333,700
Total	\$1,069,700	\$2,477,100
Importance Code A	\$62,800	\$1,294,900
Importance Code B	\$1,006,900	\$1,182,200
Total	\$1,069,700	\$2,477,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$800	\$11,400		
Interior Architecture	\$50,400	\$14,100	\$2,700	\$1,300
Electrical	\$44,600	\$16,900	\$1,700	\$1,400
Mechanical	\$17,300	\$32,500	\$15,600	\$10,000
Total	\$113,100	\$75,000	\$19,900	\$12,600
Importance Code A	\$7,900	\$18,600	\$7,000	\$7,000
Importance Code B	\$99,100	\$56,400	\$12,200	\$5,600
Importance Code C	\$6,100		\$700	
Total	\$113,100	\$75,000	\$19,900	\$12,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$10,300	
Masonry: Brick	83%			LIFE	**	5	\$21,900	
Masonry: Brick	5%	Now	\$800	LIFE	**	5	\$1,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Teacher Room, 3rd Floor Computer Room</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,000	
Masonry: Marble	2%			LIFE	**	5	\$400	
Windows								
Aluminum	100%			2035	**	5	\$32,300	
Parapets								
Masonry: Brick	40%			LIFE	**	5		
Masonry: Brick	50%			LIFE	**	5		
Metal Security Bars	3%			2042	**			
Pre-Cast Concrete	7%			LIFE	**	5		
Roof								
Built-Up (BUR)	95%	4+	\$62,800	2027	\$1,255,400			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roofs Abutting 1925 Wing</i>								
Copper/Terne	5%			2042	**	10	\$11,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
Ceramic Tile	5%			2036	**	5	\$2,700	
Marble Panels	5%			LIFE	**	5	\$2,000	
Vinyl Tile	20%	Now	\$9,700	2027	\$96,700	3	\$4,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Old Cafeteria</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Old Cafeteria</i>								
Vinyl Tile	30%			2032	**	3	\$6,000	
Vinyl Tile 9" X 9"	30%			2022	\$187,800	3	\$6,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,300	
Concrete Masonry Unit	25%			LIFE	**	5	\$2,600	
Folding Partition	2%			2043	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Full Height Folding Partition</i>								
Masonry: Brick	10%	Now	\$5,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Wall Abutting Playgorund</i>								
Metal: Cage/Fence	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stairwell Partitions</i>								
Plaster	40%			LIFE	**	5	\$3,100	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2032	**	5	\$24,200	
Exposed Concrete	10%	Now	\$33,300	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Interior Courtyard Platform, Underside Of Entry Stairs</i>								
Exposed Struc: Steel	10%			LIFE	**			
Plaster	60%			LIFE	**	5	\$36,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$300	
Raceway								
Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	80%			2026	\$114,900	5	\$1,500	
Molded Case Bkrs	10%			2043	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	0-2	\$148,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2027	\$27,800	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$40,300	5	\$200	
Locally Mounted	40%	2-4	\$32,300	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2044	**	5		
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	88%			2027	\$147,100	10	\$57,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2027	\$2,400	10		
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$8,600	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$45,900	1	\$5,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$8,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$22,000	
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$70,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$120,200	2037	**	4	\$3,500	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Condensate Returns And Vacuum Pump</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$199,700	1	\$8,800	
Convactor/Radiator	60%			2025	\$228,100	1	\$13,800	
Fan Coil Unit/Heat	20%			2022	\$212,700	1	\$4,600	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	25%	Now	\$3,700	2022	\$37,000	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	40%			2022	\$101,000	2	\$900	
Roof	10%			2027	\$11,800	2	\$200	
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Most Of The Roof Exhaust Fans Are Removed</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$62,300	1		
Water Heater								
Gas Fired	100%			2025	\$43,300	2	\$1,000	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$10,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2022	\$10,800	4	\$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$20,900	1-2	\$600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 32 - SI
Address : 32 ELVERTON AVENUE @BARLOW AVE.
Borough : STATEN ISLAND **Agency's Number** : R032
Program / Asset # : BOE0922.000 / 1427 **Yr Built/Renovated** : 1968 /
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 09-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 5444 **Lot** : 12 **BIN** : 5070651

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$46,200
Interior Architecture	\$192,600	\$1,015,100
Electrical	\$591,900	\$1,133,600
Mechanical	\$129,700	\$373,500
Total	\$914,300	\$2,568,300
Importance Code A		\$85,700
Importance Code B	\$721,600	\$2,482,600
Importance Code C	\$192,600	
Total	\$914,300	\$2,568,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture		\$10,000	\$19,100	\$15,800
Electrical	\$3,100	\$2,700	\$3,400	\$15,400
Mechanical	\$52,800	\$11,000	\$15,000	\$37,400
Site Enclosure	\$2,300			
Site Pavements	\$17,400			
Total	\$75,600	\$23,600	\$37,500	\$68,600
Importance Code A	\$26,900	\$8,200	\$8,200	\$8,400
Importance Code B	\$46,500	\$10,200	\$25,000	\$60,200
Importance Code C	\$2,300	\$5,300	\$4,200	
Total	\$75,600	\$23,600	\$37,500	\$68,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$13,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Areas Around Perimeter Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Perimeter Of Building</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Masonry: Brick	85%			LIFE	**	5	\$46,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Areas Around Entire Perimeter Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Perimeter Of Building</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$17,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Areas Around Entire Perimeter Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Perimeter Of Building</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Windows								
Aluminum	100%			2045	**	5	\$36,400	
Parapets								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Various Areas Around Entire Perimeter Of Building</i>								
<i>Explanation : Repairs In Progress</i>								
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Entire Roof</i>								
<i>Explanation : Repairs In Progress</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Ceramic Tile	3%			2038	**	5	\$3,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	5%			2042	**	5	\$9,500	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	60%			2029	\$688,200	3	\$28,400	
Vinyl Tile 9" X 9"	22%			2029	\$326,900	3	\$10,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	4%			2038	**	5	\$8,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	
Folding Partition	2%			2037	**	5	\$10,500	
Masonry: Brick	2%			LIFE	**			
Plaster	45%	0-2	\$40,500	LIFE	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%	Now	\$152,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			LIFE	**	5	\$16,800	
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$31,600	
Exposed Concrete	55%			LIFE	**	5	\$10,900	
Gypsum Board	20%			LIFE	**	5	\$31,600	
Site Enclosure								
Fence/Gates								
Chain Link	60%	4+	\$2,300	2049	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Play Yard At Elevation Avenue Side</i>								
Iron Picket	40%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Asphalt	35%			2032	**			
Cast in Place Concrete	65%			2034	**			
Activity Yard								
Asphalt	85%	0-2	\$17,400	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Main Play Yard</i>								
Cast in Place Concrete	3%			2034	**			
Rubber Matting	12%			2029			\$7,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1200 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	100%			2029	\$184,300	1		
Panelboards								
Fused Disc Sw	20%			2028	\$38,300	5	\$400	
Molded Case Bkrs	60%			2028	\$114,900	5	\$1,300	
Molded Case Bkrs	20%			2045	**	5	\$400	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2054	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	20%			2029	\$54,600	1		
Motor Controllers								
Locally Mounted	65%	2-4	\$52,400	2049	**	5	\$200	
		<i>Aged Component, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Locally Mounted	35%			2027	\$28,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Connected With Main Water Pipe</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$74,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
Fluorescent	2%			2037	**	10	\$1,500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Egress Lighting								
Emergency, Service	50%			2029	\$21,800	1		
Exit, Service	50%			2024	\$12,000	1		
Exterior Lighting								
HID	100%			2029	\$334,700	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$80,400	1	\$9,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component	65%							
Generic, Analog	35%			2024	\$321,200	1-3	\$18,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2039	**	5	\$25,700	
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Conversion Equipment

Steam Boiler	100%	Now	\$26,900	2034	**	1	\$74,000	
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*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Boiler No.1**On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 1%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump	100%	Now	\$18,400	2039	**			
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*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Basement*

Terminal Devices

Convactor/Radiator	100%			2034	**	1	\$26,800	
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Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Window/Wall Unit	75%			2024		1	\$129,700	
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No Component	25%							
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Ventilation

Distribution

Ductwork/Diffusers	50%			LIFE	**	2-5	\$23,100	
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No Component	50%							
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Exhaust Fans

Interior	40%			2029	\$118,100	2	\$1,000	
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Roof	60%			2029	\$82,700	2	\$1,500	
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Plumbing

H/C Water Piping

Galvanized Steel	100%			2034	**	1		
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Water Heater

Electric	20%			2027	\$14,600	4	\$100	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Kitchen*

Gas Fired	80%			2027	\$40,500	2	\$1,000	
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DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	HW Heat Exchanger Steam Fired	100%		2029	\$132,200	4	\$12,300	
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%		2024	\$12,700	4	\$1,800	
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	95%						
	Generic	5%		2049	**	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 33 - M
Address : 281 9TH AVENUE @W. 26 STREET
Borough : MANHATTAN **Agency's Number** : M033
Program / Asset # : BOE0018.000 / 1688 **Yr Built/Renovated** : 1951 / 2008
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 724 **Lot** : 23 **BIN** : 1012829

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,441,000	\$694,100
Interior Architecture	\$2,097,800	\$40,300
Electrical	\$274,000	\$267,300
Mechanical	\$189,000	\$878,800
Site Pavements	\$85,500	
Total	\$4,087,300	\$1,880,500
Importance Code A	\$1,441,000	\$694,100
Importance Code B	\$2,646,300	\$1,186,400
Total	\$4,087,300	\$1,880,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,900		\$16,900	
Interior Architecture	\$39,200		\$29,200	
Electrical	\$3,100	\$2,400	\$13,700	\$3,800
Mechanical	\$72,100	\$12,800	\$18,900	\$12,800
Site Pavements	\$47,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$211,300	\$19,100	\$82,700	\$20,600
Importance Code A	\$54,100	\$8,200	\$25,300	\$8,200
Importance Code B	\$104,300	\$10,900	\$57,300	\$12,300
Importance Code C	\$52,900			
Total	\$211,300	\$19,100	\$82,700	\$20,600



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DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$29,000	
Masonry: Brick	95%	0-2	\$756,100	LIFE	**	5	\$117,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South And West Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Electircal Main Feed And Right Of Main Entrance</i>								
Windows								
Aluminum	90%	Now	\$451,100	2036	**	5	\$16,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Windows Throughout</i>								
Glass Block	10%	Now	\$9,900	LIFE	**	5	\$2,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair D Block Wall - Leaks In Driving Rain</i>								
Parapets								
Masonry: Brick	85%	4+	\$89,700	LIFE	**	5	\$14,600	
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : Interior / Exterior Parapet Walls</i>								
Metal: Cage/Fence	5%			2041	**	5-10	\$6,600	
Pre-Cast Concrete	10%	4+	\$3,300	LIFE	**	5	\$10,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
Roof								
IRMA/Protected Membrane	80%	4+	\$28,800	2028	\$576,700			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower Roof - North Wall</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
IRMA/Protected Membrane	20%			2023	\$144,200	10	\$16,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof - South Facade</i>								
<i>Explanation : Rooftop Play Area Covered In Rubber Matting</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
Ceramic Tile	5%	0-2	\$33,400	2037	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms Throughout</i>								
Terrazzo	10%			LIFE	**	5	\$12,600	
Vinyl Tile 9" X 9"	70%			2023	\$1,327,400	3	\$42,300	
Wood	10%			2043	**	5	\$30,200	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,400	
Plaster	5%	Now	\$5,800	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A</i>								
Plaster	60%			LIFE	**	5	\$24,400	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$139,300	2048	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Gymnasium, First Floor Corridor</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Cafeteria, Gymnasium, First Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Cafeteria, Gymnasium, First Floor Corridor</i>								
Exposed Concrete	55%			LIFE	**	5	\$13,900	
Fiber Board	5%	Now	\$56,200	2038	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium Ceiling</i>								
Metal Panel	20%	4+	\$574,900	LIFE	**	5	\$40,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Plaster	10%			LIFE	**	5	\$10,100	
Site Enclosure								
Fence/Gates								
Chain Link	35%			2048	**			
Iron Picket	65%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Cast in Place Concrete	53%	Now	\$16,500	2033	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Parking Area - West Side Of Building</i>					
Pavers/Stone	47%	Now	\$30,600	2031	**			
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Parking Area - West Side Of Building</i>					
Activity Yard								
Asphalt	85%	Now	\$85,500	2043	**			
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Play Yard Throughout</i>					
			<i>Tripping Hazard, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Fissure Running Through Play Area</i>					
Rubber Matting	15%			2028	\$19,500			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 3- Vertical Sections</i>					
Raceway								
Conduit	80%			2028	\$147,400	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$9,600	5	\$100	
Fused Disc Sw	5%			2044	**	5	\$100	
Molded Case Bkrs	90%			2044	**	5	\$2,000	
Wiring								
Braided Cloth	60%	2-4	\$163,700	2053	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Thermoplastic	40%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2041	**	5	\$400	
Locally Mounted	20%			2026	\$16,100	5	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2036	**	10	\$73,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2036	**			
Egress Lighting								
Emergency, Battery	25%			2023	\$29,900	10	\$5,000	
Emergency, Battery	25%			2028	\$29,900	10	\$5,000	
Exit, Service	25%			2023	\$6,000	1		
Exit, Service	25%			2028	\$6,000	1		
Exterior Lighting								
HID	20%			2036	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$80,400	1	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$15,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Addressable Fire Alarm System, Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 6,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$82,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - M

Asset # : 1688

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$18,400	2038	**			
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
Terminal Devices								
Air Handler	50%	Now	\$29,200	2028	\$583,600	1	\$23,100	
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Coil Of The Unit For Auditorium</i>								
Convactor/Radiator	50%			2033	**	1	\$13,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	\$13,800	2023	\$138,400	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,300	
Exhaust Fans								
Interior	100%			2028	\$295,300	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2021	\$50,600	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 33 - Q
Address : 91-37 222 STREET
Borough : QUEENS **Agency's Number** : Q033
Program / Asset # : BOE0694.000 / 2263 **Yr Built/Renovated** : 1925 / 1999
Area Sq Ft : 114,000 **Project Type** : EDUCATION
Date of Survey : 10-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 10756 **Lot** : 1 **BIN** : 4230589

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$794,000	\$44,200
Interior Architecture	\$1,329,800	\$483,200
Electrical	\$1,093,700	\$549,800
Mechanical	\$581,900	\$932,400
Total	\$3,799,500	\$2,009,600
Importance Code A	\$794,000	\$111,300
Importance Code B	\$2,802,100	\$1,848,600
Importance Code C	\$203,400	\$49,700
Total	\$3,799,500	\$2,009,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,200	\$2,100		
Interior Architecture	\$15,900		\$4,200	\$8,400
Electrical	\$1,700	\$15,400	\$1,100	\$600
Mechanical	\$57,500	\$46,200	\$28,000	\$18,600
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$137,300	\$68,700	\$38,200	\$32,600
Importance Code A	\$67,100	\$12,200	\$9,900	\$9,900
Importance Code B	\$62,700	\$56,500	\$28,300	\$22,700
Importance Code C	\$7,500			
Total	\$137,300	\$68,700	\$38,200	\$32,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$20,900	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%			LIFE	**	5	\$13,800	
Masonry: Brick	55%	Now	\$195,900	LIFE	**	5	\$30,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Limestone	3%	0-2	\$9,700	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	2%			LIFE	**	5	\$800	
Metal Panel	2%			2047	**	5-10	\$7,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$5,400	
Stucco Cement	5%			2040	**	5	\$6,900	
Windows								
Aluminum	100%	Now	\$258,500	2043	**	5	\$14,400	
<i>Crack/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	22%			LIFE	**	5	\$3,200	
Masonry: Brick	60%	Now	\$26,700	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2040	**	5-10	\$26,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$2,700	
Roof								
Built-Up (BUR)	65%			2032	**	10	\$82,400	
Metal Panel	5%			2040	**	10	\$11,600	
Single Ply Membrane	30%	Now	\$257,200	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : New Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : A304, A306, A307, Stairs, Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2036	**	5	\$8,400	
Vinyl Tile	20%			2027	\$304,900	3	\$16,800	
Vinyl Tile	20%			2032	**	3	\$12,600	
Vinyl Tile 9" X 9"	20%	Now	\$79,000	2022	\$395,000	3	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	25%			2042	**	5	\$78,700	
Interior Walls								
Cast in Place Concrete	5%	Now	\$203,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2036	**	5	\$15,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$12,000	
Gypsum Board	15%			LIFE	**	5	\$27,100	
Plaster	55%			LIFE	**	5	\$49,700	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%			2040	**	5	\$50,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms A304, A306, A307, Cafeteria</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,600	
Exposed Concrete	5%			LIFE	**	5	\$1,300	
Exposed Struc: Steel	5%	Now	\$377,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steel Members Below Steps In Boiler Room</i>								
Plaster	50%	Now	\$235,400	LIFE	**	5	\$52,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2027	\$146,100	5	\$300	
Fused Disc Sw	30%			2047	**	5	\$100	
Raceway								
Conduit	80%			2027	\$178,200	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$300	
Molded Case Bkrs	30%			2043	**	5	\$900	
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$110,600	5	\$700	
Locally Mounted	10%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$800	
Generic	50%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	68%			2022	\$182,600	10	\$71,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2032	**	10	\$31,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sections</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2027	\$27,000	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$13,800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$459,700	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$126,100	1-3	\$7,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	75%			2047	**	5	\$26,500	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Gas Line Has Never Been Connected</i>								
Natural Gas	25%			2047	**	1		
Conversion Equipment								
Furnace	25%			2027	\$67,100	1	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 11 Rtu Package Units</i>								
Steam Boiler	75%			2040	**	1	\$84,700	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	75%	Now	\$28,900	2037	**	4	\$4,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Various Locations</i>								
No Component	25%							
Terminal Devices								
Air Handler	15%			2022	\$240,500	1	\$10,600	
Convactor/Radiator	40%			2025	\$244,100	1	\$14,700	
Fan Coil Unit/Heat	20%			2022	\$341,500	1	\$7,400	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2032	**	2	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 11 Units</i>								
Window/Wall Unit	5%			2022	\$11,900	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,600	
Exhaust Fans								
Interior	75%			2027	\$304,200	2	\$2,600	
Roof	25%			2027	\$47,300	2	\$900	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	60%			2037	**	1	
	Galvanized Steel	40%	0-2	\$10,000	2025	\$200,100	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Water Heater	Gas Fired	100%			2025	\$69,500	2	\$1,700
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2032	**	4	\$2,400
Backflow Preventer	Generic	100%			2032	**	1	\$7,000
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe	No Component	75%						
	Generic	25%			2047	**	1-5	\$14,400
Sprinkler	No Component	75%						
	Generic	25%			2047	**	1-2	\$8,000
Fire Pump	Generic	100%			2036	**	1	\$21,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 34 - BK
Address : 131 NORMAN AVENUE @ MC GUINNESS BLVD.
Borough : BROOKLYN **Agency's Number** : K034
Program / Asset # : BOE0367.000 / 346 **Yr Built/Renovated** : 1867 / 2000
Area Sq Ft : 32,000 **Project Type** : EDUCATION
Date of Survey : 27-Mar-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2622 **Lot** : 28 **BIN** : 3065733

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$200,900	\$945,700
Interior Architecture		\$162,300
Electrical		\$264,000
Mechanical		\$599,100
Site Pavements		\$86,500
Total	\$200,900	\$2,057,500
Importance Code A	\$200,900	\$945,700
Importance Code B		\$1,111,800
Total	\$200,900	\$2,057,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,600	\$3,900		
Interior Architecture	\$69,900	\$2,100	\$3,100	\$4,500
Electrical	\$29,400	\$2,500	\$50,000	\$2,800
Mechanical	\$23,100	\$1,200	\$30,000	\$1,500
Site Enclosure	\$5,700			
Site Pavements	\$46,400			
Total	\$233,100	\$9,700	\$83,200	\$8,800
Importance Code A	\$58,600	\$3,900	\$100	
Importance Code B	\$141,500	\$5,800	\$83,100	\$8,800
Importance Code C	\$33,000			
Total	\$233,100	\$9,700	\$83,200	\$8,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$119,200	LIFE	**	5	\$68,100	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Court Yard At Downspout, Basement Storage Area Adjacent To Norman Avenue</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$3,000	
Weathering Steel	10%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : East And West Courtyards</i>								
<i>Explanation : Egress Stairs</i>								
Windows								
Aluminum	35%	Now	\$38,200	2027	\$382,400	5	\$3,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Windows Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Windows Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Windows Units Are Beyond Useful Life</i>								
Aluminum	35%			2027	\$439,700	5	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	30%			2036	**	5	\$67,400	
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$1,600	
Metal Rail	10%			2041	**	5-10	\$19,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,400	
Wood Cornice	70%			2048	**	5-10	\$99,000	
Roof								
Asphalt Shingle	65%			2041	**	10	\$3,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Actually Synthetic Slate Shingle</i>								
Metal Panel	5%			2041	**	10	\$2,800	
Modified Bitumen	30%	Now	\$7,200	2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room 212</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Surfaces Throughout</i>								
<i>Explanation : Applied Waterproof Coating</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$7,900	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Areas</i>								
Ceramic Tile	5%			2031	**	5	\$3,300	
Vinyl Tile	25%			2028	\$162,300	3	\$6,200	
Vinyl Tile	55%			2033	**	3	\$18,100	
Wood	5%			2043	**	5	\$6,200	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$3,700	
Glass: Single Pane	5%			LIFE	**	5	\$2,800	
Masonry: Brick	15%	Now	\$25,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room Adjacent To Norman Avenue</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Areas</i>								
Metal: Cage/Fence	3%			LIFE	**			
Plaster	67%			LIFE	**	5	\$15,000	
Wood	5%			LIFE	**	5	\$15,000	
Ceilings								
Embossed Metal	85%	Now	\$28,500	LIFE	**	5	\$25,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 212</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 212</i>								
Plaster	15%			LIFE	**	5	\$6,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2038	**			
Iron Picket	80%	Now	\$5,700	2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Concrete Curbing That Anchors Fence Posts At Perimeter And Court Yard Ramp</i>								
<i>Explanation : Cracking / Crumbling / Subsiding</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$20,500	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Norman Ave Curbs, Eckford / Norman / Mcguinness Sidewalk Flags, Various Locations</i>								
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

19%

2033

* *

Traffic Topping

81% Now

\$25,900

2028

\$86,500

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : East And West Courtyard Play Areas**Ponding, Extent : Moderate, Area Affected : 15%**Location : East Play Area Adjacent To Temporary Boiler**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : East And West Courtyard Play Areas*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2028

\$9,600

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 600 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2028

\$113,400

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit

50%

2038

* *

1

Conduit

50%

2028

\$30,500

1

Panelboards

Fused Disc Sw

10%

2036

* *

5

\$100

Molded Case Bkrs

90%

2027

\$78,000

5

\$800

Wiring

Braided Cloth

20% 2-4

\$15,400

2053

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

80%

2038

* *

1

Motor Controllers

Locally Mounted

80%

2026

\$42,100

5

\$200

Locally Mounted

20%

2033

* *

5

Ground

Grounding Devices

Generic

100% 0-2

\$11,000

LIFE

* *

5

\$500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Covered With Paint*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2036	**	10	\$29,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Battery	50%			2028	\$25,000	10	\$3,900	
Exit, Service	50%			2036	**	1		
Exterior Lighting HID	10%			2023	\$14,000	10		
No Component	90%							
Alarm								
Security System No Component	70%							
Generic	30%			2023	\$33,700	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm, Motion Sensors</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$20,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Renewal Of The Boiler Room Is Started. Temporary Steam Boiler Is Being Used.</i>								
Conversion Equipment Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside Of The Building.</i>								
<i>Explanation : Renewal Of The Boiler Room Is Started. Temporary Steam Boiler Is Being Used.</i>								
Distribution Steam Piping/Pump	100%	Now	\$15,400	2028	\$153,700			
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : And Thermostats, Various Locations</i>								
Terminal Devices Convactor/Radiator	100%			2026	\$186,100	1	\$10,300	

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BK

Asset # : 346

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	40%	0-2	\$1,400	2023	\$29,000	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$5,200	2028	\$259,200	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Near Lunch Area.</i>								
Water Heater								
Gas Fired	100%			2026	\$21,200	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$5,300	4	\$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$17,000	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 34 - M
Address : 730 EAST 12 STREET BTWN: SZOLD PLACE AND AVE. D
Borough : MANHATTAN **Agency's Number** : M034
Program / Asset # : BOE0019.000 / 2633 **Yr Built/Renovated** : 1955 / 2009
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 21-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 381 **Lot** : 38 **BIN** : 1004564

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$665,100	\$63,100
Interior Architecture	\$95,200	
Electrical	\$781,100	\$661,500
Mechanical	\$254,700	\$227,100
Total	\$1,796,100	\$951,700
Importance Code A	\$665,100	\$63,100
Importance Code B	\$1,086,900	\$888,600
Importance Code C	\$44,100	
Total	\$1,796,100	\$951,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,900	\$3,200		\$26,600
Interior Architecture	\$156,500	\$7,500		\$22,100
Electrical	\$6,200	\$5,300	\$5,800	\$10,200
Mechanical	\$80,000	\$8,100	\$14,600	\$41,600
Site Enclosure	\$15,400			
Site Pavements	\$21,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$331,100	\$28,200	\$24,400	\$104,500
Importance Code A	\$65,700	\$8,700	\$5,400	\$32,100
Importance Code B	\$192,600	\$19,500	\$18,900	\$72,300
Importance Code C	\$72,800			
Total	\$331,100	\$28,200	\$24,400	\$104,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$17,500	
Masonry: Brick	90%	Now	\$406,500	LIFE	**	5	\$63,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%	Now	\$32,400	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%	Now	\$212,300	2045	**	5	\$4,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%	Now	\$6,200	2044	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$500	
Masonry: Brick	90%	0-2	\$7,300	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	75%			2034	**	10	\$26,600	
Copper/Terne	20%	4+	\$2,000	2057	**			
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium</i>								
Metal Panel	5%			2042	**	10	\$3,200	
Soffits								
Cast in Place Concrete	10%			LIFE	**	5	\$8,300	
Stucco Cement	90%	2-4	\$46,300	2042	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Soffit Along Szold Place</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	2-4	\$54,800	2031	**	3	\$6,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	10%	Now	\$8,900	LIFE	**	5	\$17,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	2-4	\$4,200	2038	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	2-4	\$51,100	2034	**	3	\$21,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$15,100	
Interior Walls								
Cast in Place Concrete	5%	Now	\$24,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$31,400	2038	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
Gypsum Board	5%			LIFE	**	5	\$2,100	
Plaster	45%			LIFE	**	5	\$9,600	
SGFT/Glazed Masonry	30%	Now	\$44,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$16,100	
AcousTileConcealSpLn	10%			2034	**	5	\$10,100	
Exposed Concrete	60%	2-4	\$33,200	LIFE	**	5	\$7,500	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 320</i>								
Plaster	10%			LIFE	**	5	\$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$10,600	2039	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$4,700	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$19,200	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	90%	Now	\$2,100	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	10%			2032		**		
Activity Yard								
Rubber Matting	100%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$22,200	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2039		**	\$1,400	
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2049		**		
Panelboards								
Fused Disc Sw	5%			2028	\$5,600	5	\$100	
Fused Knife Sw	10%			2028	\$11,200	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	50%			2028	\$55,900	5	\$600	
Molded Case Bkrs	30%			2028	\$33,500	5	\$400	
Molded Case Bkrs	5%			2045		**	\$100	
Wiring								
Braided Cloth	75%			2028	\$139,200	1		
Thermoplastic	5%			2049		**		
Thermoplastic	20%			2029	\$37,100	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$45,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2034	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
Incandescent	1%			2034	**	2		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Library</i>								
<i>Explanation : Halogen Fixtures</i>								
LED	8%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 8%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting								
Emergency, Service	40%			2034	**	1		
Emergency, Battery	10%			2034	**	10	\$1,300	
Exit, Battery	50%			2034	**	10	\$1,900	
Exterior Lighting								
HID	100%	Now	\$133,100	2029	\$221,800			
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof And Building Perimeter</i>								
<i>Explanation : Defective Ballasts</i>								
Alarm								
Security System								
Generic	50%			2034	**	1	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Generic	50%			2034	**	1	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Analog	99%			2024	\$602,100	1-3	\$34,600	
Generic, Digital	1%			2034	**	1-3	\$300	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : Smoke Detection Panel For Freight Elevator</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	\$21,600	2039	**	5	\$8,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil Pump Failure</i>								
<i>, Two 7500-gallon Oil Tanks</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$17,800	2034	**	1	\$49,000	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bricks Of Both Boilers</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Tubes Of No.2 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$12,200	2039	**			
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	20%			2029	\$154,700	1	\$6,800	
Convactor/Radiator	80%			2034	**	1	\$14,200	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	60%	Now	\$3,400	2024	\$68,800	1		
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,700	
Exhaust Fans								
Interior	95%			2024	\$185,900	2	\$1,600	
Roof	5%	0-2	\$2,700	2029	\$4,600	2	\$100	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$72,400	1		
Water Heater								
Gas Fired	100%			2024	\$33,500	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 360-gallon Tank</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - M

Asset # : 2633

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$5,400	
Sanitary Piping Cast Iron	100%	Now	\$8,100	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cracked Drain Pipe In Mens Basement Locker Room</i>								
Storm Drain Piping Cast Iron	100%	Now	\$11,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Sump Pump(s) Non-Submersible	100%			2029	\$8,400	4	\$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2029	\$26,900	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 34 - Q
Address : 104-12 SPRINGFIELD BLVD
Borough : QUEENS **Agency's Number** : Q034
Program / Asset # : BOE0695.000 / 2264 **Yr Built/Renovated** : 1898 / 1999
Area Sq Ft : 47,000 **Project Type** : EDUCATION
Date of Survey : 05-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 11151 **Lot** : 81 **BIN** : 4240503

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$244,200	\$163,200
Interior Architecture	\$726,900	\$522,900
Electrical	\$201,500	\$409,300
Mechanical	\$117,000	\$440,200
Total	\$1,289,500	\$1,535,500
Importance Code A	\$244,200	\$163,200
Importance Code B	\$658,800	\$1,372,300
Importance Code C	\$386,500	
Total	\$1,289,500	\$1,535,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$59,700	\$10,300	\$2,400	
Interior Architecture	\$25,500			\$6,700
Electrical	\$1,500	\$1,800	\$40,200	\$1,300
Mechanical	\$53,000	\$8,100	\$28,600	\$9,100
Site Pavements	\$31,400			
Total	\$171,100	\$20,200	\$71,200	\$17,100
Importance Code A	\$64,300	\$15,000	\$7,200	\$4,700
Importance Code B	\$101,600	\$5,300	\$64,000	\$12,400
Importance Code C	\$5,200			
Total	\$171,100	\$20,200	\$71,200	\$17,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$53,700	
Masonry: Brick	80%	0-2	\$177,000	LIFE	**	5	\$55,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	7%			LIFE	**	5	\$3,600	
Masonry: Limestone	3%			LIFE	**	5	\$1,500	
Windows								
Aluminum	95%	Now	\$35,000	2044	**	5	\$7,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$24,700	2053	**	5	\$4,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$19,600	
Copper/Terne	20%			2048	**	5	\$4,900	
Masonry: Brick	30%			LIFE	**	5	\$1,500	
Roof								
Roll Roofing	25%			2027	\$54,500	5	\$20,600	
Slate	75%	0-2	\$67,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$23,400	
Ceramic Tile	5%	0-2	\$7,400	2024	\$73,700	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	0-2	\$97,000	2028	\$485,000	3	\$20,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$6,300	2031	**	5	\$3,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	3%	0-2	\$5,200	2024	\$103,500	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	82%	0-2	\$246,700	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%	0-2	\$36,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Embossed Metal	10%	0-2	\$6,700	LIFE	**	5	\$3,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$600	
Plaster	85%	Now	\$169,700	LIFE	**	5	\$37,800	
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Auditorium, Room 212</i>								
Site Enclosure								
Fence/Gates								
Chain Link	98%			2048	**			
Iron Picket	2%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$13,900	2045	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sidewalks Various Locations</i>								
On-Site Walkways								
Asphalt	10%			2037	**			
Cast in Place Concrete	90%			2041	**			
Activity Yard								
Asphalt	100%	4+	\$17,500	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$20,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$2,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$130,400	5	\$200	
Raceway								
Conduit	90%			2028	\$66,700	1		
Conduit	10%			2038	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Molded Case Bkrs	20%			2036	**	5	\$200	
Molded Case Bkrs	70%			2027	\$78,200	5	\$900	
Wiring								
Thermoplastic	80%			2028	\$78,000	1		
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	70%			2033	**	5	\$200	
Locally Mounted	30%			2026	\$14,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$41,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	45%			2023	\$30,500	10	\$5,100	
Emergency, Battery	5%			2038	**	10	\$600	
Exit, Service	20%			2023	\$2,700	1		
Exit, Service	30%			2038	**	1		
Exterior Lighting								
HID	100%			2038	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$45,500	1	\$5,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallway, Exit Door And Offices</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$155,900	1-3	\$8,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 6000 Gallons Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$46,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$79,500	2038	**	4	\$2,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Boiler Shop Area</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$6,600	2028	\$132,200	1	\$5,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cafeteria Ahu Heating Coil, Sub-basement</i>								
Convactor/Radiator	60%	Now	\$7,500	2033	**	1	\$8,200	
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Fan Coil Unit/Heat	20%			2028	\$140,800	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2023	\$4,900	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$21,700	LIFE	**	2-5	\$26,200	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	100%			2028	\$167,200	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2048	**	1		
Galvanized Steel	80%			2033	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	50%			2028	\$20,700	4	\$100	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
Gas Fired	50%			2026	\$14,300	2	\$300	
HW Heat Exchanger Steam Fired	50%	Now	\$37,400	2058	**	4	\$2,300	
			<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Sub-basement</i>					
No Component	50%							
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$4,900	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Leaders</i>					
Sump Pump(s) Non-Submersible	65%	Now	\$4,700	2038	**	4	\$600	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
Submersible	35%	Now	\$600	2023	\$600	4	\$300	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
Backflow Preventer Generic	100%			2033	**	1	\$2,900	
Fixtures Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$24,600	
Sprinkler No Component	95%							
Generic	5%			2048	**	1-2	\$700	
Chemical System No Component	80%							
Generic	20%			2023	\$5,600	1-3	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 34 - Q MINISCHOOL
Address : 104-12 SPRINGFIELD BLVD
Borough : QUEENS **Agency's Number** : Q834
Program / Asset # : BOE0695.010 / 2265 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 11,000 **Project Type** : EDUCATION
Date of Survey : 05-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11151 **Lot** : 81 **BIN** : 4240503

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$60,000	
Interior Architecture		\$137,200
Electrical	\$80,800	\$135,000
Mechanical	\$411,300	\$35,200
Total	\$552,200	\$307,400
Importance Code A	\$60,000	
Importance Code B	\$492,100	\$307,400
Total	\$552,200	\$307,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,100			
Interior Architecture	\$16,500	\$1,900		
Electrical	\$300	\$500	\$22,100	\$300
Mechanical	\$8,700	\$700	\$18,800	\$700
Total	\$36,700	\$3,000	\$40,900	\$1,000
Importance Code A	\$11,700	\$500	\$600	\$500
Importance Code B	\$11,500	\$2,500	\$40,300	\$400
Importance Code C	\$13,500			
Total	\$36,700	\$3,000	\$40,900	\$1,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q MINISCHOOL

Asset # : 2265

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	0-2	\$7,000	2038	**	5	\$34,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$4,200	2036	**	5	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%			2033	**	10	\$60,000	
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$800	
Vinyl Tile	95%			2028		3	\$5,700	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$3,100	
Metal Panel	70%	0-2	\$13,500	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$2,700	2033	**	5	\$7,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$5,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$86,600	5	\$300	
Raceway								
Conduit	100%			2028	\$23,700	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,600	5		
Molded Case Bkrs	95%			2027	\$30,300	5	\$300	
Wiring								
Thermoplastic	100%			2028	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$100	
Ground								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q MINISCHOOL

Asset # : 2265

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	**	10	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$7,900	10	\$1,300	
Exit, Service	50%			2023	\$1,600	1		
Exterior Lighting								
HID	100%			2023	\$44,400	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$10,700	1	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Door</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$36,500	1-3	\$2,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	100%			2028	\$25,900	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	Now	\$411,300	2033	**	2	\$500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q MINISCHOOL

Asset # : 2265

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,100
Exhaust Fans								
	Interior	90%			2028	\$35,200	2	\$300
	Roof	10%			2023	\$1,800	2	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Electric	100%			2023	\$9,700	4	\$100
Sanitary Piping								
	Cast Iron	100%	Now	\$8,100	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boys Bathroom</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Chemical System								
	No Component	80%						
	Generic	20%			2023	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 35 - BX
Address : 261 EAST 163 STREET @GRANT AVE.
Borough : BRONX **Agency's Number** : X035
Program / Asset # : BOE0181.000 / 511 **Yr Built/Renovated** : 1903 / 1952
Area Sq Ft : 45,000 **Project Type** : EDUCATION
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2446 **Lot** : 43 **BIN** : 2101573

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$151,500
Interior Architecture	\$433,500	\$184,300
Electrical	\$53,400	\$298,400
Mechanical	\$75,000	\$552,100
Total	\$561,900	\$1,186,200
Importance Code A		\$151,500
Importance Code B	\$231,200	\$885,900
Importance Code C	\$330,600	\$148,900
Total	\$561,900	\$1,186,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,600			\$34,000
Interior Architecture	\$40,200	\$1,600		\$7,100
Electrical	\$21,800	\$1,900	\$900	\$1,100
Mechanical	\$2,600	\$1,900	\$5,600	\$47,200
Site Enclosure	\$100			
Total	\$119,300	\$5,400	\$6,500	\$89,400
Importance Code A	\$55,100	\$400	\$400	\$34,500
Importance Code B	\$42,900	\$4,900	\$6,000	\$54,800
Importance Code C	\$21,300			
Total	\$119,300	\$5,400	\$6,500	\$89,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$33,100	LIFE	**	5	\$74,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 163rd Street</i>								
Copper/Terne	2%			2064	**	10	\$4,500	
Masonry: Brick	81%			LIFE	**	5	\$77,100	
Masonry: Sandstone	7%			LIFE	**	5	\$5,000	
Windows								
Aluminum	100%	Now	\$20,400	2045	**	5	\$11,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 401</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$6,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof								
Built-Up (BUR)	92%			2034	**	10	\$27,300	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Built-Up (BUR)	5%	Now	\$1,100	2034	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Roofs</i>								
<i>Ponding, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roofs</i>								
Copper/Terne	3%			2044	**	10	\$2,200	
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$3,100	
Terrazzo	5%			LIFE	**	5	\$2,500	
Vinyl Tile	10%	Now	\$57,100	2039	**	3	\$2,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile	80%	0-2	\$45,700	2034	**	3	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$97,500	2032	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$21,200	LIFE	**	5	\$24,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stairwell</i>								
Masonry: Brick	12%	0-2	\$66,100	LIFE	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Plaster	75%	0-2	\$85,000	LIFE	**	5	\$148,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	3%	0-2	\$82,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	0-2	\$3,100	2034	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	90%	0-2	\$15,900	LIFE	**	5	\$35,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$100	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Morris Avenue</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	90%			2038	**			
Rubber Matting	10%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2055	**	5	\$100	
Fused Disc Sw	70%			2049	**	5	\$100	
Raceway								
Conduit	85%			2029	\$63,000	1		
Conduit	10%			2049	**	1		
Conduit	5%			2055	**	1		
Panelboards								
Fused Knife Sw	10%	2-4	\$11,200	2054	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	90%			2037	**	5	\$1,100	
Wiring								
Braided Cloth	10%	2-4	\$9,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	90%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	70%			2029	\$74,200	10	\$28,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	20%			2029	\$21,200	10	\$8,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Auditorium And Bathrooms</i>								
Incandescent	10%			2024	\$53,400	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2029	\$32,400	10	\$5,400	
Exit, Battery	50%			2029	\$22,100	10	\$1,500	
Exterior Lighting								
HID	30%			2029	\$54,400	10		
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

65%

Generic, Analog

35%

2034

* *

1-3

\$9,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank Capacity 5000 Gallon, No.2 Oil.*

Conversion Equipment

Heat Exchanger, Shell & Tube

90%

2032

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units.*

Steam Boiler

10%

2034

* *

1

\$4,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Boilers*

Distribution

Hot Wtr Piping/Pump

90%

2028

\$63,100

4

\$2,000

Steam Piping/Pump

10%

2029

\$19,900

Terminal Devices

Convactor/Radiator

90%

2027

\$216,800

1

\$13,100

Unit Heater - Hot Water

10%

2024

\$16,800

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Split Unit

1%

2034

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mdf Room**Explanation : 1 Unit*

Window/Wall Unit

80%

2024

\$75,000

1

No Component

19%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$25,100

Exhaust Fans

Roof

100%

2029

\$74,700

2

\$1,400

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Galvanized Steel	100%			2027	\$197,500	1		
Water Heater Gas Fired	100%			2024	\$27,400	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit, Capacity 225 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$6,900	4	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2039	**	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 35 - M P35M/ MANHATTAN H.S.
 Address : 317 WEST 52 STREET BTWN 8TH AVE - 9TH AVE
 Borough : MANHATTAN Agency's Number : M035
 Program / Asset # : BOE0035.000 / 1698 Yr Built/Renovated : 1969 / 2014
 Area Sq Ft : 56,000 Project Type : EDUCATION
 Date of Survey : 08-Dec-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 1043 Lot : 22 BIN : 1025241

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$55,500
Interior Architecture	\$63,400	\$576,000
Electrical	\$283,800	\$692,000
Mechanical	\$58,300	\$636,000
Total	\$405,600	\$1,959,500
Importance Code A		\$55,500
Importance Code B	\$342,200	\$1,904,000
Importance Code C	\$63,400	
Total	\$405,600	\$1,959,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,700	\$4,400		\$7,600
Interior Architecture	\$69,600	\$9,000		\$27,000
Electrical	\$1,600	\$1,700	\$2,600	\$16,800
Mechanical	\$18,100	\$6,700	\$13,900	\$6,700
Site Pavements	\$1,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,700	\$25,700	\$20,400	\$62,100
Importance Code A	\$24,700	\$4,400	\$1,700	\$7,700
Importance Code B	\$95,000	\$19,300	\$18,800	\$47,600
Importance Code C		\$1,900		\$6,700
Total	\$119,700	\$25,700	\$20,400	\$62,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 35 - M P35M/ MANHATTAN H.S.
Asset # : 1698

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	50%			LIFE	**	5	\$24,400		
Metal Coiling Doors	10%			2034	**	5	\$15,300		
Granite Panels	5%	4+	\$13,800	LIFE	**	5	\$1,800		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various</i>									
Pre-Cast Concrete	35%			LIFE	**	5	\$55,500		
Windows									
Aluminum	95%			2051	**	5	\$21,800		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : All</i>									
<i>Explanation : New Windows in 2016</i>									
Glass Block	5%			LIFE	**	5	\$700		
Parapets									
Cast in Place Concrete	25%			LIFE	**	5	\$10,200		
Masonry: Brick	50%			LIFE	**	5	\$2,000		
Masonry: Limestone	15%			LIFE	**	5	\$700		
Metal: Cage/Fence	10%			2042	**	5-10	\$3,100		
Roof									
Metal Panel	5%			2042	**	10	\$2,600		
Modified Bitumen	60%			2037	**	10	\$17,100		
Single Ply Membrane	35%			2039	**	10	\$10,000		
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	**	5	\$36,500		
Ceramic Tile	5%			2042	**	5	\$4,200		
Terrazzo	5%	2-4	\$10,400	LIFE	**	5	\$3,300		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Auditorium Vestibule</i>									
Vinyl Tile	10%			2034	**	3	\$3,100		
Vinyl Tile 9" X 9"	55%	2-4	\$27,000	2029	\$539,500	3	\$17,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	5%			2057	**	5	\$7,800		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%			2042	**	5	\$3,800		
Concrete Masonry Unit	15%			LIFE	**	5	\$4,600		
Operable Wall	5%			2039	**	5	\$13,400		
Plaster	30%			LIFE	**	5	\$6,900		
SGFT/Glazed Masonry	40%	2-4	\$63,400	LIFE	**				
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Outside Auditorium</i>									

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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M P35M/ MANHATTAN H.S.
Asset # : 1698

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	35%			2049	**	5	\$29,200	
Exposed Concrete	15%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	3%			LIFE	**	5	\$3,100	
Metal Panel	2%	4+	\$8,900	LIFE	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Plaster	40%	2-4	\$23,400	LIFE	**	5	\$20,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,700	2042	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 52nd Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$22,200	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2029	\$132,200	1		
Panelboards								
Fused Disc Sw	5%			2028	\$5,600	5	\$100	
Molded Case Bkrs	90%			2028	\$100,500	5	\$1,300	
Molded Case Bkrs	5%			2037	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M P35M/ MANHATTAN H.S.
Asset # : 1698

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$37,100	1		
Motor Controllers								
Locally Mounted	50%			2027	\$24,200	5	\$200	
Locally Mounted	50%			2034	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	97%			2034	**	10	\$49,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2029	\$1,300	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Area</i>								
HID	2%			2034	**	10		
Egress Lighting								
Emergency, Battery	50%			2024	\$40,300	10	\$6,800	
Exit, Service	50%			2024	\$8,100	1		
Exterior Lighting								
HID	20%			2024	\$45,200	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$54,300	1	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$185,800	1-3	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 35 - M P35M/ MANHATTAN H.S.
Asset # : 1698

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$3,300	
Distribution								
Steam Piping/Pump	100%	0-2	\$12,400	2039	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Control Of Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Location</i>								
Terminal Devices								
Air Handler	30%			2029	\$236,200	1	\$10,400	
Convactor/Radiator	70%			2034	**	1	\$12,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2034	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Split Unit	5%			2029	\$59,800			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Window/Wall Unit	50%			2024	\$58,300	1		
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	\$160,200	1	\$10,400	
Fan Coil - 2 Pipe	5%			2029	\$45,300	1	\$900	
No Component	65%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2029	\$4,800	2	\$2,000	
Air Cooled Condenser Unit	30%			2034	**	2	\$11,700	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 35 - M P35M/ MANHATTAN H.S.
Asset # : 1698

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	40%			2029	\$79,700	2	\$700
	Roof	60%			2037	**	2	\$1,000
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2039	**	4	\$5,500
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$8,500	4	\$1,800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 1st Floor</i>							
	<i>Explanation : 1 Hydraulic Freight Lift Has Broken Down For More Than 15 Years</i>							
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2029	\$54,800	1-2	\$1,600

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 35 - Q
Address : 191-02 90 AVENUE
Borough : QUEENS **Agency's Number** : Q035
Program / Asset # : BOE0696.000 / 2266 **Yr Built/Renovated** : 1931 / 2015
Area Sq Ft : 98,032 **Project Type** : EDUCATION
Date of Survey : 27-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 10447 **Lot** : 7 **BIN** : 4222137

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,900	\$653,200
Interior Architecture		\$703,200
Electrical		\$257,100
Mechanical		\$989,100
Total	\$36,900	\$2,602,700
Importance Code A	\$36,900	\$653,200
Importance Code B		\$1,949,500
Total	\$36,900	\$2,602,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,800		\$7,900	
Interior Architecture	\$6,400	\$7,000	\$69,500	
Electrical	\$38,400	\$9,800	\$31,600	\$22,600
Mechanical	\$17,000	\$27,800	\$42,300	\$24,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$113,600	\$48,500	\$155,300	\$51,300
Importance Code A	\$52,200	\$4,400	\$12,300	\$4,600
Importance Code B	\$59,100	\$44,100	\$125,000	\$46,700
Importance Code C	\$2,400		\$18,000	
Total	\$113,600	\$48,500	\$155,300	\$51,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$117,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 New Addition On 191st Street</i>								
Masonry: Brick	70%			LIFE	**	5	\$105,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : All Facades Repointing Work</i>								
Masonry: Brick Cavity	15%			LIFE	**	5	\$22,600	
<i>Recent Construction, Extent : Light, Area Affected : 15%</i>								
<i>Location : New 2015 Addition</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,600	
Windows								
Aluminum	70%			2036	**	5	\$19,900	
Aluminum	10%	Now	\$25,500	2036	**	5	\$1,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Along 192nd Street</i>								
Aluminum	20%			2053	**	5	\$5,700	
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New 2015 Addition On 191st Street</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$19,200	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Metal Rail	5%			2041	**	5-10	\$20,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,100	
Roof								
Built-Up (BUR)	5%	0-2	\$36,900	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Vestibules Skylights Of Exit 6 And 7 (1931 Building)</i>								
Copper/Terne	2%			2043	**	10	\$5,100	
Modified Bitumen	25%			2028		10	\$25,500	
Modified Bitumen	35%			2038	**	10	\$35,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1931 Building</i>								
Plaza Roof: Stone Panels	33%			2058	**			
Soffits								
Stucco Cement	100%			2048	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$70,000	
Ceramic Tile	5%			2031	**	5	\$8,000	
Vinyl Tile	20%			2028		3	\$12,000	
Vinyl Tile	25%			2038	**	3	\$15,000	
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2015 Addition</i>								
Vinyl Tile 9" X 9"	15%			2028		3	\$9,000	
Wood	15%			2043	**	5	\$45,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	15%			2043	**	5	\$35,900	
Ceramic Tile	2%			2031	**	5	\$4,800	
Concrete Masonry Unit	3%			LIFE	**	5	\$2,900	
Gypsum Board	10%			LIFE	**	5	\$14,400	
Gypsum Board	10%			LIFE	**	5	\$14,400	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Addition 2015</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	48%			LIFE	**	5	\$34,500	
Ceilings								
AcousTileSusp.Lay-In	30%			2048	**	5	\$48,000	
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Plaster	60%			LIFE	**	5	\$60,000	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	**			
Iron Picket	80%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2078	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	85%			2048	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	5%			2037	**			
Activity Yard								
Asphalt	95%			2043	**			
Rubber Matting	5%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes for C, One 1200 Amperes for B, One 1200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere For The Fire Pump And Emergency</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	60%			2054	**	5	\$300	
Molded Case Bkrs	40%			2048	**	5	\$1,000	
Raceway								
Conduit	50%			2054	**	1		
Conduit	10%			2048	**	1		
Conduit	40%			2028	\$73,700	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5	\$200	
Fused Toggle Switch	15%	2-4	\$28,700	2053	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wings</i>								
Molded Case Bkrs	10%			2044	**	5	\$300	
Molded Case Bkrs	50%			2053	**	5	\$1,300	
Molded Case Bkrs	15%			2027	\$28,700	5	\$400	
Wiring								
Thermoplastic	30%			2028	\$81,800	1		
Thermoplastic	25%			2048	**	1		
Thermoplastic	45%			2058	**	1		
Motor Controllers								
Locally Mounted	50%			2041	**	5	\$300	
Locally Mounted	20%			2048	**	5	\$100	
Variable Frequency Drive	30%			2048	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$30,200	
Generators								
Diesel	100%			2043	**	1	\$38,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 275 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$21,800	
Fuel Storage								
Day Tank	50%			2053	**	5	\$9,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 175 Gallons</i>								
Main Tank	50%			2068	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	15%			2033	**	10	\$13,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Hallway</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2038	**	10	\$2,700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing Lobby, Gas And Oil Tank Room Basement</i>								
Fluorescent	78%			2038	**	10	\$70,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	60%			2038	**	10	\$14,200	
Exit, Service	30%			2038	**	1		
Exit, Service	10%			2033	**	1		
Exterior Lighting								
HID	70%			2038	**	10	\$200	
HID	30%			2033	**	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	**	5	\$2,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$11,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2038	**	1-3	\$18,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 7500 Gallons Tank</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	30%			2033	**	1	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof Of Smaller Addition</i>								
<i>Explanation : 5 Units Roof Mounted</i>								
Steam Boiler	30%			2033	**	1	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
No Component	40%							
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$21,900	
Central Plant Steam Piping/Pmp	60%			2038	**	4	\$4,400	
Terminal Devices								
Air Handler	10%			2028	\$82,700	1	\$6,100	
Air Handler	40%			2038	**	1	\$24,300	
Convactor/Radiator	30%			2033	**	1	\$9,500	
Fan Coil Unit/Heat	20%			2028	\$176,200	1	\$6,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2028	\$368,200	2	\$1,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Of Smaller Addition</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units</i>								
Window/Wall Unit	5%			2023	\$10,200	1		
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2038	**	1	\$24,300	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2038	**	2	\$27,300	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,700	
Exhaust Fans								
Interior	75%			2028	\$261,600	2	\$2,300	
Roof	25%			2028	\$40,700	2	\$800	
Plumbing								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping	Galvanized Steel	100%		2033	**	1		
Water Heater	Gas Fired	100%		2028	\$59,800	2	\$1,400	
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	70%		2033	**	4	\$2,200	
	Non-Submersible	30%		2028	\$4,500	4	\$600	
Sewage Ejector(s)	Electric	40%		2038	**	4	\$2,300	
	No Component	60%						
Backflow Preventer	Generic	100%		2038	**	1	\$6,000	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 4th Floor, 1 Unit From Ground To 1st Floor, 1 Unit From Ground To 2nd Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
	No Component	60%						
	Generic	40%		2058	**	1-5	\$19,800	
Sprinkler								
	No Component	20%						
	Generic	80%		2048	**	1-2	\$22,000	
Fire Pump								
	Generic	100%		2043	**	1	\$18,300	
Chemical System								
	Generic	100%		2028	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 35 - SI
Address : 60 FOOTE AVE. @ CLOVE ROAD
Borough : STATEN ISLAND **Agency's Number** : R035
Program / Asset # : BOE0924.000 / 2527 **Yr Built/Renovated** : 1953 / 2014
Area Sq Ft : 26,200 **Project Type** : EDUCATION
Date of Survey : 10-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 610 **Lot** : 127 **BIN** : 5015603

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$521,300	\$120,300
Electrical	\$188,200	\$91,600
Mechanical	\$79,900	\$122,000
Total	\$789,400	\$333,900
Importance Code A	\$521,300	\$120,300
Importance Code B	\$268,100	\$213,600
Total	\$789,400	\$333,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,200			\$34,200
Interior Architecture	\$13,300	\$2,900	\$400	\$3,600
Electrical	\$900	\$1,000	\$700	\$26,600
Mechanical	\$3,900	\$3,600	\$6,200	\$19,600
Site Pavements	\$18,700			
Total	\$52,000	\$7,500	\$7,400	\$84,100
Importance Code A	\$17,800	\$2,600	\$2,600	\$36,800
Importance Code B	\$15,600	\$4,900	\$4,800	\$47,300
Importance Code C	\$18,600			
Total	\$52,000	\$7,500	\$7,400	\$84,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$120,300	
Masonry: Granite	1%			LIFE	**	5	\$900	
Metal/Glass Curt Wall	1%			LIFE	**	5	\$2,400	
Metal Panel	2%			2039	**	5-10	\$17,400	
Metal Coiling Doors	1%			2034	**	5	\$4,000	
Windows								
Aluminum	100%	Now	\$370,400	2045	**	5	\$6,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	0-2	\$150,900	LIFE	**	5	\$24,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper Roof</i>								
Masonry: Limestone	10%	0-2	\$15,200	LIFE	**	5	\$3,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper Roof</i>								
Roof								
Built-Up (BUR)	97%			2034	**	10	\$27,500	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Lower Roof</i>								
Copper/Terne	3%			2057	**	10	\$2,100	
Soffits								
Cement-Fiber Panel	100%			2029		10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$19,100	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	3%			2038	**	5	\$900	
Vinyl Tile	65%			2034	**	3	\$7,100	
Wood	2%			2057	**	5	\$1,100	
Interior Walls								
Ceramic Tile	5%	Now	\$10,100	2032	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	10%	Now	\$3,200	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs</i>								
Plaster	55%			LIFE	**	5	\$11,300	
SGFT/Glazed Masonry	30%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	25%			2034	**	5	\$7,300	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	70%			LIFE	**	5	\$3,200	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$900	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2049	**			
Iron Picket	15%			2049	**			
Free Standing Walls								
Masonry: Brick	100%			2055	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$11,200	2042	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	20%			2038	**			
Cast in Place Concrete	75%			2042	**			
Masonry: Granite	5%	Now	\$5,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Steps</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	75%			2032	**			
Pavers/Stone	25%	Now	\$2,300	2032	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Greenhouse</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$100	
Raceway								
Conduit	90%			2029	\$50,500	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$4,000	5		
Fused Disc Sw	5%			2051	**	5		
Fused Toggle Switch	50%	2-4	\$39,900	2054	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st And 2nd Floor</i>								
Molded Case Bkrs	40%			2051	**	5	\$300	
Wiring								
Braided Cloth	60%	2-4	\$42,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$14,200	1		
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	85%			2027	\$41,100	5	\$200	
Locally Mounted	15%			2042	**	5		
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$200	
Generic	50%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$23,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$18,900	10	\$3,200	
Exit, Service	50%			2024	\$3,800	1		
Exterior Lighting								
HID	100%			2024	\$105,600	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$2,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$4,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2049	**	1	\$26,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	10%			2059	**			
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	90%			2039	**			
Terminal Devices								
Convactor/Radiator	80%			2034	**	1	\$6,800	
Fan Coil Unit/Heat	20%			2029	\$78,500	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2034	**	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Serves Main Distribution Frame</i>								
<i>Explanation : Split Unit</i>								
Window/Wall Unit	70%			2024	\$38,200	1		
No Component	28%							
Heat Rejection								
Dry Cooler	2%			2029	\$2,100	2	\$400	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
Exhaust Fans								
Roof	100%			2029	\$43,500	2	\$800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2024	\$16,000	2	\$400	
HW Heat Exchanger								
Steam Fired	100%	Now	\$41,700	2059	**	4	\$2,600	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2039	**	4	\$600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2039	**	1-2	\$1,500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 36 - M
Address : 123 MORNINGSIDE DRIVE @ AMSTERDAM AVE. AND W. 122 ST.
Borough : MANHATTAN **Agency's Number** : M036
Program / Asset # : BOE0020.000 / 1661 **Yr Built/Renovated** : 1967 / 2012
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1850 **Lot** : 2 **BIN** : 1055890

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$394,600	\$102,100
Interior Architecture	\$326,400	\$798,700
Electrical	\$428,000	\$597,600
Mechanical	\$243,700	\$784,600
Site Pavements	\$379,500	
Total	\$1,772,300	\$2,283,000
Importance Code A	\$394,600	\$141,600
Importance Code B	\$810,700	\$2,141,500
Importance Code C	\$567,000	
Total	\$1,772,300	\$2,283,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,500			
Interior Architecture	\$3,200		\$1,500	\$11,000
Electrical	\$9,400	\$7,400	\$22,000	\$8,000
Mechanical	\$9,600	\$11,200	\$15,200	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,700	\$22,600	\$42,600	\$34,000
Importance Code A	\$16,600	\$7,000	\$7,200	\$7,000
Importance Code B	\$17,500	\$15,500	\$35,400	\$26,900
Importance Code C	\$1,700			
Total	\$35,700	\$22,600	\$42,600	\$34,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$48,600	
Masonry: Fieldstone	10%			LIFE	**	5	\$4,900	
Pre-Cast Concrete	15%			LIFE	**	5	\$31,600	
Windows								
Aluminum	99%			2036	**	5	\$14,400	
Metal Louvers	1%	2-4	\$500	2031	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooftop Penthouse Window Vents</i>								
Parapets								
Metal Rail	2%			2041	**	5-10	\$3,100	
Pre-Cast Concrete	98%			LIFE	**	5	\$53,500	
Roof								
Single Ply Membrane	100%	0-2	\$394,600	2033	**			
<i>Ponding, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ponding Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Alligating And Rips And Open Splits, Bubbles And Ripples</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : In Good Condition</i>								
Ceramic Tile	3%			2031	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases, Toilet Rooms</i>								
<i>Explanation : In Good Condition</i>								
Quarry Tile	2%			2033	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Kitchen</i>								
<i>Explanation : Good Condition</i>								
Terrazzo	2%			LIFE	**	5	\$1,600	
Vinyl Tile	88%	0-2	\$39,900	2028	\$798,700	3	\$33,000	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multipurpose Room, Open Gymnasium, Cafeteria At First Floor And Second Floor</i>								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$3,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Plaster	52%			LIFE	**	5	\$17,700	
SGFT/Glazed Masonry	40%	2-4	\$187,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair G At Top Of Staircase</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stair G</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	50%	Now	\$99,000	2033	**	5	\$24,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Playroom</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Playroom, Cafeteria, Copy Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Playroom, Cafeteria, Copy Room</i>								
Exposed Concrete	45%			LIFE	**	5	\$7,000	
Plaster	5%			LIFE	**	5	\$3,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At The Entrance Platform And Along Sides</i>								
<i>Explanation : Low Metal Fence Along The Sidewalk And Tall Metal Fence At Entrance Platform</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$379,500	2048	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Public Sidewalk Along Broadway Avenue</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Public Sidewalk Along Broadway Avenue</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Section, No Available Nameplate Ratings</i>								
Raceway								
Conduit	85%			2028	\$112,400	1		
Conduit	15%			2054	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2050	**	5	\$200
	Fused Toggle Switch	1%	0-2	\$1,400	2053	**	5	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	85%			2027	\$122,100	5	\$1,600
	Molded Case Bkrs	4%			2050	**	5	\$100
Wiring								
	Braided Cloth	85%	0-2	\$157,800	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	15%			2054	**	1	
Motor Controllers								
	Locally Mounted	20%			2026	\$16,100	5	\$100
	Locally Mounted	80%			2045	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
	Fluorescent	99%			2036	**	10	\$64,500
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	1%			2036	**	10	\$700
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
	Emergency, Battery	10%			2036	**	10	\$1,700
	Emergency, Battery	40%			2023	\$40,900	10	\$6,900
	Exit, Service	40%			2023	\$8,200	1	
	Exit, Service	10%			2036	**	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting Fluorescent	50%			2036	**	10	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside/ Entrance Area</i>								
<i>Explanation : 15- Surface Mounted T-8 Fluorescent Light Fixtures</i>								
HID	30%			2028	\$85,900	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 10 HID Light Fixtures Controlled By Timer Switch</i>								
HID	20%			2036	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4 HID Light Fixtures Controlled By Timer Switch</i>								
Alarm								
Security System Generic	100%			2023	\$229,300	1	\$26,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$45,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Addressable Fire Alarm System; Smoke Detectors, Manual Pull Stations, Alarm Bells, Horns And Strobe Lights</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2054	**	1		
Conversion Equipment Steam Boiler	100%			2041	**	1	\$70,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Steam Boilers</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	25%			2048	**	4	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, New Boiler Room Steam, Condensate Piping, And Condensate Return Pumping System</i>								
Central Plant Steam Piping/Pmp	75%			2038	**	4	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Existing Steam And Condensate Piping Throughout Except For Boiler Room.</i>								
Terminal Devices								
Convactor/Radiator	20%			2041	**	1	\$4,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, New Steam Traps, Thermostat And Radiator Control Valves</i>								
Convactor/Radiator	40%			2033	**	1	\$9,200	
Fan Coil Unit/Heat	40%			2028	\$425,300	1	\$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	0-2	\$132,700	2026	\$265,500	2	\$300	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Side In The Lunch Room, 3rd Floor.</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : 2 Units In Lunch Room</i>								
Window/Wall Unit	75%			2023	\$111,000	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	20%			2028	\$50,500	2	\$400	
Roof	80%			2036	**	2	\$1,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2027	\$43,300	2	\$1,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2028	\$10,800	4	\$1,500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2038	**	1-2	\$1,000
			<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 36 - Q
Address : 187-01 FOCH BLVD @ LOVINGHAM PL.
Borough : QUEENS **Agency's Number** : Q036
Program / Asset # : BOE0697.000 / 2267 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 35,000 **Project Type** : EDUCATION
Date of Survey : 30-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 12439 **Lot** : 32 **BIN** : 4268900

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,000	\$40,100
Interior Architecture	\$103,300	
Electrical	\$85,000	\$273,900
Mechanical	\$124,500	\$675,800
Site Pavements	\$75,100	
Total	\$473,800	\$989,700
Importance Code A	\$86,000	\$266,600
Importance Code B	\$387,800	\$723,100
Total	\$473,800	\$989,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$10,500
Interior Architecture	\$400	\$7,700	\$700	\$3,900
Electrical	\$1,000	\$1,300	\$1,400	\$1,200
Mechanical	\$12,500	\$5,100	\$7,600	\$17,900
Site Enclosure	\$19,900			
Site Pavements	\$4,100			
Total	\$37,900	\$14,200	\$9,600	\$33,400
Importance Code A	\$3,500	\$3,500	\$3,500	\$14,100
Importance Code B	\$19,700	\$9,600	\$6,200	\$19,300
Importance Code C	\$14,700	\$1,100		
Total	\$37,900	\$14,200	\$9,600	\$33,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$32,100	
Masonry: Brick Cavity	50%			LIFE	**	5	\$40,100	
Metal Panel	7%			2049	**	5-10	\$38,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$7,800	
Windows								
Aluminum	100%			2045	**	5	\$22,500	
Parapets								
Masonry: Brick Cavity	93%			LIFE	**	5	\$9,900	
Pre-Cast Concrete	7%			LIFE	**	5	\$4,700	
Roof								
Built-Up (BUR)	98%	Now	\$86,000	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Rooms 301, 302, 304, 306, 309</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Rooms 301, 302, 304, 306, 309</i>								
Skylight, Metal/Glass	2%			2039	**	10	\$2,000	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,200	
Ceramic Tile	2%			2038	**	5	\$1,300	
Mosaic Tile	3%			2034	**	5	\$4,900	
Terrazzo	5%			LIFE	**	5	\$2,600	
Vinyl Tile	65%			2034	**	3	\$16,000	
Vinyl Tile	15%			2037	**	3	\$3,700	
Vinyl Tile 9" X 9"	5%			2024		3	\$1,600	
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$2,200	
Masonry: Brick	15%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	80%			LIFE	**	5	\$18,000	
Ceilings								
AcousTile,Adhered	3%			2034	**	5	\$2,000	
Exposed Concrete	27%			LIFE	**	5	\$2,800	
Plaster	70%	Now	\$64,600	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rooms 301, 302, 304, 306, 309</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 301, 302, 304, 306, 309</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	70%			2039		**		
Iron Picket	30%	4+	\$10,600	2064		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$9,300	2064		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Asphalt	80%			2038		**		
Cast in Place Concrete	20%	4+	\$4,100	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs And Throughout</i>								
Activity Yard								
Asphalt	95%	4+	\$75,100	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Rubber Matting	5%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$8,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$104,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	95%			2029	\$53,300	1		
Conduit	5%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$8,000	5	\$100	
Molded Case Bkrs	85%			2028	\$67,800	5	\$800	
Molded Case Bkrs	5%			2037	**	5		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$42,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	35%			2029	\$24,900	1		
Thermoplastic	5%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$31,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$4,200	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$42,300	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Staircases, Front And Rear Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement And Toilets</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$68,800	5	\$10,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2027	\$226,500	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								
Distribution								
Steam Piping/Pump	5%	0-2	\$2,300	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Float And Thermostatic Trps, Basement</i>								
Steam Piping/Pump	95%			2029	\$147,000			
Terminal Devices								
Convactor/Radiator	100%			2027	\$187,400	1	\$11,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$7,300	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,500	
Exhaust Fans								
Interior	100%			2024	\$124,500	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$46,100	1		
Water Heater								
Gas Fired	100%			2028	\$21,300	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : An Abandoned Unit Remains</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$5,300	2039	**	4	\$700	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Housing</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2029	\$8,900	1	\$2,100	
Fixtures								
Generic	100%							

Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%		2029	\$10,300	1-2	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 36 - Q MINISCHOOL
Address : 187-01 FOCH BLVD @ LOVINGHAM PL.
Borough : QUEENS **Agency's Number** : Q836
Program / Asset # : BOE0697.010 / 2268 **Yr Built/Renovated** : 1972 / 2001
Area Sq Ft : 8,000 **Project Type** : EDUCATION
Date of Survey : 30-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12439 **Lot** : 32 **BIN** : 4268900

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$45,300	
Mechanical	\$299,100	
Total	\$344,500	
Importance Code A	\$45,300	
Importance Code B	\$299,100	
Total	\$344,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,600	\$600		\$3,300
Interior Architecture	\$6,100	\$2,200		
Electrical	\$9,900	\$300	\$300	\$200
Mechanical	\$500	\$7,500	\$1,100	\$47,700
Total	\$40,100	\$10,600	\$1,400	\$51,300
Importance Code A	\$24,000	\$1,000	\$400	\$22,600
Importance Code B	\$16,100	\$9,600	\$1,000	\$28,700
Importance Code C				
Total	\$40,100	\$10,600	\$1,400	\$51,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q MINISCHOOL

Asset # : 2268

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Metal Panel	100%	Now	\$23,600	2039	**	5	\$28,900
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
	Aluminum	100%			2037	**	5	\$1,300
Roof								
	Metal Panel	100%			2042	**	10	\$45,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Coated With Liquid Membrane Roofing</i>								
Soffits								
	Metal Panel	100%			2039	**	5-10	\$12,100
Interior								
Floors								
	Mosaic Tile	5%			2042	**	5	\$1,500
	Vinyl Tile	95%			2034	**	3	\$4,400
Interior Walls								
	Concrete Masonry Unit	50%			LIFE	**	5	\$3,900
	Metal Panel	50%			LIFE	**		
Ceilings								
	AcousTileSusp.Lay-In	100%			2046	**	5	\$12,200
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2029	\$2,700	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Raceway								
	Conduit	100%			2029	\$14,800	1	
Panelboards								
	Fused Disc Sw	50%			2028	\$12,000	5	\$100
	Molded Case Bkrs	50%			2028	\$12,000	5	\$100
Wiring								
	Thermoplastic	100%			2029	\$19,800	1	
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q MINISCHOOL

Asset # : 2268

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2037	**	10	\$7,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Battery	50%			2037	**	10	\$1,000	
Exit, Service	50%			2037	**	1		
Exterior Lighting HID	30%	Now	\$9,700	2039	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : Not Functional</i>								
No Component	70%							
Alarm								
Security System No Component	70%							
Generic	30%			2034	**	1	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Front Entrance</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Toilets</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity	100%			2039	**	1		
Conversion Equipment Furnace	100%			2024	\$18,800	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%			2023	\$299,100	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit In Mechanical Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q MINISCHOOL

Asset # : 2268

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	100%			2024	\$28,500	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2022	\$7,000	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 36 - SI
Address : 255 IONIA AVENUE @JEFFERSON BLVD.
Borough : STATEN ISLAND **Agency's Number** : R036
Program / Asset # : BOE0925.000 / 1430 **Yr Built/Renovated** : 1974 /
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 10-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 6262 **Lot** : 12 **BIN** : 5107742

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$790,000	\$103,600
Interior Architecture	\$360,900	\$883,100
Electrical	\$461,300	\$809,600
Mechanical		\$871,400
Total	\$1,612,200	\$2,667,700
Importance Code A	\$790,000	\$143,100
Importance Code B	\$612,300	\$2,524,600
Importance Code C	\$209,900	
Total	\$1,612,200	\$2,667,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,600		\$15,000
Interior Architecture	\$15,500	\$6,600		\$21,200
Electrical	\$900	\$2,800	\$3,800	\$18,100
Mechanical	\$22,100	\$18,200	\$26,600	\$27,500
Site Enclosure	\$17,700			
Site Pavements	\$27,800			
Total	\$83,900	\$32,200	\$30,400	\$81,900
Importance Code A	\$8,200	\$12,800	\$8,200	\$23,400
Importance Code B	\$42,600	\$19,400	\$22,200	\$58,500
Importance Code C	\$33,100			
Total	\$83,900	\$32,200	\$30,400	\$81,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$51,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$8,800	
Windows								
Aluminum	95%			2045	**	5	\$34,600	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$11,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	25%			2034	**	5-10	\$21,400	
Pre-Cast Concrete	75%			LIFE	**	5	\$52,000	
Roof								
IRMA/Protected Membrane	63%			2024		10	\$78,500	
Metal Panel	2%			2042	**	10	\$4,600	
Modified Bitumen	35%			2034	**	10	\$43,600	
<i>Drains Clogged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Below Mechanical Units</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Ceramic Tile	3%			2032	**	5	\$3,800	
Quarry Tile	5%			2042	**	5	\$9,500	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	77%	Now	\$88,300	2029	\$883,100	3	\$36,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$11,800	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$15,500	2032	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen, Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Masonry: Brick	5%			LIFE	**			
Plaster	40%	Now	\$36,000	LIFE	**	5	\$25,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$173,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	50%	Now	\$62,700	2042	**	5	\$31,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2034	**	5	\$6,300	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$31,600	
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	\$14,100	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	2-4	\$3,600	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$23,200	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete

75%

2042

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Pavers/Stone

25%

2038

* *

Parking/Driveway

Cast in Place Concrete

100%

2042

* *

Activity Yard

Asphalt

90%

4+

\$4,600

2038

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Rubber Matting

10%

2029

\$6,600

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2029

\$19,800

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Service No.1 - One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw

50%

2029

\$19,800

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Service No.2 - One 1200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100%

2029

\$182,600

5

\$400

Raceway

Conduit

95%

2029

\$175,100

1

Conduit

5%

2049

* *

1

Panelboards

Fused Disc Sw

15%

2028

\$28,700

5

\$300

Molded Case Bkrs

80%

2028

\$153,200

5

\$1,700

Molded Case Bkrs

5%

2045

* *

5

\$100

Wiring

Thermoplastic

95%

2029

\$259,200

1

Thermoplastic

5%

2049

* *

1

Motor Controllers

Locally Mounted

90%

2034

* *

5

\$500

Variable Frequency

10%

2046

* *

Drive

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement*

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$19,500	10	\$7,600	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	88%			2034	**	10	\$67,000	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
HID	2%			2024	\$2,800	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$10,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
LED	10%			2037	**			
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Building Exterior</i>					
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$2,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$9,300	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	4+	\$367,100	2039	**	1-3	\$18,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fire Alarm Control Panel - Basement</i>					
			<i>Explanation : Obsolete Components</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$82,200	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2049	**			
Terminal Devices								
Air Handler	30%			2029	\$350,100	1	\$15,400	
Convactor/Radiator	40%			2034	**	1	\$10,700	
Fan Coil Unit/Heat	30%			2029	\$372,900	1	\$8,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2037	**	1	\$11,600	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chiller Room</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chiller Room</i>						
Split Unit	5%			2034	**			
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2039	**	4	\$1,200	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	\$97,700	1	\$15,400	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2037	**	2	\$17,300	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,300	
Exhaust Fans								
Interior	10%			2029	\$29,500	2	\$300	
Roof	90%			2034	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2028	\$50,600	2	\$1,200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room - 100 Gallon Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2037	**	4	\$2,600	
Sewage Ejector(s) Electric	100%			2037	**	4	\$5,000	
Fixtures Generic	100%	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i>						
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$41,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Dry System</i>						
Sprinkler No Component Generic	95% 5%			2049	**	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 36 - SI ANNEX
Address : 200 JEFFERSON BLVD. @IONIA AVE.
Borough : STATEN ISLAND **Agency's Number** : R844
Program / Asset # : BOE0925.010 / 1431 **Yr Built/Renovated** : 1932 / 2000
Area Sq Ft : 22,000 **Project Type** : EDUCATION
Date of Survey : 10-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 6262 **Lot** : 12 **BIN** : 5107743

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$286,000	\$46,700
Interior Architecture		\$259,400
Electrical	\$254,600	\$218,800
Mechanical		\$140,100
Total	\$540,700	\$665,000
Importance Code A	\$286,000	\$46,700
Importance Code B	\$254,600	\$618,300
Total	\$540,700	\$665,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,700	\$1,900		\$19,200
Interior Architecture	\$55,800	\$11,700	\$3,900	\$2,200
Electrical	\$1,800	\$800	\$800	\$24,000
Mechanical	\$9,100	\$3,300	\$5,000	\$4,000
Site Enclosure	\$3,500			
Site Pavements	\$11,100			
Total	\$96,100	\$17,500	\$9,600	\$49,300
Importance Code A	\$16,900	\$4,000	\$2,200	\$21,400
Importance Code B	\$33,900	\$12,500	\$7,400	\$27,900
Importance Code C	\$45,200	\$1,000		
Total	\$96,100	\$17,500	\$9,600	\$49,300



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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$46,700		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	2%	4+	\$14,700	LIFE	**	5	\$900		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	18%	4+	\$122,600	LIFE	**	5	\$7,900		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%			2045	**	5	\$13,500		
Parapets									
Masonry: Brick	95%			LIFE	**	5	\$6,200		
Masonry: Limestone	5%			LIFE	**	5	\$400		
Roof									
IRMA/Protected Membrane	95%			2024	\$163,500	10	\$19,200		
Metal Panel	5%			2042	**	10	\$1,900		
Interior									
Floors									
Cast in Place Concrete	5%	0-2	\$2,400	LIFE	**	5	\$4,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%			2038	**	5	\$2,200		
Terrazzo	10%			LIFE	**	5	\$3,400		
Vinyl Tile	5%			2034	**	3	\$800		
Vinyl Tile 9" X 9"	50%			2029	\$259,400	3	\$8,300		
Wood	25%			2057	**	5	\$20,700		
Interior Walls									
Cast in Place Concrete	5%	Now	\$7,000	LIFE	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
Ceramic Tile	5%			2032	**	5	\$2,100		
Marble Panels	5%	Now	\$3,500	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	55%	4+	\$19,600	LIFE	**	5	\$6,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	30%	4+	\$10,300	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$4,400	
AcousTileSusp.Lay-In	2%	4+	\$3,000	2034	**	5	\$400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Exposed Concrete	13%	Now	\$9,800	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	75%			LIFE	**	5	\$20,700	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Iron Picket	25%	4+	\$3,500	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,900	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2042	**			
Masonry: Granite	25%	Now	\$1,200	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$5,200	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$104,400	5	\$100	
Raceway								
Conduit	90%			2029	\$50,500	1		
Conduit	10%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2028	\$12,000	5	\$100	
Fused Knife Sw	2%	4+	\$1,600	2054	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	73%	4+	\$58,300	2054	**	5	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	10%			2037	**	5	\$100	
Wiring								
Thermoplastic	90%			2029	\$63,900	1		
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Conneted To Ground Rod At Service Switchgear</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2024	\$10,400	10	\$4,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$2,700	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$88,700	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$2,500	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	4+	\$97,300	2039	**	1-3	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fire Alarm Control Panel - Basement</i>								
<i>Explanation : Obsolete Components</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$21,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	20%			2029	\$61,900	1	\$2,700	
Convactor/Radiator	80%			2034	**	1	\$5,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	2%			2024	\$900	1		
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,300	
Exhaust Fans								
Interior	100%			2029	\$78,300	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2049	**	1		
Galvanized Steel	60%	Now	\$5,800	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main</i>								
Water Heater								
Gas Fired	100%			2027	\$13,400	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 80 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2049	**	1-2	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI ANNEX

Asset # : 1431

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 37 - Q
 Address : 179-37 137 AVENUE BTWN: BENNETT ST., BELKNAP ST.
 Borough : QUEENS Agency's Number : Q037
 Program / Asset # : BOE0698.000 / 2269 Yr Built/Renovated : 1928 / 2005
 Area Sq Ft : 88,000 Project Type : EDUCATION
 Date of Survey : 06-Jun-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 12993 Lot : 118 BIN : 4279864

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$484,200	\$199,200
Interior Architecture	\$666,800	\$875,700
Electrical	\$981,800	\$741,300
Mechanical	\$778,200	\$712,200
Total	\$2,910,900	\$2,528,400
Importance Code A	\$598,100	\$238,700
Importance Code B	\$1,949,200	\$2,253,900
Importance Code C	\$363,600	\$35,700
Total	\$2,910,900	\$2,528,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$18,800	\$6,200	\$10,800	
Electrical	\$3,000	\$2,800	\$3,600	\$26,900
Mechanical	\$13,700	\$14,200	\$20,400	\$75,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,400	\$27,100	\$38,700	\$106,300
Importance Code A		\$8,700	\$8,700	\$8,900
Importance Code B	\$39,400	\$18,400	\$30,000	\$97,400
Importance Code C				
Total	\$39,400	\$27,100	\$38,700	\$106,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,500	
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	90%			LIFE	**	5	\$93,300	
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	5%			LIFE	**	5	\$3,900	
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	100%	Now	\$484,200	2045	**	5	\$18,000	
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Hardware Missing, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	10%			LIFE	**	5	\$800	
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Roof								
Built-Up (BUR)	95%			2039	**	10	\$65,400	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Copper/Terne	5%			2057	**	10	\$8,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$88,300	LIFE	**	5	\$58,000	
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Of 1974 Wing</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Of 1974 Wing</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	5%	Now	\$82,300	2032	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	65%			2029	\$782,000	3	\$32,300	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$12,400	
Interior Walls								
Ceramic Tile	5%	Now	\$159,500	2038	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	
Masonry: Brick	10%			LIFE	**			
Metal Panel	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%	Now	\$204,000	LIFE	**	5	\$35,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms Above Windows Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	40%	0-2	\$18,800	2034	**	5	\$18,900	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Plaster	50%	Now	\$132,700	LIFE	**	5	\$29,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms Throughout 3rd Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dumpster Area</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Used For Construction Staging</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,100	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$81,800	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$79,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2034	**	10	\$1,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$63,400	10	\$10,600	
Exit, Service	50%			2024	\$12,700	1		
Exterior Lighting								
HID	100%			2024	\$354,800	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Offices And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras Intrusion Alarm and Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$291,900	1-3	\$16,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$27,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$113,900	2034	**	1	\$78,400	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Tube - Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Burners Are Down Frequently</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$74,500	2039	**	4	\$4,300	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room G12</i>								
Terminal Devices								
Air Handler	15%			2024	\$185,600	1	\$8,200	
Convactor/Radiator	60%			2027	\$282,700	1	\$17,100	
Fan Coil Unit/Heat	25%			2024	\$329,500	1	\$7,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$3,700	2024	\$74,700	1	\$3,700	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : New Wing Penthouse</i>								
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%	Now	\$900	2024	\$18,300	1		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2029	\$2,100	4	\$700	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2024	\$19,700	1	\$5,400	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2024	\$9,600	2	\$6,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	60%		2029	\$187,800	2	\$1,600	
	Roof	40%		2029	\$58,400	2	\$1,100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2039	**	1		
	HW Heat Exchanger							
	Steam Fired	100%		2029	\$140,100	4	\$13,100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Under Construction	100%						
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To The Second Floor</i>					
			<i>Explanation : 1 Unit - Not In Service</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2029	\$43,100	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 37 - SI (OLD 124X)
Address : 15 FAIRFIELD ST. @ CORBIN AVE.
Borough : STATEN ISLAND **Agency's Number** : R840
Program / Asset # : BOE0915.010 / 1449 **Yr Built/Renovated** : 1975 / 2012
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 09-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4586 **Lot** : 1 **BIN** : 5061911

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,482,600	
Interior Architecture	\$172,400	\$131,900
Electrical		\$1,110,700
Mechanical	\$1,005,500	\$759,300
Total	\$2,660,500	\$2,002,000
Importance Code A	\$1,832,100	
Importance Code B	\$828,500	\$1,920,000
Importance Code C		\$82,000
Total	\$2,660,500	\$2,002,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,200			\$1,600
Interior Architecture	\$35,500			\$11,800
Electrical	\$1,700	\$1,800	\$2,700	\$37,900
Mechanical	\$5,900	\$14,300	\$18,500	\$44,900
Total	\$62,300	\$16,100	\$21,200	\$96,200
Importance Code A	\$19,200	\$5,300	\$5,300	\$6,900
Importance Code B	\$36,200	\$10,800	\$15,900	\$89,300
Importance Code C	\$6,900			
Total	\$62,300	\$16,100	\$21,200	\$96,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$6,600	
Masonry: Brick	70%	4+	\$19,200	LIFE	**	5	\$29,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Entry</i>								
Metal, Corrugated	5%			2039	**	1		
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooftop Bulkhead</i>								
Windows								
Aluminum	100%			2045	**	5	\$32,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$3,300	
Metal Panel	20%			2039	**	5	\$3,100	
Roof								
Built-Up (BUR)	100%	2-4	\$1,482,600	2039	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,300	
Ceramic Tile	5%	4+	\$11,500	2038	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Vinyl Tile	85%	Now	\$17,100	2034	**	3	\$35,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Entry Vestibule On West Side Of Building</i>								
Interior Walls								
Concrete Masonry Unit	5%	4+	\$6,900	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Corridor By Waste Storage Room</i>								
Gypsum Board	47%			LIFE	**	5	\$82,000	
Metal Panel	48%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$172,400	2042	**	5	\$49,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure								
Fence/Gates								
Iron Picket	75%			2064	**			
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : East End Of Site</i>								
<i>Explanation : New Building Addition</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	15%			2034	**			
Under Construction	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : East End Of Site</i>								
<i>Explanation : New Building Addition</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Fused Disconnect Switch In The Switchboard And Rated At 1,000 Amperes</i>								
Raceway								
Conduit	100%			2029	\$132,200	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$111,700	5	\$1,400	
Wiring								
Thermoplastic	100%			2029	\$185,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$400	
Ground								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting Fluorescent	100%			2037	**	10	\$49,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building. New T8 Fixtures Installed About A Year Ago.</i>								
Egress Lighting Exit, Service	50%			2024	\$7,800	1		
Exit, Battery	50%			2024	\$26,500	10	\$1,800	
Exterior Lighting HID	100%			2029	\$217,700	10	\$200	
Alarm								
Security System No Component Generic	70%			2034	**	1	\$6,100	
Fire/Smoke Detection No Component Generic, Analog	65%			2029	\$209,000	1-3	\$11,600	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$16,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : New Fuel Tank</i>								
Conversion Equipment Steam Boiler	100%	Now	\$349,500	2049	**	1	\$48,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Burners</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	100%	Now	\$75,900	2029	\$759,300	1	\$30,100	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Fan Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Thermostats</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	**	1	\$25,000	
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2039	**	4	\$2,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2024	\$484,500	1	\$26,700	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$24,100	
No Component	20%							
Exhaust Fans								
Interior	25%			2024	\$48,000	2	\$400	
Roof	25%			2024	\$22,400	2	\$400	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2039	**	1		
Galvanized Steel	60%			2034	**	1		
Water Heater								
Electric	100%			2022	\$47,600	4	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$8,200	4	\$1,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI (OLD 124X)

Asset # : 1449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2049	**	1-2	\$1,500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Address : 110 SHAFTER AVENUE @KATAN AVE.
Borough : STATEN ISLAND **Agency's Number** : R843
Program / Asset # : BOE0922.010 / 1428 **Yr Built/Renovated** : 1973 / 2001
Area Sq Ft : 9,000 **Project Type** : EDUCATION
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 4630 **Lot** : 13 **BIN** : 5062576

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$77,500	\$80,000
Electrical	\$36,300	\$100,600
Mechanical	\$398,100	\$126,600
Total	\$512,000	\$307,100
Importance Code A	\$237,000	\$80,000
Importance Code B	\$274,900	\$227,100
Total	\$512,000	\$307,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,800			\$30,000
Interior Architecture	\$2,300	\$2,400		
Electrical	\$600	\$800	\$700	\$600
Mechanical	\$600	\$600	\$3,000	\$600
Site Enclosure	\$1,400			
Site Pavements	\$300			
Total	\$11,900	\$3,700	\$3,600	\$31,200
Importance Code A	\$6,800		\$800	\$30,000
Importance Code B	\$3,700	\$3,300	\$2,800	\$1,200
Importance Code C	\$1,400	\$300		
Total	\$11,900	\$3,700	\$3,600	\$31,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2039	**	5-10	\$109,900	
Windows								
Aluminum	100%	Now	\$77,500	2054	**	5	\$900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%	Now	\$6,800	2034	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gutter On East Side Of Building</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Northeast And Northwest Corners Of Building</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Inside Gutter At Northeast Corner Of Building</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$900	
Ceramic Tile	7%			2032	**	5	\$1,000	
Vinyl Tile	90%			2034	**	3	\$4,600	
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$700	
Concrete Masonry Unit	50%			LIFE	**	5	\$4,500	
Metal Panel	47%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$2,300	2042	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$1,400	2049	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Side Of Building And By Parking Area</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	80%			2032	**			
Cast in Place Concrete	10%			2034	**			
Pavers/Stone	10%			2038	**			

Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Asphalt	50%	4+	\$300	2032	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Cast in Place Concrete	50%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 600 Amps

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$52,200	5		
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Raceway

Conduit	100%			2029	\$14,800	1		
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Panelboards

Molded Case Bkrs	100%			2028	\$23,900	5	\$200	
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Wiring

Thermoplastic	100%			2029	\$19,800	1		
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Motor Controllers

Locally Mounted	100%			2027	\$48,400	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room And Water Main

Explanation : Connected With Main Water Pipe

Lighting

Interior Lighting

Fluorescent	100%			2037	**	10	\$8,300	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : New T-8 Lighting System Installed In 2016.

Egress Lighting

Emergency, Service	50%			2029	\$2,400	1		
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Exit, Service	50%			2029	\$1,300	1		
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Exterior Lighting

HID	100%			2024	\$36,300	10		
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Alarm

Security System

No Component	80%							
Generic	20%			2029	\$5,800	1	\$700	

Fire/Smoke Detection

Generic, Digital	100%			2037	**	1-3	\$5,500	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : New Fire Alarm System Installed 3 Years Ago.

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity	100%			2039	**	1		
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Conversion Equipment

Radiant Heater	100%	Now	\$159,500	2039	**	2	\$3,300	
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Abandoned in Place, Extent : Moderate, Area Affected : 100%

Location : Cafeteria

Other Observation, Extent : Light, Area Affected : 100%

Location : Ceiling Duct Mounted

Explanation : 2 Units

Distribution

Ductwork/Diffusers	100%	Now	\$47,200	LIFE	**	2-5	\$5,000	
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Insul. Deteriorating, Extent : Moderate, Area Affected : 10%

Location : Mechanical Room

Terminal Devices

Air Handler	100%			2029	\$126,600	1	\$5,600	
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Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Int Pkg Unit - Heating/Cooling	100%	0-2	\$191,400	2034	**	2	\$400	
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Damaged, Extent : Severe, Area Affected : 100%

Location : Mechanical Room

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Explanation : Beyond Useful Life

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 37 - SI MINISCHOOL - (OLD P. S. 32)
Asset # : 1428

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type	Total	(Years)			FY		(Yrs)	
Ventilation								
	Exhaust Fans							
	Interior	100%			2029	\$32,000	2	\$300
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof Vents</i>					
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2034	**	1	
	Water Heater							
	Electric	100%			2028	\$7,900	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 38 - BK
Address : 450 PACIFIC STREET @NEVINS ST.
Borough : BROOKLYN **Agency's Number** : K038
Program / Asset # : BOE0369.000 / 1424 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 28-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 191 **Lot** : 1 **BIN** : 3001183

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$304,100	\$188,900
Interior Architecture	\$756,300	
Electrical	\$572,300	\$613,800
Mechanical	\$277,400	\$1,497,400
Site Pavements	\$401,200	\$57,100
Total	\$2,311,400	\$2,357,100
Importance Code A	\$304,100	\$791,500
Importance Code B	\$2,007,300	\$1,565,700
Total	\$2,311,400	\$2,357,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,800		\$13,300	\$11,500
Interior Architecture	\$53,100		\$6,900	\$8,400
Electrical	\$900	\$2,600	\$12,600	\$2,100
Mechanical	\$58,300	\$12,600	\$33,400	\$13,500
Site Enclosure	\$46,400			
Site Pavements	\$38,500			
Total	\$234,000	\$15,200	\$66,100	\$35,400
Importance Code A	\$45,400	\$8,600	\$22,100	\$20,100
Importance Code B	\$98,100	\$6,600	\$44,100	\$15,400
Importance Code C	\$90,500			
Total	\$234,000	\$15,200	\$66,100	\$35,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	0-2	\$28,100	LIFE	**	5	\$46,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Structural Columns</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$46,700	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Metal Panel	3%			2038	**	5-10	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Stairwells And Some Horizontal Banding</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Mosaic Tile	25%	Now	\$95,100	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West And South Facades At Window Openings</i>								
Windows								
Aluminum	55%			2044	**	5	\$14,000	
Aluminum	35%			2044	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dean Street Elevation, Stairwells And Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	10%	Now	\$135,600	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Cast in Place Concrete	80%			LIFE	**	5	\$95,500	
Masonry: Brick Cavity	7%	Now	\$8,000	LIFE	**	5	\$800	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Of Parapet Wall Surrounding Courtyard</i>								
Metal Panel	10%			2048	**	5	\$4,500	
Pre-Cast Concrete	3%	Now	\$700	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping Stone</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Coping Stone</i>								
Roof								
Built-Up (BUR)	95%	Now	\$73,400	2033	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Seams At Perimeter And Roof Penetrations</i>								
<i>Debris on Roof, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Rooftop</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Surface</i>								
Copper/Terne	5%			2043	**	10	\$6,700	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$9,300	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors And Boiler Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors And Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors And Boiler Room</i>								
Ceramic Tile	5%	0-2	\$4,300	2031	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen And Bathrooms</i>								
Vinyl Tile	20%			2036	**	3	\$8,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria And 1st Floor Corridors</i>								
Vinyl Tile 9" X 9"	60%	0-2	\$118,600	2023	\$592,800	3	\$18,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd And 3rd Floor Classrooms And Stair Landings</i>								
Wood	5%			2043	**	5	\$7,900	
Interior Walls								
Cast in Place Concrete	9%	Now	\$19,900	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : At Electrical Feed From Areaway Adjacent To Boiler Room</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	1%			LIFE	**			
Plaster	55%			LIFE	**	5	\$10,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	24%	0-2	\$17,400	2033	**	5	\$12,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
AcousTileSusp.Lay-In	7%			2033	**	5	\$5,900	
Exposed Concrete	53%			LIFE	**	5	\$7,000	
Exposed Struc: Steel	3%			LIFE	**			
Fiber Board	5%			2028	\$29,300			
Metal Panel	3%	Now	\$44,900	LIFE	**	5	\$3,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Kitchen</i>								
Plaster	5%			LIFE	**	5	\$2,600	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Site Enclosure								
Fence/Gates								
	Chain Link	46%	Now	\$13,500	2038		**	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Curbing At Play Yard Along Dean Street</i>						
		<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Play Yard Fence Along Dean St</i>						
	Iron Picket	54%	Now	\$24,300	2048		**	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Curbing At Perimeter Fence At Nevins And Dean Streets</i>						
		<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Planter Guards And Perimeter Fence At Pacific Street</i>						
Retaining Walls								
	Cast in Place Concrete	69%	Now	\$1,200	2048		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Play Yard Along Pacific Street</i>						
	Masonry: Brick	31%	Now	\$7,400	2038		**	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Retaining Wall At Play Yard Dean Street</i>						
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$68,600	2033		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Various Locations At Pacific Street, Nevins Street And Dean Street Sidewalks</i>						
		<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Dean Street Adjacent To Main Play Yard</i>						
On-Site Walkways								
	Cast in Place Concrete	65%	Now	\$10,500	2033		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : At Trench Drain On Dean Street And Curb On Pacific Street</i>						
	Masonry: Granite	10%	Now	\$5,300	LIFE		**	
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Stair Landings At Play Area Walkway And At Dean Street</i>						
	Pavers/Stone	25%	Now	\$17,000	2037		**	
		<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Play Yard Planters</i>						
Activity Yard								
	Asphalt	5%			2031		**	
	Rubber Matting	10%	Now	\$5,700	2028	\$57,100		
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : South East Corner Of Main Play Yard</i>						
	Rubber Matting	3%			2033		**	
	Traffic Topping	82%	Now	\$332,600	2038		**	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : At Track, Basketball Courts, Ball Field</i>						
		<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : At Track, Basketball Courts, Ball Field</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	90%			2028	\$165,900	1		
Conduit	10%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	80%			2027	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2044	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	10%			2041	**	5	\$100	
Locally Mounted	90%			2026	\$72,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	3%			2033	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	95%			2033	**	10	\$75,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$10,500	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	30%			2033	**	10	\$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2023

\$56,200

1

\$6,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only: Motion Sensors*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 0-2

\$192,400

2038

* *

1-3

\$9,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Obsolete Fire Alarm System: Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2038

* *

5

\$27,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : In Vault**Explanation : Tank*

Conversion Equipment

Steam Boiler

100%

2026

\$563,000

1

\$86,200

*Other Observation, Extent : Light, Area Affected : 1%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2028

\$384,700

Terminal Devices

Air Handler

20%

2028

\$244,700

1

\$10,800

Convactor/Radiator

75% Now

\$17,500

2033

* *

1

\$19,000

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Control Valves, Throughout*

Fan Coil Unit/Heat

5%

2023

\$65,100

1

\$1,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

40%

2023

\$72,500

1

No Component

60%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$48,500

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	40%			2028	\$123,800	2	\$1,100
	Roof	60%	Now	\$4,300	2023	\$86,700	2	\$1,300
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3 House Fan Bearings, Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$19,100	2033	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main - Sprinkler Room</i>								
Water Heater								
	Gas Fired	100%			2021	\$53,100	2	\$1,300
HW Heat Exchanger								
	Steam Fired	100%	Now	\$6,900	2028	\$138,500	4	\$8,600
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Circulation Pump</i>								
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : And Leaking At The Coil Connection</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$13,300	4	\$1,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2028	\$42,600	1-2	\$1,200
Chemical System								
	Generic	100%			2026	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 38 - M
Address : 232 EAST 103 STREET @SECOND AVE.
Borough : MANHATTAN **Agency's Number** : M121
Program / Asset # : BOE0070.000 / 1696 **Yr Built/Renovated** : 1907 / 2001
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 15-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1652 **Lot** : 16 **BIN** : 1052384

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,700	\$539,000
Interior Architecture	\$739,300	\$43,700
Electrical	\$111,400	\$616,200
Mechanical	\$340,000	\$711,500
Total	\$1,277,500	\$1,910,500
Importance Code A	\$86,700	\$578,500
Importance Code B	\$1,043,700	\$1,331,900
Importance Code C	\$147,000	
Total	\$1,277,500	\$1,910,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,700	\$900	\$4,000	
Interior Architecture	\$117,300		\$10,800	\$9,400
Electrical	\$20,400	\$3,000	\$39,500	\$2,300
Mechanical	\$54,300	\$9,900	\$22,800	\$9,900
Site Enclosure	\$24,000			
Total	\$225,800	\$13,800	\$77,000	\$21,600
Importance Code A	\$16,700	\$7,900	\$11,100	\$7,000
Importance Code B	\$123,200	\$5,900	\$65,900	\$14,500
Importance Code C	\$85,800			
Total	\$225,800	\$13,800	\$77,000	\$21,600



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DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$123,700	
Masonry: Brick	85%	Now	\$86,700	LIFE	**	5	\$134,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell Bulkheads K/ L, E/ F</i>								
Masonry: Limestone	3%			LIFE	**	5	\$3,600	
Stucco Cement	2%			2033	**	5	\$7,900	
Windows								
Aluminum	70%	Now	\$9,400	2027	\$188,100	5	\$2,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Units Beyond Useful Life</i>								
Aluminum	30%			2027	\$92,700	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$300	
Metal Rail	5%			2041	**	5-10	\$300	
Metal: Cage/Fence	5%			2041	**	5-10	\$100	
Pre-Cast Concrete	5%			LIFE	**	5	\$100	
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main And Lower Roofs</i>								
<i>Explanation : Snow Covered</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$11,800	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Room 113</i>								
Ceramic Tile	5%			2031	**	5	\$5,400	
Terrazzo	5%	Now	\$13,400	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Hallways Adjacent To Entry Vestibule</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Hallways Adjacent To Entry Vestibule</i>								
Vinyl Tile	70%	Now	\$205,200	2033	**	3	\$28,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Classrooms And Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor Classrooms And Corridors</i>								
Vinyl Tile 9" X 9"	5%			2023	\$63,300	3	\$2,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classroom 311, Administrative Offices</i>								
Wood	10%	Now	\$189,500	2043	**	5	\$10,100	
<i>Deflection Evident, Extent : Moderate, Area Affected : 59%</i>								
<i>Location : Gymnasium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$26,000	2031	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bathrooms Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Glass: Single Pane	3%	Now	\$17,000	LIFE	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwell Corridors</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	10%	Now	\$147,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Oil Tank Room And Structural Columns</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Walls And Oil Tank Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Marble Panels	3%			LIFE	**			
Plaster	62%	Now	\$18,800	LIFE	**	5	\$32,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs K/ L, E/ F</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair E</i>								
SGFT/Glazed Masonry	7%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	Now	\$21,400	2033	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium And Throughout</i>								
AcousTileConcealSpLn	15%			2033	**	5	\$20,200	
Metal Panel	3%			LIFE	**	5	\$4,000	
Metal Panel	7%	Now	\$134,300	LIFE	**	5	\$9,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
Plaster	60%			LIFE	**	5	\$40,400	
Plaster	5%	Now	\$15,100	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair E/ F, Stair I, Stair K/ L</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair E/ F, Stair I, Stair K/ L</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

100% Now \$24,000 2038 * *

*Corrosion/Rusting, Extent : Moderate, Area Affected : 15%**Location : Western Perimeter Fence*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2033 * *

On-Site Walkways

Cast in Place Concrete

100% 2033 * *

Parking/Driveway

Cast in Place Concrete

100% 2033 * *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2028 \$39,500 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 600 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw

100% 2048 * * 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit

70% 2028 \$92,600 1

Conduit

30% 2048 * * 1

Panelboards

Molded Case Bkrs

70% 2027 \$100,500 5 \$1,300

Molded Case Bkrs

30% 2044 * * 5 \$600

Wiring

Braided Cloth

60% 2-4 \$111,400 2053 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

40% 2048 * * 1

Motor Controllers

Locally Mounted

70% 2041 * * 5 \$300

Locally Mounted

20% 2026 \$16,100 5 \$100

Locally Mounted

10% Now \$8,100 2048 * * 5

*Not Functioning, Extent : Severe, Area Affected : 100%**Location : Basement*

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic

100% 2-4 \$10,200 LIFE * * 5 \$1,000

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent

97% 2036 * * 10 \$63,200

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

3% 2036 * *

Egress Lighting

Emergency, Battery

50% 2033 * * 10 \$8,600

Exit, Service

50% 2033 * * 1

Exterior Lighting

HID

10% 2023 \$28,600 10

No Component

90%

Alarm

Security System

No Component

70%

Generic

30% 2028 \$68,800 1 \$8,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30% 2028 \$235,500 1-3 \$13,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2048 * * 1

Conversion Equipment

Steam Boiler

100% 2041 * * 1 \$70,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$31,400	2028	\$313,900			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump And Re-feed Tank, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$4,000	2023	\$199,700	1	\$7,900	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : The Unit For The Gymnasium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Defective Control Panel Of The Unit For Auditorium</i>								
Convactor/Radiator	80%			2026	\$304,100	1	\$18,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2021	\$59,200	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,900	
No Component	80%							
Exhaust Fans								
Interior	15%	Now	\$1,900	2023	\$37,900	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Unit For The Gymnasium</i>								
Roof	5%	Now	\$300	2033	**	2	\$100	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 5th Floors Bathrooms</i>								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%	0-2	\$4,700	2026	\$93,500	1		
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rusted And Leaking, Basement</i>								
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2023	\$43,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$3,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backs Up When It Rains.</i>								
Sump Pump(s) Non-Submersible	100%			2023	\$10,800	4	\$1,500	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2028	\$34,800	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 38 - Q
Address : 135-21 241 STREET
Borough : QUEENS **Agency's Number** : Q038
Program / Asset # : BOE0699.000 / 2270 **Yr Built/Renovated** : 1926 / 2006
Area Sq Ft : 30,000 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13222 **Lot** : 1 **BIN** : 4284236

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$114,400
Interior Architecture	\$309,600	\$239,000
Electrical	\$42,600	\$403,600
Mechanical	\$89,900	\$261,100
Site Pavements	\$57,400	
Total	\$499,500	\$1,018,100
Importance Code A		\$114,400
Importance Code B	\$499,500	\$903,700
Total	\$499,500	\$1,018,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,200			\$31,000
Interior Architecture		\$1,600	\$5,200	\$19,700
Electrical	\$15,300	\$1,000	\$1,200	\$1,100
Mechanical	\$12,100	\$4,400	\$4,900	\$61,300
Site Enclosure	\$400			
Site Pavements	\$23,800			
Total	\$62,900	\$7,000	\$11,400	\$113,100
Importance Code A	\$14,200	\$3,000	\$3,000	\$34,100
Importance Code B	\$48,300	\$4,000	\$6,500	\$79,000
Importance Code C	\$400		\$1,900	
Total	\$62,900	\$7,000	\$11,400	\$113,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$31,300	
Masonry: Brick	88%			LIFE	**	5	\$70,500	
Masonry: Limestone	2%			LIFE	**	5	\$1,200	
Masonry: Marble	5%			LIFE	**	5	\$3,000	
Windows								
Aluminum	100%			2051	**	5	\$22,500	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$1,100	
Metal Cornice	90%			2044	**	10	\$31,000	
Roof								
Asphalt Shingle	85%			2038	**	10	\$4,300	
Built-Up (BUR)	10%			2029	\$43,900	10	\$3,000	
Copper/Terne	5%			2057	**	10	\$3,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,200	
Ceramic Tile	5%			2032	**	5	\$3,300	
Vinyl Tile	40%			2029	\$239,000	3	\$9,900	
Vinyl Tile 9" X 9"	40%	0-2	\$309,600	2039	**	3	\$9,900	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Wood	10%			2064	**	5	\$12,300	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$3,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,500	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$15,700	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$20,600	
Exposed Concrete	20%			LIFE	**	5	\$2,100	
Metal Panel	5%			LIFE	**	5	\$4,100	
Plaster	50%			LIFE	**	5	\$20,600	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2049	**			
Iron Picket	10%	4+	\$400	2064	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 241st Street And 135th Avenue</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$23,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 241st Street</i>								

On-Site Walkways

Asphalt	5%			2038	**			
Cast in Place Concrete	93%			2042	**			
Masonry: Granite	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Marble Steps</i>								

Activity Yard

Asphalt	95%	0-2	\$57,400	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$5,200	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$104,400	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								

Raceway

Conduit	80%			2029	\$44,900	1		
Conduit	20%			2039	**	1		

Panelboards

Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	60%			2028	\$47,900	5	\$500	
Molded Case Bkrs	30%			2037	**	5	\$200	

Wiring

Braided Cloth	60%	2-4	\$42,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2039	**	1		

Motor Controllers

Locally Mounted	100%			2034	**	5	\$200	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic

100% 2-4 \$10,200 LIFE ** 5 \$400

*Corroded, Extent : Moderate, Area Affected : 100%**Location : Basement*

Lighting

Interior Lighting

Fluorescent

100% 2029 \$70,600 10 \$27,500

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery

40% 2029 \$17,300 10 \$2,900

Emergency, Battery

10% Now \$4,300 2039 **

*Not Functioning, Extent : Severe, Area Affected : 100%**Location : Cafeteria, Gymnasium*

Exit, Service

50% 2029 \$4,300 1

Exterior Lighting

HID

30% 2029 \$36,300 10

No Component

70%

Alarm

Security System

No Component

70%

Generic

30% 2029 \$29,100 1 \$3,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30% 2029 \$99,500 1-3 \$5,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Gymnasium, Basement**Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns, Strobe Lights*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2049 ** 1

Conversion Equipment

Steam Boiler

100% 2034 ** 1 \$29,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$6,600	2029	\$132,700			
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Refill Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Convactor/Radiator	80%			2027	\$128,500	1	\$7,800	
Fan Coil Unit/Heat	20%			2024	\$89,900	1	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$6,300	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,000	
No Component	70%							
Exhaust Fans								
Interior	30%			2024	\$32,000	2	\$300	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$18,300	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$4,600	4	\$1,000	
Sewage Ejector(s)								
Electric	100%			2029	\$8,600	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$8,800	1-2	\$300	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 38 - SI
Address : 421 LINCOLN AVENUE
Borough : STATEN ISLAND **Agency's Number** : R838
Program / Asset # : BOE0926.000 / 4429 **Yr Built/Renovated** : 1955 / 2007
Area Sq Ft : 17,000 **Project Type** : EDUCATION
Date of Survey : 02-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3732 **Lot** : 6 **BIN** : 5054213

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$99,700	\$579,400
Interior Architecture	\$48,300	
Electrical	\$124,900	\$109,000
Mechanical		\$110,000
Total	\$272,900	\$798,400
Importance Code A	\$99,700	\$689,400
Importance Code B	\$124,900	\$109,000
Importance Code C	\$48,300	
Total	\$272,900	\$798,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,100	\$18,900		
Interior Architecture	\$44,200			\$3,100
Electrical	\$600	\$600	\$600	\$16,300
Mechanical	\$18,100	\$2,400	\$2,800	\$43,900
Site Pavements	\$23,700			
Total	\$102,700	\$21,900	\$3,400	\$63,300
Importance Code A	\$17,700	\$20,600	\$1,700	\$1,700
Importance Code B	\$58,400	\$1,300	\$1,700	\$61,600
Importance Code C	\$26,600			
Total	\$102,700	\$21,900	\$3,400	\$63,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$10,100		
Masonry: Brick	60%	Now	\$41,800	LIFE	**	5	\$25,900		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Elevation</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : South Elevation</i>									
Stucco Cement	35%			2042	**	5	\$37,800		
Windows									
Aluminum	100%			2045	**	5	\$3,600		
Roof									
Built-Up (BUR)	60%	0-2	\$57,900	2029			\$579,400		
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gymnasium And Classrooms Throughout</i>									
Metal Panel	40%	2-4	\$16,100	2042	**				
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : East Side</i>									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Ceramic Tile	5%	4+	\$500	2038	**	5	\$700		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>									
<i>Location : Toilets Throughout</i>									
Vinyl Tile	95%	0-2	\$11,400	2034	**	3	\$9,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Offices Gymnasium And Cafeteria</i>									
Interior Walls									
Concrete Masonry Unit	60%	Now	\$16,600	LIFE	**	5	\$14,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : East Side Of Building</i>									
SGFT/Glazed Masonry	40%	0-2	\$48,300	LIFE	**				
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>									
<i>Location : Corridors Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	35%	0-2	\$9,200	2042	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Exposed Concrete	30%			LIFE	**	5	\$1,200	
Plaster	35%	2-4	\$6,500	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2049	**			
Iron Picket	20%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,600	2042	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : North End Of Property</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$10,000	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout And Steps</i>								
Activity Yard								
Cast in Place Concrete	50%	0-2	\$12,100	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$4,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2029	\$500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electriacl Room</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2029	\$60,600	5	\$100	
Fused Disc Sw	30%			2039	**	5		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	70%			2029	\$16,600	1		
Conduit	30%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$3,200	5		
Molded Case Bkrs	50%			2028	\$16,000	5	\$200	
Molded Case Bkrs	40%			2037	**	5	\$200	
Wiring								
Thermoplastic	70%			2029	\$18,100	1		
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$15,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$12,200	10	\$2,100	
Exit, Service	50%			2029	\$2,400	1		
Exterior Lighting								
HID	100%			2024	\$68,500	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$56,400	1-3	\$3,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 1 Tank 5,000 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2027	\$110,000	1	\$16,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Steam Boiler</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2039	**	4	\$800	
Terminal Devices Convactor/Radiator	80%	Now	\$7,300	2034	**	1	\$4,000	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Unit Heater - Steam	20%			2029	\$12,200	4	\$500	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	30%	Now	\$2,100	2024	\$10,600	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 9 Of 30 Units; Miscellaneous Defects With Window Units</i>								
No Component	70%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Electric	100%			2029	\$15,000	4	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping Cast Iron	100%	Now	\$6,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 38 - SI MINISCHOOL
Address : 421 LINCOLN AVENUE
Borough : STATEN ISLAND **Agency's Number** : R838
Program / Asset # : BOE0926.010 / 1432 **Yr Built/Renovated** : 1970 / 2013
Area Sq Ft : 12,000 **Project Type** : EDUCATION
Date of Survey : 02-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3732 **Lot** : 6 **BIN** : 5054213

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$83,700	
Electrical	\$88,200	\$48,400
Mechanical		\$448,700
Total	\$171,900	\$497,100
Importance Code A	\$83,700	
Importance Code B	\$88,200	\$497,100
Total	\$171,900	\$497,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,900			
Interior Architecture	\$13,300	\$1,900	\$400	
Electrical	\$400	\$400	\$500	\$12,900
Mechanical	\$6,400	\$600	\$1,700	\$600
Site Pavements	\$4,100			
Total	\$50,000	\$2,900	\$2,600	\$13,500
Importance Code A	\$26,400	\$600	\$600	\$600
Importance Code B	\$19,500	\$2,300	\$2,000	\$12,900
Importance Code C	\$4,100			
Total	\$50,000	\$2,900	\$2,600	\$13,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI MINISCHOOL

Asset # : 1432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$2,700	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
Metal Panel	95%	Now	\$6,600	2049	**	5	\$32,300	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Four Corners</i>								
<i>Explanation : Openings At Lower Edge Allowing Squirrels To Enter Building</i>								
Windows								
Aluminum	100%	Now	\$83,700	2054	**	5	\$900	
<i>Air Infiltration, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 35%</i>								
<i>Location : Classrooms</i>								
Roof								
Metal, Corrugated	100%	Now	\$15,400	2042	**	1		
<i>Drains Inad/Misposn, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Drains</i>								
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%	Now	\$1,100	2039	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Side</i>								
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$800	
Vinyl Tile	95%			2034	**	3	\$5,700	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$5,200	
Metal Panel	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$13,300	2034	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Classrooms</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI MINISCHOOL

Asset # : 1432

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

100%

2049

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2-4

\$4,100

2034

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Front Steps*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$5,200

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Four 200 Ampere Main Disconnect Switches, One For Lighting, One For Power And Two For HVAC*

Raceway

Conduit

100%

2029

\$23,700

1

Panelboards

Fused Disc Sw

5%

2028

\$1,600

5

Molded Case Bkrs

95%

2028

\$30,300

5

\$300

Wiring

Thermoplastic

100%

2029

\$25,900

1

Motor Controllers

Locally Mounted

100%

2027

\$48,400

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

100%

2034

* *

10

\$11,000

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery

50%

2034

* *

10

\$1,400

Exit, Service

50%

2034

* *

1

Exterior Lighting

HID

100%

2024

\$48,400

10

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$1,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI MINISCHOOL

Asset # : 1432

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$39,800

1-3

\$2,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Furnace

100%

2029

\$28,300

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Equipment Room**Explanation : 2 Units*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

2027

\$448,700

2

\$700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Equipment Room*

Ventilation

Distribution

Ductwork/Diffusers

100%

Now

\$5,500

LIFE

* *

2-5

\$6,700

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : First Floor Mechanical Room - Deteriorated Fresh Air Intake Dampers*

Exhaust Fans

Interior

80%

2029

\$34,200

2

\$300

Roof

20%

2029

\$4,000

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2039

* *

1

Water Heater

Electric

100%

2029

\$10,600

4

\$100

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Mechanical Room*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

*Obsolete Fixtures, Extent : Severe, Area Affected : 100%**Location : Throughout*

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 39 - BK
Address : 417 6TH AVENUE @8TH STREET
Borough : BROOKLYN **Agency's Number** : K039
Program / Asset # : BOE0370.000 / 2755 **Yr Built/Renovated** : 1877 / 2011
Area Sq Ft : 26,000 **Project Type** : EDUCATION
Date of Survey : 23-Sep-2015 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1000 **Lot** : 1 **BIN** : 3021932

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$97,800
Interior Architecture	\$377,000	
Electrical	\$223,000	
Mechanical	\$134,600	
Total	\$734,600	\$97,800
Importance Code A		\$97,800
Importance Code B	\$690,700	
Importance Code C	\$43,900	
Total	\$734,600	\$97,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$25,100		\$4,700
Interior Architecture	\$29,300	\$15,400		
Electrical	\$300	\$51,700	\$600	\$300
Mechanical	\$34,100	\$20,900	\$3,900	\$3,600
Total	\$63,600	\$113,000	\$4,600	\$8,600
Importance Code A	\$2,600	\$27,700	\$2,600	\$7,200
Importance Code B	\$34,400	\$84,400	\$2,000	\$1,400
Importance Code C	\$26,600	\$900		
Total	\$63,600	\$113,000	\$4,600	\$8,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$97,800	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Brownstone	10%			LIFE	**	5	\$8,200	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	100%			2049	**	5	\$9,300	
Parapets								
Metal Cornice	100%			2042	**	10	\$21,300	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Roof								
Asphalt Shingle	100%			2042	**	10	\$3,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,800	
Ceramic Tile	5%			2042	**	5	\$1,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	55%			2037	**	3	\$7,100	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Wood	35%			2042	**	5	\$22,600	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Interior Walls								
Ceramic Tile	3%			2042	**	5	\$1,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	10%	Now	\$26,600	LIFE	**			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Plaster	80%	Now	\$43,900	LIFE	**	5	\$14,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Staircase E, F And Throughout</i>						
Wood	7%			LIFE	**	5	\$16,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Embossed Metal	95%	Now	\$333,100	LIFE	**	5	\$14,700	
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*Deformed/Dented, Extent : Light, Area Affected : 50%**Location : Throughout*

Plaster	5%	Now	\$2,600	LIFE	**	5	\$1,100	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$100	
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Raceway

Conduit	100%			2047	**	1		
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Panelboards

Molded Case Bkrs	100%			2043	**	5	\$700	
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Wiring

Thermoplastic	100%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2040	**	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

Lighting

Interior Lighting

Fluorescent	20%			2037	**	10	\$4,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent	70%			2022		10	\$16,700	
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Incandescent	10%			2022		2	\$100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Exit, Service	50%			2032	**	1		
Exit, Battery	50%			2032	**	10	\$900	

Exterior Lighting

HID	100%			2022	\$113,900	10	\$100	
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Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2022	\$62,500	1-3	\$3,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2047	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Units Of 1500 Gallons Each

Conversion Equipment

Steam Boiler	100%			2044	**	1	\$25,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$23,900	2037	**	4	\$1,300	
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Steam Traps Faulty, Extent : Moderate, Area Affected : 20%

Location : Throughout

Terminal Devices

Convactor/Radiator	100%	Now	\$7,600	2032	**	1	\$7,600	
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Corroded, Extent : Moderate, Area Affected : 15%

Location : Throughout

Air Conditioning

Energy Source

Electricity	100%			2043	**	1		
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Conversion Equipment

Window/Wall Unit	75%			2022	\$44,200	1		
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No Component	25%							
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Ventilation

Distribution

Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,400	
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No Component	90%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
	Interior	90%		2022	\$90,500	2	\$700	
	Wall Unit	10%		2027	\$1,000	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	25%		2053	**	1		
	Galvanized Steel	75%		2032	**	1		
Water Heater								
	Gas Fired	100%		2022	\$17,200	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 115 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Non-Submersible	100%		2027	\$4,300	4	\$600	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2047	**	1-2	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 39 - SI
Address : 71 SAND LANE MACFARLAND AVE
Borough : STATEN ISLAND **Agency's Number** : R039
Program / Asset # : BOE0927.000 / 1433 **Yr Built/Renovated** : 1925 / 2001
Area Sq Ft : 43,000 **Project Type** : EDUCATION
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 3097 **Lot** : 14 **BIN** : 5045488

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$681,000
Interior Architecture	\$59,600	\$64,900
Electrical	\$102,800	\$240,100
Mechanical	\$441,400	\$759,500
Total	\$603,800	\$1,745,500
Importance Code A		\$681,000
Importance Code B	\$544,200	\$1,064,400
Importance Code C	\$59,600	
Total	\$603,800	\$1,745,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,700			
Interior Architecture	\$38,600	\$9,600		
Electrical	\$1,200	\$2,200	\$1,200	\$1,400
Mechanical	\$39,700	\$6,500	\$10,700	\$6,500
Site Enclosure	\$2,700			
Site Pavements	\$5,100			
Total	\$108,000	\$18,300	\$12,000	\$8,000
Importance Code A	\$25,000	\$4,300	\$4,300	\$4,400
Importance Code B	\$83,000	\$14,100	\$7,700	\$3,600
Importance Code C				
Total	\$108,000	\$18,300	\$12,000	\$8,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	\$15,300	LIFE	**	5	\$34,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Cast Stone Fascia At Southeast Corner Of Building</i>								
Masonry: Brick	90%			LIFE	**	5	\$79,200	
Masonry: Granite	3%			LIFE	**	5	\$2,000	
Stucco Cement	2%	2-4	\$5,400	2034	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair And Mechanical Bulkheads On Roof</i>								
Windows								
Aluminum	100%			2045	**	5	\$9,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$11,600	
Masonry: Brick	90%			LIFE	**	5	\$13,500	
Roof								
Built-Up (BUR)	100%			2029	\$563,000	10	\$38,900	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lower One Story Roofs</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,900	
Ceramic Tile	5%			2032	**	5	\$3,400	
Marble Panels	5%			LIFE	**	5	\$2,600	
Quarry Tile	2%			2042	**	5	\$2,000	
Sheet Vinyl/Rubber	3%	Now	\$6,500	2029	\$64,900	5	\$1,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 214</i>								
Vinyl Tile	40%			2034	**	3	\$10,200	
Wood	35%	Now	\$16,800	2044	**	5	\$22,400	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 309</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 309</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$59,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Basement Areas</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	
Gypsum Board	5%			LIFE	**	5	\$5,300	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : This Is A Metal And Glass Safety Cage</i>								
Marble Panels	5%			LIFE	**			
Plaster	53%			LIFE	**	5	\$28,100	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$6,800	
Exposed Concrete	10%			LIFE	**	5	\$1,100	
Plaster	80%	Now	\$15,300	LIFE	**	5	\$34,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 309</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 309</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2049	**			
Iron Picket	35%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$2,700	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Side Of Building By Driveway</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Pavers/Stone	5%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entry Steps</i>								
<i>Explanation : These Steps Are Actually Marble</i>								
Parking/Driveway								
Asphalt	65%			2038	**			
Cast in Place Concrete	35%			2034	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

85% 4+ \$5,100 2032 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 15%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 15%**Location : Throughout**Explanation : Patching Evident*

Rubber Matting	15%			2029	\$11,500			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2049 * * 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Service At 2500 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100% 2049 * * 5 \$200

Raceway

Conduit

90% 2029 \$66,700 1

Conduit

10% 2049 * * 1

Panelboards

Molded Case Bkrs

5% 2045 * * 5 \$100

Molded Case Bkrs

95% 2037 * * 5 \$1,100

Wiring

Braided Cloth

65% 2-4 \$63,400 2054 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

25% 2039 * * 1

Thermoplastic

10% 2049 * * 1

Motor Controllers

Locally Mounted

100% 2042 * * 5 \$300

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Main**Explanation : Connected With Main Water Pipe*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	100%			2034	**	10	\$39,400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building.**Explanation : T-8 Lamps.*

Egress Lighting Emergency, Service	50%			2029	\$11,300	1		
Exit, Service	50%			2029	\$6,200	1		

Exterior Lighting HID	100%			2029	\$173,400	10	\$100	
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Alarm

Security System No Component	75%							
Generic	25%			2034	**	1	\$4,000	

Fire/Smoke Detection No Component	65%							
Generic, Analog	35%			2034	**	1-3	\$9,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 5,000 Gallon Tank*

Conversion Equipment Steam Boiler	100%			2034	**	1	\$42,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Dual Fuel Steam Boilers*

Distribution Central Plant Steam Piping/Pmp	65%			2029	\$473,000	4	\$2,100	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout Old Wing Of Building, The Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit*

Steam Piping/Pump	35%			2039	**			
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DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	40%			2027	\$92,100	1	\$5,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing Of The Building, The Radiators Are Beyond Their Useful Life Cycle Limit</i>								
Convactor/Radiator	15%	0-2	\$3,500	2034	**	1	\$1,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : New Wing Of The Building, Building Management System Has Not Worked Since 2001</i>								
Convactor/Radiator	5%	Now	\$11,500	2049	**	1	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairwells</i>								
Fan Coil Unit/Heat	40%	2-4	\$257,600	2039	**	1	\$5,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Unit Ventilators Are Beyond Their Useful Life Cycle Limit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2024	\$53,800	1		
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	\$2,200	2029	\$43,400	1	\$3,600	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : New Wing Mechanical Room Controls</i>								
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2029	\$21,000	2	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-22</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans								
Interior	85%			2024	\$130,000	2	\$1,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Interior Exhaust Fans Are Beyond Their Useful Life Cycle Limit</i>								
Roof	15%			2029	\$10,700	2	\$200	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	20%	Now	\$3,200	2039	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
H/C Water Piping	Galvanized Steel	80%	Now	\$7,500	2027	\$150,900	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Hot And Cold Domestic Water Piping Are Beyond Their Useful Life Cycle Limit</i>								
Water Heater	Gas Fired	100%			2027	\$26,200	2	\$600
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>								
Storm Drain Piping	Cast Iron	100%	Now	\$4,500	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>								
Sump Pump(s)	Non-Submersible	100%			2029	\$6,600	4	\$1,400
Backflow Preventer	Generic	100%			2029	\$10,900	1	\$2,600
Fixtures	Generic	100%						
Fire Suppression								
Sprinkler	No Component	98%						
Sprinkler	Generic	2%			2039	**	1-2	\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 40 - BK
Address : 265 RALPH AVENUE BTWN: MARION ST. - SUMPTER ST.
Borough : BROOKLYN **Agency's Number** : K040
Program / Asset # : BOE0371.000 / 1425 **Yr Built/Renovated** : 1965 / 2010
Area Sq Ft : 101,000 **Project Type** : EDUCATION
Date of Survey : 13-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1518 **Lot** : 1 **BIN** : 3041214

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$338,300	\$1,428,200
Interior Architecture	\$1,256,100	\$178,500
Electrical	\$689,800	\$936,600
Mechanical	\$490,100	\$969,700
Total	\$2,774,200	\$3,513,000
Importance Code A	\$338,300	\$2,126,700
Importance Code B	\$2,370,900	\$1,264,300
Importance Code C	\$65,000	\$122,000
Total	\$2,774,200	\$3,513,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$8,400		\$14,700
Interior Architecture	\$98,300		\$5,300	\$10,700
Electrical	\$3,100	\$29,500	\$1,900	\$1,900
Mechanical	\$63,600	\$63,400	\$24,300	\$16,600
Total	\$165,100	\$101,200	\$31,500	\$44,000
Importance Code A	\$10,000	\$18,600	\$10,000	\$24,700
Importance Code B	\$142,900	\$82,600	\$21,500	\$19,300
Importance Code C	\$12,200			
Total	\$165,100	\$101,200	\$31,500	\$44,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$264,200	LIFE	**	5	\$82,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Patched Areas</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above 3rd Floor Windows</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$1,900	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Window Lintels And Sills</i>								
Windows								
Aluminum	40%			2049	**	5	\$11,800	
Aluminum	60%			2049	**	5	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	85%	0-2	\$74,000	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Underside Of Coping Stone</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Side Of Parapet Walls</i>								
Masonry: Limestone	15%			LIFE	**	5	\$2,700	
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping Stone</i>								
Roof								
Built-Up (BUR)	95%			2027	\$1,259,300	10	\$86,900	
Metal Panel	5%			2032	**	10	\$8,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,100	
Ceramic Tile	3%			2036	**	5	\$4,700	
Sheet Vinyl/Rubber	5%	Now	\$74,100	2032	**	5	\$5,900	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Perimeter Edges - Gymnasium</i>								
Terrazzo	5%	0-2	\$19,400	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Steps, Throughout</i>								
Vinyl Tile	27%			2032	**	3	\$15,800	
Vinyl Tile 9" X 9"	55%	0-2	\$20,200	2022	\$1,009,200	3	\$32,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	4+	\$12,200	2030	\$122,000	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,500	
Glazed Ceramic Panel	2%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	55%	0-2	\$65,000	LIFE	**	5	\$22,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	0-2	\$7,700	2032	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	20%	Now	\$107,700	2040	**	5	\$19,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria, Kitchen</i>								
Embossed Metal	5%			LIFE	**	5	\$3,500	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	3%			2027	\$32,600			
Metal Panel	2%	4+	\$11,100	LIFE	**	5	\$3,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Kitchen</i>								
Plaster	58%	2-4	\$25,300	LIFE	**	5	\$56,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$208,700	5	\$400	

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	98%			2027	\$218,300	1		
Conduit	2%			2053	**	1		
Panelboards								
Fused Disc Sw	28%			2026	\$53,600	5	\$700	
Molded Case Bkrs	70%			2026	\$134,100	5	\$1,900	
Molded Case Bkrs	2%			2049	**	5	\$100	
Wiring								
Braided Cloth	98%	2-4	\$312,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	2%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$88,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2027	\$3,500	10	\$100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$72,700	10	\$12,200	
Exit, Service	50%			2022	\$14,500	1		
Exterior Lighting								
HID	20%			2022	\$81,400	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$65,200	1	\$7,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$223,400	1-3	\$12,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$31,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 10000 Gallon Tanks</i>								
<i>fuel Source Was Recently Converted From #6 Oil To #4</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$653,600	1	\$100,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Distribution								
Central Plant Steam Piping/Pmp	2%	0-2	\$34,200	2057	**	4	\$100	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Condensate Pumps</i>								
Central Plant Steam Piping/Pmp	98%			2037	**	4	\$7,300	
Terminal Devices								
Air Handler	20%			2022	\$284,000	1	\$12,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Convactor/Radiator	80%			2032	**	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	85%			2025	\$178,900	1		
Window/Wall Unit	5%	0-2	\$10,500	2027	\$10,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classroom, Multiple Mechanical And Or Electrical Defects</i>								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,300	
Exhaust Fans								
Interior	20%			2022	\$71,900	2	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Fan Rooms</i>								
Roof	80%			2022	\$134,200	2	\$2,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
<i>Antiquated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Water Meter Room</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Water Heater	Gas Fired	100%			2025	\$61,600	2	\$1,500
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)	Electric	100%			2022	\$29,100	4	\$6,000
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Backflow Preventer	No Component	90%						
	Generic	10%			2032	**	1	\$600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler	No Component	90%						
	Generic	10%			2037	**	1-2	\$2,800
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fire Pump	Generic	100%			2030	\$65,000	1	\$18,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire Pump Serves Existing Sprinkler System</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 40 - M
Address : 319 EAST 19 STREET @ 2ND AVE.
Borough : MANHATTAN **Agency's Number** : M040
Program / Asset # : BOE0021.000 / 1662 **Yr Built/Renovated** : 1899 / 2013
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 925 **Lot** : 12 **BIN** : 1020513

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$718,300	\$452,000
Interior Architecture	\$250,500	\$555,400
Electrical	\$255,000	\$416,200
Mechanical	\$261,100	\$643,000
Total	\$1,484,900	\$2,066,600
Importance Code A	\$718,300	\$471,800
Importance Code B	\$766,600	\$1,594,800
Total	\$1,484,900	\$2,066,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,800		\$55,200	
Interior Architecture	\$47,900	\$8,600		\$8,000
Electrical	\$51,800	\$3,300	\$3,000	\$3,600
Mechanical	\$54,800	\$11,500	\$6,500	\$4,500
Site Pavements	\$5,700			
Total	\$165,000	\$23,500	\$64,600	\$16,100
Importance Code A	\$4,800	\$2,800	\$55,400	
Importance Code B	\$151,300	\$17,400	\$9,200	\$16,100
Importance Code C	\$8,900	\$3,300		
Total	\$165,000	\$23,500	\$64,600	\$16,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	30%			LIFE	**	5	\$282,100	
Copper/Terne	5%			2063	**	10	\$14,100	
Masonry: Brick	55%			LIFE	**	5	\$66,200	
Masonry: Granite	5%			LIFE	**	5	\$4,500	
Stucco Cement	5%			2033	**	5	\$15,000	
Windows								
Aluminum	100%	Now	\$718,300	2044	**	5	\$20,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$16,300	
Copper/Terne	5%			2063	**	5	\$5,100	
Masonry: Brick	80%			LIFE	**	5	\$16,900	
Metal: Cage/Fence	5%			2041	**	5-10	\$8,200	
Roof								
Built-Up (BUR)	15%			2028	\$103,700	10	\$7,200	
Modified Bitumen	65%			2033	**	10	\$31,000	
Paver: Asphalt	10%			2037	**	10	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rubber Matting For Rooftop Play Area</i>								
Slate	10%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$7,900	LIFE	**	5	\$31,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Of 1925 Wing- Electrical Room</i>								
Ceramic Tile	5%			2041	**	5	\$7,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
Mosaic Tile	5%			2041	**	5	\$17,800	
Vinyl Tile	45%			2033	**	3	\$32,000	
Vinyl Tile 9" X 9"	30%			2028	\$502,000	3	\$16,000	
Wood	5%	Now	\$250,500	2068	**	5	\$6,700	
<i>Deflection Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$8,900	LIFE		**		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Of 1925 Wing- Electrical Room</i>								
Ceramic Tile	5%			2037		**	\$6,600	
Concrete Masonry Unit	10%			LIFE		**	\$5,300	
Masonry: Brick	10%			LIFE		**		
Plaster	55%			LIFE		**	\$21,800	
SGFT/Glazed Masonry	15%			LIFE		**		
Ceilings								
AcousTileSusp.Lay-In	15%			2041		**	\$21,300	
Exposed Concrete	25%			LIFE		**	\$5,600	
Plaster	60%			LIFE		**	\$53,400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,700	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 20th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2033		**		
Activity Yard								
Pavers/Stone	30%			2037		**		
Rubber Matting	60%			2033		**		
No Component	10%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2048		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Fused Disc Sw	50%			2028	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 2- Vertical Sections</i>								
Fused Knife Sw	50%	2-4	\$91,300	2058	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
Raceway								
Conduit	60%			2028	\$110,600	1		
Conduit	40%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Fused Toggle Switch	10%	2-4	\$19,200	2053	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
Molded Case Bkrs	30%			2044	**	5	\$800	
Molded Case Bkrs	45%			2027	\$86,200	5	\$1,100	
Wiring								
Braided Cloth	60%	2-4	\$163,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2048	**	1		
Motor Controllers								
Locally Mounted	50%			2026	\$40,300	5	\$300	
Locally Mounted	30%	2-4	\$24,200	2048	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Variable Frequency Drive	20%			2041	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$700	
Generic	50%	2-4	\$5,100	LIFE	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$82,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2036	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$11,500	
Exit, LED	50%			2063	**	1		

Exterior Lighting								
HID	20%			2028	\$76,600	10	\$100	
No Component	80%							

Alarm

Security System								
No Component	70%							
Generic	30%			2036	**	1	\$10,600	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways, Cafeteria

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$18,100	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways, Cafeteria, Gym, Toilets

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Utility Steam	100%			2038	**	1		

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Steam From Con Edison

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$5,600	

Distribution

Steam Piping/Pump	100%	Now	\$8,400	2038	**			
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Malfunctioning, Extent : Moderate, Area Affected : 2%

Location : Thermostats For Room #406 & 408.

Terminal Devices								
Air Handler	20%			2036	**	1	\$11,800	

Other Observation, Extent : Light, Area Affected : 20%

Location : Basement

Explanation : For Auditorium And Cafeteria

Convactor/Radiator	70%			2026	\$356,000	1	\$21,500	
Fan Coil Unit/Heat	10%			2023	\$142,300	1	\$3,100	

Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%	Now	\$5,800	2028	\$115,400	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 3 Units, Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : All 3 Units Are Down Frequently.</i>								
Window/Wall Unit	60%			2023	\$118,800	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	**	2-5	\$18,500	
No Component	65%							
Exhaust Fans								
Interior	15%			2036	**	2	\$400	
Roof	20%			2028	\$31,500	2	\$600	
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$125,100	1		
HW Heat Exchanger								
Steam Fired	100%			2054	**	4	\$14,100	
Sanitary Piping								
Cast Iron	100%	0-2	\$34,800	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2028	\$7,200	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement At 20th Street Side</i>								
<i>Explanation : 1 Unit</i>								
Submersible	50%			2021	\$1,600	4	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement At 19th Street Side</i>								
<i>Explanation : 5 Units</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$46,500	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 40 - Q
Address : 109-20 UNION HALL STREET
Borough : QUEENS **Agency's Number** : Q040
Program / Asset # : BOE0700.000 / 2271 **Yr Built/Renovated** : 1912 / 2014
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 12151 **Lot** : 1 **BIN** : 4263341

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$178,400	\$210,400
Interior Architecture	\$751,900	\$1,671,600
Electrical	\$646,200	\$305,700
Mechanical	\$1,301,200	\$268,400
Total	\$2,877,700	\$2,456,100
Importance Code A	\$178,400	\$210,400
Importance Code B	\$2,699,400	\$2,200,900
Importance Code C		\$44,700
Total	\$2,877,700	\$2,456,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$3,900
Interior Architecture	\$25,700		\$5,000	\$17,600
Electrical	\$3,400	\$3,200	\$2,900	\$25,300
Mechanical	\$20,000	\$17,600	\$26,200	\$16,500
Site Enclosure	\$16,100			
Site Pavements	\$27,200			
Total	\$92,500	\$20,800	\$34,100	\$63,300
Importance Code A	\$10,100	\$10,100	\$10,100	\$14,200
Importance Code B	\$29,800	\$10,700	\$24,000	\$49,100
Importance Code C	\$52,500			
Total	\$92,500	\$20,800	\$34,100	\$63,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	90%			LIFE	**	5	\$146,700	
		<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	100%	Now	\$111,500	2045	**	5	\$24,900	
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$19,900	
		<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
		<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
		<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
Roof								
Built-Up (BUR)	95%			2034	**	10	\$66,900	
Copper/Terne	2%			2057	**	10	\$3,500	
Metal Panel	3%			2034	**	10	\$3,900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement Mechanical Spaces</i>					
Ceramic Tile	5%			2038	**	5	\$10,100	
Terrazzo	5%			LIFE	**	5	\$7,900	
Vinyl Tile	35%	Now	\$128,000	2029	\$640,200	3	\$26,400	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	35%	Now	\$414,700	2029	\$829,400	3	\$26,400	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					
Wood	10%	4+	\$71,000	2044	**	5	\$18,900	
			<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Gymnasium</i>					
Interior Walls								
Ceramic Tile	5%	2-4	\$6,800	2032	**	5	\$5,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
Folding Partition	5%			2045	**	5	\$28,700	
Masonry: Brick	10%			LIFE	**			
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Basement</i>					
Marble Panels	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$44,700	
SGFT/Glazed Masonry	10%	2-4	\$19,000	LIFE	**			
			<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Gymnasium</i>					

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%	Now	\$138,200	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Room In Basement</i>								
Plaster	90%			LIFE	**	5	\$113,200	
Site Enclosure								
Fence/Gates								
Chain Link	35%			2049	**			
Iron Picket	65%	2-4	\$16,100	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$16,500	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	\$10,700	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Conduit	70%			2029	\$155,900	1		
Conduit	30%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Molded Case Bkrs	95%			2045	**	5	\$2,600	
Wiring								
Braided Cloth	50%	2-4	\$159,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Thermoplastic	20%			2029	\$63,700	1		
Motor Controllers								
Locally Mounted	30%			2042	**	5	\$200	
Locally Mounted	70%			2027	\$86,000	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	40%			2024	\$58,800	10	\$9,800	
Emergency, Battery	10%			2034	**	10	\$2,500	
Exit, Service	30%			2024	\$8,800	1		
Exit, Service	20%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$338,400	1-3	\$19,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$101,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$5,000	
Terminal Devices								
Air Handler	50%			2024	\$717,100	1	\$31,500	
Convactor/Radiator	40%			2027	\$218,400	1	\$13,200	
Fan Coil Unit/Heat	10%			2024	\$152,800	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2022	\$42,500	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,900	
Exhaust Fans								
Interior	90%			2024	\$326,600	2	\$2,800	
Roof	10%			2029	\$16,900	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$62,200	2	\$1,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,300	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Driveway</i>								
<i>Explanation : Water Backup At The Front Entrance Of Driveway During Heavy Rains</i>								
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,200	
Backflow Preventer								
Generic	100%			2029	\$25,900	1	\$6,300	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2029	\$49,900	1-2	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 41 - BK
Address : 411 THATFORD AVENUE BTWN: NEWPORT ST., RIVERDALE AVE
Borough : BROOKLYN **Agency's Number** : K041
Program / Asset # : BOE0372.000 / 1411 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3604 **Lot** : 1 **BIN** : 3082389

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$185,100	\$89,600
Interior Architecture	\$1,284,200	\$136,800
Electrical	\$279,100	\$740,700
Mechanical	\$528,400	\$1,291,400
Total	\$2,276,800	\$2,258,500
Importance Code A	\$185,100	\$718,100
Importance Code B	\$2,055,700	\$1,498,400
Importance Code C	\$36,000	\$42,000
Total	\$2,276,800	\$2,258,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$800		\$600
Interior Architecture	\$48,400	\$3,900		\$17,400
Electrical	\$2,800	\$3,400	\$3,500	\$2,900
Mechanical	\$24,700	\$14,000	\$25,300	\$27,200
Site Pavements	\$9,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,100	\$26,100	\$32,800	\$52,000
Importance Code A	\$9,000	\$9,800	\$9,000	\$9,800
Importance Code B	\$49,200	\$16,300	\$23,800	\$42,200
Importance Code C	\$31,000			
Total	\$89,100	\$26,100	\$32,800	\$52,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$13,600	
Masonry: Brick	93%			LIFE	**	5	\$50,500	
			<i>Efflorescence, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Granite Panels	2%			LIFE	**	5	\$800	
Windows								
Aluminum	100%			2045	**	5	\$36,400	
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$2,800	
Metal Rail	50%			2042	**	5-10	\$99,600	
Pre-Cast Concrete	25%			LIFE	**	5	\$17,300	
Roof								
Modified Bitumen	100%			2034	**	10	\$124,600	
Soffits								
Stucco Cement	60%			2034	**	5	\$1,200	
Wood	40%			2042	**	5	\$1,600	
Interior								
Floors								
Carpet	5%			2028		3	\$9,500	
Cast in Place Concrete	10%			LIFE	**	5	\$27,600	
Ceramic Tile	5%	0-2	\$6,500	2038	**	5	\$3,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout Kitchen And Toilets</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Kitchen And Toilets</i>					
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	5%			2034	**	3	\$2,400	
Vinyl Tile 9" X 9"	70%	Now	\$208,000	2024	\$1,040,100	3	\$33,200	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Basement And 1st Floor</i>					
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Basement And 1st Floor</i>					
			<i>Loose Units, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Throughout Basement And 1st Floor</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$31,000	2038	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen, Toilet</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Gypsum Board	15%			LIFE	**	5	\$18,900	
Plaster	40%	0-2	\$36,000	LIFE	**	5	\$25,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Wood	5%			LIFE	**	5	\$42,000	
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$10,900	2034	**	5	\$15,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
AcousTileSusp.Lay-In	10%			2034	**	5	\$12,600	
Exposed Concrete	10%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$39,500	
Wood	5%			LIFE	**	5	\$55,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,300	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Rubber Matting	100%			2034	**			

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	20%			2051	**	5	\$500	
Molded Case Bkrs	70%			2028	\$134,100	5	\$1,700	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$54,600	1		
Thermoplastic	10%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$81,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Lobby</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$11,000	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$88,200	1	\$10,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$16,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$178,800	5	\$28,200	
Conversion Equipment								
Steam Boiler	100%			2027	\$588,900	1	\$90,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$462,000	2039	**	4	\$4,500	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	25%			2029	\$319,900	1	\$14,100	
Convactor/Radiator	75%			2034	**	1	\$22,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	35%			2024	\$66,400	1		
Window/Wall Unit	5%			2028	\$9,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,700	
Exhaust Fans								
Interior	25%			2029	\$80,900	2	\$700	
Roof	75%	Now	\$11,300	2029	\$113,300	2	\$1,700	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$9,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,900	
Backflow Preventer								
No Component	50%							
Generic	50%			2034	**	1	\$2,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	1%			2039	**	1-2	\$300
	Generic	9%			2055	**	1-2	\$2,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 41 - M
Address : 116 WEST 11 STREET BTWN: AVENUE OF THE AMERICAS,
Borough : MANHATTAN **Agency's Number** : M041
Program / Asset # : BOE0022.000 / 692 **Yr Built/Renovated** : 1958 / 2014
Area Sq Ft : 81,000 **Project Type** : EDUCATION
Date of Survey : 15-Nov-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 606 **Lot** : 49 **BIN** : 1010543

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$87,100	\$121,900
Interior Architecture	\$691,300	\$53,300
Electrical	\$312,200	\$370,300
Mechanical	\$221,000	\$773,500
Total	\$1,311,600	\$1,319,000
Importance Code A	\$87,100	\$121,900
Importance Code B	\$1,224,500	\$1,197,100
Total	\$1,311,600	\$1,319,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$7,500	\$3,000
Interior Architecture	\$43,500	\$5,100	\$3,100	\$29,700
Electrical	\$6,600	\$7,100	\$5,500	\$27,900
Mechanical	\$20,100	\$18,900	\$21,600	\$26,000
Site Pavements	\$15,000			
Total	\$85,000	\$31,000	\$37,700	\$86,600
Importance Code A	\$8,000	\$8,000	\$15,500	\$11,000
Importance Code B	\$77,000	\$23,000	\$19,100	\$75,600
Importance Code C			\$3,100	
Total	\$85,000	\$31,000	\$37,700	\$86,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$23,600	
Masonry: Brick	35%			LIFE	**	5	\$17,600	
Metal/Glass Curt Wall	52%			LIFE	**	5	\$49,000	
Window Wall	3%			2049	**	5	\$5,700	
Windows								
Aluminum	90%			2045	**	5	\$21,600	
Glass Block	5%			LIFE	**	5	\$800	
Steel	5%			2028		5	\$15,000	
Parapets								
Glazed Ceramic Panel	2%			2049	**	5-10	\$1,300	
Masonry: Brick	85%			LIFE	**	5	\$5,400	
Pre-Cast Concrete	13%			LIFE	**	5	\$5,200	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$87,100	
				<i>Water Penetration, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Room 403, 430 And Corridor Next To Room 428</i>				
				<i>Other Observation, Extent : Light, Area Affected : 60%</i>				
				<i>Location : Main Roof</i>				
				<i>Explanation : Green Roof Under Construction</i>				
Copper/Terne	5%			2057	**	10	\$11,500	
Soffits								
Alum/Vinyl Siding	70%			2049	**	10	\$3,000	
Cast in Place Concrete	30%			LIFE	**	5	\$20,300	
Interior								
Floors								
Cast in Place Concrete	18%			LIFE	**	5	\$53,300	
Ceramic Tile	5%	Now	\$7,600	2038	**	5	\$3,400	
				<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout Toilet Rooms</i>				
Terrazzo	2%	0-2	\$7,300	LIFE	**	5	\$2,100	
				<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
Vinyl Tile	30%			2034	**	3	\$15,200	
Vinyl Tile 9" X 9"	40%	Now	\$691,300	2039	**	3	\$20,300	
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout And Cafeteria</i>				
Wood	5%			2044	**	5	\$12,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2038	**	5	\$6,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,300	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	40%			LIFE	**	5	\$24,700	
SGFT/Glazed Masonry	30%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$28,600	2034	**	5	\$6,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Cafeteria, Gymnasium</i>								
AcousTileConcealSpLn	20%			2034	**	5	\$33,100	
Exposed Concrete	50%			LIFE	**	5	\$10,300	
Plaster	20%			LIFE	**	5	\$16,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	90%	4+	\$10,500	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%			2037	**			
Rubber Matting	5%	0-2	\$4,500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$180,200	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$10,400	5	\$100	
Fused Disc Sw	5%			2051	**	5	\$100	
Molded Case Bkrs	85%			2051	**	5	\$1,800	
Molded Case Bkrs	5%			2028	\$10,400	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$177,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2029	\$74,100	1		
Thermoplastic	15%			2055	**	1		
Motor Controllers								
Locally Mounted	40%			2027	\$35,100	5	\$200	
Locally Mounted	60%			2046	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$70,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$63,400	10	\$9,800	
Exit, Service	50%			2024	\$12,700	1		
Exterior Lighting								
HID	20%			2024	\$71,000	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front, Rear And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$49,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$25,100	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$80,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - Boilers</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$38,900	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2029	\$247,500	1	\$10,000	
Convactor/Radiator	80%			2034	**	1	\$20,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	**	1	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Air Conditioning Room</i>								
Window/Wall Unit	70%			2024	\$128,400	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$10,500	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2029	\$79,000	1	\$5,000	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	**	2	\$5,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,200	
Exhaust Fans								
Interior	50%			2029	\$156,600	2	\$1,200	
Roof	50%	0-2	\$3,700	2029	\$73,100	2	\$1,000	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$77,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2024	\$53,700	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Instantaneous Type With Storage Tank</i>								
HW Heat Exchanger Steam Fired	100%			2029	\$140,200	4	\$12,000	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : It Has Been Used For Long Time</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2022	\$3,000	4	\$2,600	
Sewage Ejector(s) Electric	100%			2034	**	4	\$4,800	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler No Component Generic	95%			2039	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 41 - Q
Address : 214-43 35 AVENUE
Borough : QUEENS **Agency's Number** : Q041
Program / Asset # : BOE0701.000 / 2272 **Yr Built/Renovated** : 1916 / 2009
Area Sq Ft : 56,000 **Project Type** : EDUCATION
Date of Survey : 23-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6121 **Lot** : 1 **BIN** : 4135975

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,200	\$119,800
Interior Architecture	\$343,600	\$45,700
Electrical	\$375,300	\$413,600
Mechanical	\$395,900	\$494,300
Total	\$1,150,100	\$1,073,400
Importance Code A	\$35,200	\$119,800
Importance Code B	\$1,114,900	\$953,500
Total	\$1,150,100	\$1,073,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,400			
Interior Architecture	\$25,700	\$11,400		\$17,300
Electrical	\$27,500	\$1,600	\$2,100	\$9,100
Mechanical	\$49,900	\$7,700	\$12,600	\$7,700
Site Pavements	\$7,700			
Total	\$122,300	\$20,700	\$14,700	\$34,200
Importance Code A	\$16,900	\$5,500	\$5,500	\$5,700
Importance Code B	\$105,300	\$7,900	\$9,200	\$28,500
Importance Code C		\$7,300		
Total	\$122,300	\$20,700	\$14,700	\$34,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,300	
Masonry: Brick	90%			LIFE	**	5	\$83,600	
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%			2051	**	5	\$22,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,300	
Masonry: Brick Cavity	90%			LIFE	**	5	\$14,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,100	
Roof								
Built-Up (BUR)	100%	Now	\$35,200	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Roof Drains In Classrooms</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$1,600	LIFE	**	5	\$16,000	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Emergency Stair Behind Auditorium Exit 4</i>								
Ceramic Tile	5%			2032	**	5	\$3,700	
Vinyl Tile	25%			2034	**	3	\$6,800	
Vinyl Tile 9" X 9"	40%			2024	\$343,600	3	\$14,600	
Wood	20%			2044	**	5	\$27,400	
Interior Walls								
Ceramic Tile	20%			2032	**	5	\$14,500	
Marble Panels	5%			LIFE	**			
Plaster	75%			LIFE	**	5	\$16,400	
Ceilings								
Plaster	100%	4+	\$20,500	LIFE	**	5	\$45,700	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard Asphalt	95%	4+	\$7,700	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Play Yard</i>								
<i>Potholes, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2029	\$22,200	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2029	\$156,500	5	\$200	
Raceway Conduit	90%			2029	\$119,000	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5	\$100	
Fused Knife Sw	15%	2-4	\$16,800	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	5%			2037	**	5	\$100	
Molded Case Bkrs	75%			2028	\$83,800	5	\$1,100	
Wiring								
Braided Cloth	75%	2-4	\$139,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$400	
Ground								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	**	5	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2034	**	10	\$50,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$6,800	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$54,300	1	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$185,800	2039	**	1-3	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$55,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	20%	0-2	\$14,900	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Steam Piping/Pump	80%			2029	\$198,100			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2024	\$157,500	1	\$6,900	
Convactor/Radiator	70%			2027	\$209,900	1	\$12,700	
Fan Coil Unit/Heat	10%			2024	\$83,900	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$35,000	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,200	
Exhaust Fans								
Interior	60%	0-2	\$23,900	2024	\$119,500	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Fan Room</i>								
Roof	40%			2029	\$37,200	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	0-2	\$2,500	2027	\$49,100	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main In Basement Lunch Room</i>								
Water Heater								
Gas Fired	100%			2027	\$34,200	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$8,500	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$16,500	1-2	\$500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 41 - SI
Address : CLAWSON ST AND LOCUST AVENUE
Borough : STATEN ISLAND **Agency's Number** : R041
Program / Asset # : BOE0929.000 / 1436 **Yr Built/Renovated** : 1924 / 2007
Area Sq Ft : 65,000 **Project Type** : EDUCATION
Date of Survey : 04-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3639 **Lot** : 35 **BIN** : 5052659

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$96,100	\$75,500
Interior Architecture	\$328,200	\$327,600
Electrical	\$601,100	\$773,100
Mechanical	\$107,400	\$585,600
Total	\$1,132,800	\$1,761,900
Importance Code A	\$96,100	\$115,000
Importance Code B	\$933,600	\$1,646,800
Importance Code C	\$103,100	
Total	\$1,132,800	\$1,761,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$87,000	\$2,200		\$3,100
Electrical	\$1,600	\$18,700	\$700	\$700
Mechanical	\$29,900	\$19,100	\$14,800	\$9,000
Total	\$118,400	\$39,900	\$15,500	\$12,900
Importance Code A	\$6,400	\$6,600	\$6,400	\$6,400
Importance Code B	\$112,000	\$32,200	\$9,100	\$6,400
Importance Code C		\$1,200		
Total	\$118,400	\$39,900	\$15,500	\$12,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700		
Masonry: Brick	85%			LIFE	**	5	\$75,500		
Masonry: Granite	10%			LIFE	**	5	\$6,700		
Windows									
Aluminum	100%	Now	\$48,300	2043	**	5	\$10,800		
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,400		
Masonry: Brick	90%			LIFE	**	5	\$8,500		
Roof									
Copper/Terne	5%			2055	**	10	\$6,300		
IRMA/Protected Membrane	95%			2032	**	10	\$47,800		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$2,200	LIFE	**	5	\$21,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	2%			2042	**	5	\$2,000		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Ellery Pichardo</i>									
Ceramic Tile	3%	0-2	\$61,900	2042	**	5	\$1,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>									
<i>Location : Ellery Pichardo</i>									
Marble Panels	5%	0-2	\$19,300	LIFE	**	5	\$3,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Ellery Pichardo</i>									
Vinyl Tile	25%	Now	\$22,600	2027	\$226,300	3	\$9,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	55%			2062	**	5	\$102,800		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Throughout</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	\$103,100	2042	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ellery Pichardo</i>								
Ceramic Tile	2%			2042	**	5	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ellery Pichardo</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$19,200	
SGFT/Glazed Masonry	20%			LIFE	**			
Wood	5%			LIFE	**	5	\$23,300	
Ceilings								
AcousTileConcealSpLn	10%	Now	\$8,600	2032	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$34,300	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Horizontal Crack In Beam Supporting Main Entrance Stair</i>								
Plaster	80%	Now	\$111,800	LIFE	**	5	\$49,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ellery Pichardo</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 100 Ampere Main Dsicnnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$300	
Raceway								
Conduit	100%			2027	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	90%			2026	\$129,300	5	\$1,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$148,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$37,100	1		
Motor Controllers								
Locally Mounted	90%			2025	\$72,600	5	\$400	
Locally Mounted	10%			2047	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$57,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$46,800	10	\$7,800	
Exit, Service	50%			2022	\$9,400	1		
Exterior Lighting								
HID	100%			2022	\$262,100	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2030	\$148,700	5	\$1,900	
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$143,800	1-3	\$8,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2-10,000 Gallon Tanks</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	5%			2040	**	1	\$3,200	
Steam Boiler	95%			2032	**	1	\$61,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$4,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$182,800	1	\$8,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convector/Radiator	60%			2032	**	1	\$12,600	
Fan Coil Unit/Heat	20%			2027	\$194,700	1	\$4,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$13,500	2022	\$67,700	1		
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Classrooms</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200	
Exhaust Fans								
Interior	90%			2027	\$208,100	2	\$1,800	
Roof	10%			2027	\$10,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2021	\$39,600	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$5,000	2027	\$9,900	4	\$1,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 2 Unit Not Working In The Basement</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Sprinkler

No Component

Generic

90%

10%

2037

**

1-2

\$1,800

No Backflow Preventer, Extent : Light, Area Affected : 100%

Location : Basement

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 42 - M
Address : 71 HESTER STREET BTWN ORCHARD ST. - LUDLOW ST.
Borough : MANHATTAN **Agency's Number** : M042
Program / Asset # : BOE0023.000 / 1663 **Yr Built/Renovated** : 1899 / 2009
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 06-Sep-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 309 **Lot** : 1 **BIN** : 1003998

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,074,400	\$958,300
Interior Architecture	\$1,330,400	\$324,500
Electrical	\$1,361,700	\$451,500
Mechanical	\$221,600	\$629,700
Total	\$3,988,100	\$2,364,000
Importance Code A	\$1,074,400	\$989,900
Importance Code B	\$2,660,800	\$1,374,100
Importance Code C	\$253,000	
Total	\$3,988,100	\$2,364,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,500		\$5,600	
Interior Architecture	\$103,500	\$3,600		\$9,300
Electrical	\$1,100	\$5,700	\$28,500	\$6,600
Mechanical	\$32,000	\$10,000	\$43,100	\$10,000
Total	\$171,000	\$19,300	\$77,200	\$25,800
Importance Code A	\$41,800	\$7,300	\$13,000	\$7,300
Importance Code B	\$111,400	\$11,900	\$64,200	\$18,500
Importance Code C	\$17,900			
Total	\$171,000	\$19,300	\$77,200	\$25,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$91,100	LIFE	**	5	\$81,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$135,000	LIFE	**	5	\$83,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$61,100	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	Now	\$542,600	2036	**	5	\$181,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$32,200	LIFE	**	5	\$10,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$2,200	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$244,600	2028	\$611,500			
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2043	**	10	\$5,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	3%	Now	\$1,900	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$23,700	2031	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$29,300	2033	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Vinyl Tile	20%	Now	\$20,800	2033	**	3	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2028		3	\$10,700	
Vinyl Tile 9" X 9"	45%	Now	\$181,900	2023		3	\$19,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$66,500	2031	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Toilet Rooms</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Masonry: Brick	15%	Now	\$47,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$77,300	LIFE	**	5	\$27,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$62,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$17,900	LIFE	**	5	\$30,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	10%	Now	\$9,900	2033	**	5	\$7,200	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Plaster	90%	Now	\$289,000	LIFE	**	5	\$64,500	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2028	\$31,600	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1600 Ampere Main Disconnect Switch*

Fused Disc Sw	20%			2048	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	50%			2028	\$78,300	5	\$200	
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Fused Disc Sw	50%			2048	**	5	\$200	
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Raceway

Conduit	90%			2028	\$119,000	1		
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Conduit	10%			2048	**	1		
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Panelboards

Fused Disc Sw	5%			2027	\$7,200	5	\$100	
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Fused Disc Sw	2%			2044	**	5		
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Molded Case Bkrs	20%			2044	**	5	\$400	
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Molded Case Bkrs	73%			2027	\$104,900	5	\$1,400	
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Wiring

Braided Cloth	60%	Now	\$111,400	2053	**	1		
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2028	\$37,100	1		
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Thermoplastic	20%			2048	**	1		
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Motor Controllers

Locally Mounted	80%			2041	**	5	\$400	
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Locally Mounted	20%			2026	\$16,100	5	\$100	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	**	10	\$64,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2023	\$8,700	10	\$3,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Janitors And Storage Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Janitors And Storage Room</i>						
		<i>Explanation : Bulb Is New But The Lighting Fixtures Is Very Old</i>						
Egress Lighting								
Emergency, Battery	50%			2023	\$53,300	10	\$8,900	
Exit, Service	50%			2023	\$10,700	1		
Exterior Lighting								
HID	100%			2023	\$298,400	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$71,700	1	\$8,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$818,300	2038	**	1-3	\$41,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : On Extended Life; Manual Pull Stations, Alarm Bells Need To Be Upgraded</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Using #2 Oil Only Due To Undersized Gas Piping</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$73,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$62,600	2038	**	4	\$3,600	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Convactor/Radiator	90%	Now	\$35,700	2026	\$356,500	1	\$19,400	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
Fan Coil Unit/Heat	10%	Now	\$5,500	2028	\$110,800	1	\$2,200	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$123,400	1		
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>Explanation : Inefficiently</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$4,100	
No Component	90%							
Exhaust Fans								
Interior	5%			2023	\$13,200	2	\$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$162,400	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Bfp For Boiler, Basement</i>								
Water Heater								
Electric	30%			2023	\$19,600	4	\$100	
Gas Fired	70%			2026	\$31,600	2	\$800	
Sanitary Piping								
Cast Iron	100%	Now	\$10,800	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Area</i>								
<i>Explanation : The Boiler Drains Are Undersized</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$7,700	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Backs Up From Storm Drain When It Rains Due To Undersized Drain Pipe</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$600	2033	**	4	\$1,600	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1 Motor, Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$21,700	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 42 - Q
Address : 488 BEACH 66 STREET @THURSBY AVE.
Borough : QUEENS **Agency's Number** : Q042
Program / Asset # : BOE0702.000 / 2803 **Yr Built/Renovated** : 1925 / 2011
Area Sq Ft : 121,000 **Project Type** : EDUCATION
Date of Survey : 08-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 16039 **Lot** : 14 **BIN** : 4302817

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$136,700	\$743,000
Interior Architecture	\$1,134,900	\$846,000
Electrical	\$95,600	\$316,200
Mechanical	\$196,500	\$1,332,200
Total	\$1,563,700	\$3,237,300
Importance Code A	\$136,700	\$1,309,300
Importance Code B	\$1,309,200	\$1,548,900
Importance Code C	\$117,900	\$379,100
Total	\$1,563,700	\$3,237,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,100	\$21,500	\$13,000
Interior Architecture	\$12,500	\$40,300		\$27,700
Electrical	\$11,800	\$17,800	\$13,000	\$12,600
Mechanical	\$75,900	\$31,400	\$37,800	\$17,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$110,100	\$103,600	\$82,200	\$80,700
Importance Code A	\$13,700	\$15,100	\$32,700	\$24,000
Importance Code B	\$96,500	\$88,400	\$49,400	\$56,800
Importance Code C				
Total	\$110,100	\$103,600	\$82,200	\$80,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$39,700	
Masonry: Brick	30%			LIFE	**	5	\$19,800	
Masonry: Limestone	5%			LIFE	**	5	\$2,500	
Stucco Cement	5%			2032	**	5	\$8,300	
Windows								
Aluminum	70%			2043	**	5	\$42,900	
Aluminum	30%			2049	**	5	\$18,400	
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$11,100	
Masonry: Brick	25%			LIFE	**	5	\$4,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Metal Rail	2%			2044	**	5-10	\$6,200	
Pre-Cast Concrete	3%			LIFE	**	5	\$3,200	
Roof								
Built-Up (BUR)	60%	Now	\$136,700	2027	\$683,400			
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1925 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room, Auditorium</i>								
Copper/Terne	5%			2067	**	10	\$9,800	
IRMA/Protected Membrane	35%			2037	**	10	\$27,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
Interior								
Floors								
Ceramic Tile	5%			2030	\$208,500	5	\$10,100	
Ceramic Tile	5%			2042	**	5	\$10,100	
Marble Panels	3%			LIFE	**	5	\$4,500	
Terrazzo	2%	0-2	\$10,000	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2027	\$182,900	3	\$10,100	
Vinyl Tile	25%			2037	**	3	\$18,900	
Vinyl Tile 9" X 9"	40%			2022	\$948,000	3	\$30,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 125 Wing</i>								
Wood	5%			2042	**	5	\$18,900	
Wood	5%			2067	**	5	\$18,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%			2030	\$337,800	5	\$11,500	
Ceramic Tile	5%			2040	**	5	\$11,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,200	
Gypsum Board	15%			LIFE	**	5	\$20,600	
Masonry: Brick	5%			LIFE	**			
Plaster	60%	Now	\$117,900	LIFE	**	5	\$41,300	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Boiler Room Exit**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Throughout North And South Exterior Walls, Boiler Room Exit*

Ceilings

AcousTileSusp.Lay-In	25%			2044	**	5	\$50,300	
Exposed Concrete	10%	Now	\$69,100	LIFE	**	5	\$3,100	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Boiler Room**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler Room*

Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	3%			LIFE	**	5	\$7,500	
Plaster	60%			LIFE	**	5	\$75,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Bolted Pressure Contact Switch Rated At 4000 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2053	**	5	\$500	
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Raceway

Conduit	65%			2027	\$144,800	1		
Conduit	35%			2053	**	1		

Panelboards

Molded Case Bkrs	65%			2035	**	5	\$2,100	
Molded Case Bkrs	35%			2049	**	5	\$1,100	

Wiring

Braided Cloth	30%	2-4	\$95,600	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Section Of The Building*

Thermoplastic	35%			2037	**	1		
Thermoplastic	35%			2053	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	40%			2025	\$49,200	5	\$300	
Locally Mounted	60%			2044	**	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible; Covered With Insulation</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$37,200	
Generators								
Diesel	100%			2040	**	1	\$46,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$4,500	
Fuel Storage								
Main Tank	100%			2062	**	5	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	1%			2035	**	10	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						
		<i>Explanation : CFL (Compact Fluorescent Lamps)</i>						
Fluorescent	98%			2035	**	10	\$121,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	1%			2027	\$16,000	2		
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2035	**	10	\$100	
No Component	80%							
Lightning Protection								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lightning Protection

Arresters/Cabling

No Component

50%

Generic

50%

2062

* *

5

\$400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Section Roof Only**Explanation : Copper*

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$13,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera And Intrusion Alarm System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$22,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

65%

2027

\$170,500

5

\$27,100

Natural Gas

35%

2057

* *

1

Conversion Equipment

Furnace

35%

2035

* *

1

\$23,300

*Other Observation, Extent : Light, Area Affected : 35%**Location : New Wings Roofs**Explanation : 4 Rooftop Package Units*

Steam Boiler

65% Now

\$11,300

2025

\$566,400

1

\$78,000

*Not in Service, Extent : Severe, Area Affected : 40%**Location : #1 And #3 Burners Are Down Frequently*

Distribution

Central Plant Steam

65%

2037

* *

4

\$6,500

Piping/Pmp

No Component

35%

Terminal Devices

Air Handler

15%

2027

\$284,000

1

\$12,500

Convactor/Radiator

50%

2032

* *

1

\$21,700

No Component

35%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	35%			2035	**	2	\$2,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i>								
<i>Location : 4 Rooftop Package Units On New Wing Roofs</i>								
Window/Wall Unit	25%			2022	\$70,100	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	**	2-5	\$48,800	
Ductwork/Diffusers	35%			LIFE	**	2-5	\$26,300	
Exhaust Fans								
Interior	65%			2027	\$311,400	2	\$2,700	
Roof	35%			2035	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	65%	Now	\$32,600	2037	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library</i>								
Brass/Copper	35%			2053	**	1		
Water Heater								
Electric	65%			2022	\$77,100	4	\$800	
Gas Fired	35%			2027	\$28,700	2	\$700	
Sanitary Piping								
Cast Iron	100%	Now	\$49,300	LIFE	**	1		
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : School Yard</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$18,400	2037	**	4	\$2,600	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near The Hot Water Heater, Basement</i>								
Backflow Preventer								
No Component	65%							
Generic	35%			2035	**	1	\$2,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 6th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
	No Component	65%						
	Generic	35%		2053	* *	1-5	\$23,800	
Sprinkler								
	No Component	65%						
	Generic	35%		2053	* *	1-2	\$13,200	
Fire Pump								
	No Component	65%						
	Generic	35%		2040	* *	1	\$8,800	
Chemical System								
	Generic	100%		2026	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 42 - SI
Address : 380 GENESEE AVENUE @WAINWRIGHT AVE.
Borough : STATEN ISLAND **Agency's Number** : R042
Program / Asset # : BOE0967.000 / 1184 **Yr Built/Renovated** : 1968 / 2012
Area Sq Ft : 63,000 **Project Type** : EDUCATION
Date of Survey : 09-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 5605 **Lot** : 1 **BIN** : 5074394

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$84,200
Interior Architecture		\$718,100
Electrical	\$410,800	\$157,500
Mechanical	\$73,200	\$1,342,400
Site Pavements	\$52,000	\$297,100
Total	\$535,900	\$2,599,300
Importance Code A		\$491,900
Importance Code B	\$535,900	\$2,107,400
Total	\$535,900	\$2,599,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,200			
Interior Architecture	\$42,500	\$7,000	\$9,400	\$15,000
Electrical	\$29,400	\$1,500	\$700	\$17,900
Mechanical	\$34,800	\$41,200	\$13,800	\$18,200
Site Enclosure	\$2,900			
Site Pavements	\$16,100			
Total	\$148,000	\$49,700	\$23,900	\$51,100
Importance Code A	\$42,600	\$6,200	\$6,200	\$6,400
Importance Code B	\$43,900	\$41,800	\$17,600	\$44,700
Importance Code C	\$61,500	\$1,700		
Total	\$148,000	\$49,700	\$23,900	\$51,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$29,100	
Granite Panels	15%			LIFE	**	5	\$7,300	
Pre-Cast Concrete	40%			LIFE	**	5	\$84,200	
Windows								
Aluminum	100%			2045	**	5	\$14,500	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$3,500	
Metal Security Bars	3%	4+	\$200	2057	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lower Roof Area</i>								
Pre-Cast Concrete	57%	Now	\$9,500	LIFE	**	5	\$31,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Main Roof</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Main Roof</i>								
Roof								
Copper/Terne	5%			2057	**	10	\$9,700	
IRMA/Protected Membrane	95%	4+	\$12,600	2034	**			
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Main Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Main Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,900	
Ceramic Tile	5%			2032	**	5	\$5,000	
Terrazzo	7%			LIFE	**	5	\$5,500	
Vinyl Tile	75%			2029	\$680,700	3	\$28,100	
Wood	3%			2057	**	5	\$5,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2032	**	5	\$3,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Masonry: Brick	2%			LIFE	**			
Plaster	50%	4+	\$9,700	LIFE	**	5	\$17,000	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof Bulkhead At Stairwell A</i>								
SGFT/Glazed Masonry	35%	4+	\$32,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 3rd Floor Corridor</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
Acous Tile, Adhered	30%			2034	**	5	\$29,900		
Exposed Concrete	10%			LIFE	**	5	\$1,600		
Plaster	60%			LIFE	**	5	\$37,400		
Site Enclosure									
Fence/Gates									
Chain Link	30%			2039	**				
Iron Picket	70%	4+	\$2,900	2049	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>									
<i>Location : North And West Sides Of Building</i>									
Free Standing Walls									
Cast in Place Concrete	100%			2064	**				
Retaining Walls									
Cast in Place Concrete	100%			2064	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2034	**				
On-Site Walkways									
Asphalt	50%	2-4	\$16,100	2038	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	50%			2034	**				
Activity Yard									
Asphalt	90%	2-4	\$52,000	2025	\$259,800				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Rubber Matting	10%			2029	\$37,300				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	70%			2049	**	5	\$200		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>									
Fused Disc Sw	30%			2049	**	5	\$100		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 100 Ampere Main Disconnect Switch For Emergency</i>									

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	70%			2029	\$92,600	1		
Conduit	20%			2049	**	1		
Conduit	10%			2059	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$7,200	5	\$100	
Fused Disc Sw	5%			2037	**	5	\$100	
Fused Disc Sw	20%	0-2	\$28,700	2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Spaces</i>								
<i>Explanation : Obsolete Panelboards.</i>								
Molded Case Bkrs	10%			2054	**	5	\$200	
Molded Case Bkrs	60%			2037	**	5	\$1,000	
Wiring								
Braided Cloth	60%	2-4	\$111,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2059	**	1		
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$57,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building. Fixtures Installed About 3 Years Ago.</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$45,400	10	\$7,600	
Exit, Service	50%			2024	\$9,100	1		
Exterior Lighting								
HID	100%			2024	\$254,000	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$7,100	

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$123,800	5	\$19,500	
Conversion Equipment								
Steam Boiler	100%	Now	\$20,400	2027	\$407,700	1	\$56,200	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Burners</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Steam Piping/Pump	100%			2029	\$278,600			
Terminal Devices								
Air Handler	5%			2029	\$44,300	1	\$2,000	
Convactor/Radiator	95%			2027	\$320,400	1	\$19,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2022	\$32,800	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,100	
Exhaust Fans								
Interior	30%			2029	\$67,200	2	\$600	
Roof	70%	0-2	\$73,200	2039	**	2	\$1,100	
			<i>Dented, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Roof</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	30%	Now	\$7,000	2039	**	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Water Main</i>					
Galvanized Steel	70%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$100,300	4	\$9,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Not Energy Efficient</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$9,600	4	\$2,000	
	Sewage Ejector(s)							
	Electric	100%		2029	\$18,100	4	\$3,800	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2039	**	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 42 - SI ANNEX
Address : 25 AUGUSTA AVENUE @RICHMOND AVE.
Borough : STATEN ISLAND **Agency's Number** : R848
Program / Asset # : BOE0967.010 / 1185 **Yr Built/Renovated** : 1926 / 2012
Area Sq Ft : 23,000 **Project Type** : EDUCATION
Date of Survey : 09-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 5605 **Lot** : 1 **BIN** : 5130512

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$50,800
Interior Architecture		\$260,300
Electrical	\$142,500	\$98,900
Mechanical	\$81,800	
Total	\$224,300	\$409,900
Importance Code A		\$50,800
Importance Code B	\$224,300	\$359,100
Total	\$224,300	\$409,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,100			
Interior Architecture	\$49,300	\$2,100	\$3,600	
Electrical	\$1,500	\$2,100	\$1,500	\$32,600
Mechanical	\$3,500	\$3,400	\$3,800	\$29,400
Site Pavements	\$400			
Total	\$66,900	\$7,600	\$8,900	\$61,900
Importance Code A	\$14,400	\$2,300	\$2,300	\$2,300
Importance Code B	\$18,200	\$4,200	\$6,700	\$59,600
Importance Code C	\$34,400	\$1,000		
Total	\$66,900	\$7,600	\$8,900	\$61,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$22,800	
Masonry: Brick	87%			LIFE	**	5	\$50,800	
Masonry: Granite	5%			LIFE	**	5	\$2,200	
Masonry: Marble	3%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%	4+	\$12,100	2045	**	5	\$6,800	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stairwell</i>								
Parapets								
Cast Stone/Terra Cotta	48%			LIFE	**	5	\$24,300	
Masonry: Brick	50%			LIFE	**	5	\$3,300	
Masonry: Marble	2%			LIFE	**	5	\$200	
Roof								
Asphalt Shingle	90%			2038	**	10	\$3,000	
Built-Up (BUR)	5%			2029	\$14,600	10	\$1,000	
Copper/Terne	3%			2057	**	10	\$1,500	
Skylight, Metal/Glass	2%			2049	**	10	\$1,300	
Interior								
Floors								
Cast in Place Concrete	25%	Now	\$6,100	LIFE	**	5	\$24,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2042	**	5	\$2,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Marble Panels	5%			LIFE	**	5	\$1,700	
Vinyl Tile	65%			2029	\$260,300	3	\$10,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$14,100	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								
Cast Stone/Terra Cotta	5%	Now	\$3,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Attic Areas</i>								
<i>Explanation : These Is Actually Terra Cotta Block Masonry Units</i>								
Ceramic Tile	5%			2042	**	5	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	5%	4+	\$2,500	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Masonry: Brick	5%	Now	\$1,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Metal: Cage/Fence	3%			LIFE	**			
Plaster	67%	Now	\$11,900	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement, Exit 4, Room 207</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement, Exit 4, Room 207</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
Exposed Concrete	25%			LIFE	**	5	\$1,700	
Plaster	75%	Now	\$9,300	LIFE	**	5	\$20,700	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Exit 4</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%			2034	**			
Pavers/Stone	5%	Now	\$400	2032	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Entry Stairs</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Entry Stairs</i>								
<i>Explanation : These Are Actually Marble Treads</i>								

Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$100	
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Raceway

Conduit	90%			2029	\$50,500	1		
Conduit	10%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$500	

Wiring

Braided Cloth	70%	2-4	\$49,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2049	**	1		

Motor Controllers

Locally Mounted	100%			2027	\$48,400	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2037	**	10	\$20,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building. T8 Fixtures Installed About 3 Years Ago.</i>								
Incandescent	3%			2024	\$8,200	2		
LED	2%			2037	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout School.</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$16,600	10	\$2,800	
Exit, Service	50%			2024	\$3,300	1		
Exterior Lighting								
HID	100%			2024	\$92,700	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$2,600	
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$14,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3000 Gallon Fuel Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2049	**			
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI ANNEX

Asset # : 1185

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	25%		2024	\$12,000	1		
	No Component	75%						
Ventilation								
Distribution								
	Ductwork/Diffusers	30%		LIFE	**	2-5	\$3,800	
	No Component	70%						
Exhaust Fans								
	Interior	100%		2024	\$81,800	2	\$700	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2034	**	1		
Water Heater								
	Gas Fired	100%		2024	\$14,000	2	\$300	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2029	\$3,500	4	\$700	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	70%						
	Generic	30%		2049	**	1-2	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 43 - Q (TANDEM P. S. 256 - Q)
Address : 160 BEACH 29TH STREET
Borough : QUEENS **Agency's Number** : Q043
Program / Asset # : BOE0987.000 / 4470 **Yr Built/Renovated** : 1996 / 2015
Area Sq Ft : 139,879 **Project Type** : EDUCATION
Date of Survey : 21-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 15820 **Lot** : 1 **BIN** : 4467711

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$617,200	\$263,800
Interior Architecture	\$543,500	\$197,200
Electrical		\$1,261,400
Mechanical	\$341,400	\$4,805,700
Site Pavements	\$248,800	
Total	\$1,750,800	\$6,528,000
Importance Code A	\$617,200	\$263,800
Importance Code B	\$667,200	\$6,156,000
Importance Code C	\$466,500	\$108,200
Total	\$1,750,800	\$6,528,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,100			
Interior Architecture	\$186,200		\$38,600	\$34,100
Electrical	\$19,100	\$13,600	\$17,100	\$14,400
Mechanical	\$98,700	\$46,000	\$76,100	\$43,800
Site Pavements	\$31,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$362,800	\$67,500	\$139,700	\$100,200
Importance Code A	\$33,000	\$13,900	\$13,900	\$13,900
Importance Code B	\$321,900	\$53,700	\$125,800	\$82,400
Importance Code C	\$8,000			\$4,000
Total	\$362,800	\$67,500	\$139,700	\$100,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	90%			LIFE	**	5	\$387,600		
Pre-Cast Concrete	10%			LIFE	**	5	\$140,000		
Windows									
Aluminum	95%	Now	\$218,500	2046	**	5	\$24,400		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Glazing Clouded, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Various Locations, Stairs B And C</i>									
Metal Louvers	5%			2039	**	10	\$16,100		
Parapets									
Concrete Masonry Unit	45%			LIFE	**	5-10	\$68,200		
Masonry: Brick Cavity	50%			LIFE	**	5-10	\$94,500		
Masonry: Limestone	5%			LIFE	**	5-10	\$16,900		
Roof									
Asphalt Shingle	65%			2039	**	10	\$13,600		
Plaza Roof: Stone Panels	35%			2056	**				
<i>Other Observation, Extent : Light, Area Affected : 35%</i>									
<i>Location : Lower Roof</i>									
<i>Explanation : New Install</i>									
Soffits									
Pre-Cast Concrete	100%			LIFE	**	5	\$8,000		
Interior									
Floors									
Carpet	5%	Now	\$142,700	2032	**	3	\$15,700		
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Library</i>									
Cast in Place Concrete	10%	4+	\$11,600	LIFE	**	5	\$45,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Boiler Room, Basement</i>									
Ceramic Tile	5%			2039	**	5	\$10,500		
Vinyl Tile	75%	4+	\$71,300	2035	**	3	\$58,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Wood	5%			2058	**	5	\$19,600		
Interior Walls									
Ceramic Tile	2%			2039	**	5	\$8,000		
Concrete Masonry Unit	38%			LIFE	**	5	\$121,000		
Gypsum Board	20%			LIFE	**	5-10	\$135,300		
Masonry: Limestone	5%			LIFE	**	10	\$8,000		
SGFT/Glazed Masonry	35%			LIFE	**	10	\$69,600		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	30%			2043	**	5	\$57,500		
AcousTile,Adhered	5%	Now	\$95,200	2050	**	5	\$4,800		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Corridors Near 422, 420, 414, 405 And 407</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Corridors Near Room 420</i>									
Exposed Concrete	40%			LIFE	**	5-10	\$95,900		
Exposed Struc: Steel	5%			LIFE	**	10	\$19,200		
Gypsum Board	18%			LIFE	**	5-10	\$118,600		
Metal Panel	2%			LIFE	**	5	\$9,600		
Site Enclosure									
Fence/Gates									
Chain Link	45%			2050	**				
Iron Picket	55%			2065	**				
Free Standing Walls									
Masonry: Brick	100%			2050	**				
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$31,800	2043	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Seagirt Avenue</i>									
On-Site Walkways									
Asphalt	5%			2039	**				
Cast in Place Concrete	5%			2043	**				
Pavers/Stone	90%	Now	\$248,800	2039	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Activity Yard									
Asphalt	100%			2039	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2040	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 1,600 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	30%			2040	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
	Dry Type	100%			2035	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Penthouse</i>								
<i>Explanation : One 300 Kilovolt-ampere, One 75 Kilovolt-ampere And One 45 Kilovolt-ampere, 480 High Voltage - 208/120 Low Voltage</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$600
Raceway								
	Conduit	100%			2040	**	1	
Panelboards								
	Fused Disc Sw	10%			2038	**	5	\$300
	Molded Case Bkrs	90%			2038	**	5	\$3,300
Wiring								
	Thermoplastic	100%			2040	**	1	
Motor Controllers								
	Locally Mounted	30%			2035	**	5	\$300
	Motor Control Center	70%			2035	**	5	\$2,700
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,100
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$43,000
Generators								
	Diesel	100%			2033	**	1	\$54,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 400 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$5,200
Fuel Storage								
	Main Tank	100%			2045	**	5	\$4,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallons</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	78%			2030	\$256,900	10	\$100,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2030	\$65,900	10	\$25,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	* *			
Egress Lighting								
Emergency, Service	60%			2030	\$44,100	1		
Exit, Service	40%			2030	\$16,100	1		
Exterior Lighting								
HID	30%			2030	\$169,200	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$135,500	1	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Cafeteria, Exit Doors And Some Offices</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$464,000	1-3	\$26,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	\$138,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 New Boilers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	5%	Now	\$200	2038	**	4	\$300	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse, Air Handler</i>								
Hot Wtr Piping/Pump	20%			2038	**	4	\$2,100	
Steam Piping/Pump	5%	0-2	\$9,300	2040	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Return Line And Vacuum Pump, Penthouse.</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Condensate Return System, Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : The Thermostats Do Not Communicate With The Blowers</i>								
Steam Piping/Pump	70%			2040	**			
Terminal Devices								
Air Handler	75%			2030	\$1,475,200	1	\$64,900	
Convactor/Radiator	25%			2035	**	1	\$11,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	0-2	\$59,400	2025	\$1,187,300	1	\$58,400	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$1,568,800	1	\$86,500	
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	\$282,000	2040	**	2	\$77,900	
<i>Corroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Obsolete Units</i>								
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	30%	0-2	\$7,700	LIFE	**	2-5	\$23,400	
<i>Unbalanced System, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : It Caused By Fire Dampers Degree Of Opening, Various Locations.</i>								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$86,500	
Exhaust Fans								
Interior	100%			2030	\$497,700	2	\$4,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	10%			2028	\$12,300	4	\$100	
Gas Fired	90%			2029	\$76,800	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 600 Gallons</i>								
Sanitary Piping								
Cast Iron	10%	Now	\$5,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : It Causes Flooding In Basement, Outside Under Ground On 29th Street</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	10%	0-2	\$5,800	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Cast Iron	90%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$4,400	
Sewage Ejector(s)								
Electric	100%	0-2	\$2,000	2038	**	4	\$5,600	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$8,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$70,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2040	**	1-2	\$2,000	
Fire Pump								
	Generic	100%		2039	**	1	\$26,100	
Chemical System								
	No Component	99%						
	Generic	1%		2028	\$300	1-3		

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 44 - BK
Address : 432 MONROE STREET BTWN: MARCUS GARVEY BLVD., THROO
Borough : BROOKLYN **Agency's Number** : K044
Program / Asset # : BOE0374.000 / 2518 **Yr Built/Renovated** : 1951 / 2010
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1821 **Lot** : 1 **BIN** : 3051540

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$199,300	\$174,300
Interior Architecture	\$703,000	
Electrical	\$208,300	\$219,000
Mechanical	\$30,200	\$1,191,200
Site Pavements	\$57,400	
Total	\$1,198,300	\$1,584,600
Importance Code A	\$199,300	\$174,300
Importance Code B	\$941,500	\$1,410,300
Importance Code C	\$57,400	
Total	\$1,198,300	\$1,584,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,500			
Interior Architecture	\$87,000	\$2,700	\$2,700	\$35,300
Electrical	\$6,900	\$7,000	\$5,500	\$22,800
Mechanical	\$57,000	\$11,300	\$16,900	\$36,200
Site Enclosure	\$6,100	\$1,900		
Site Pavements	\$29,500			
Total	\$208,900	\$22,900	\$25,100	\$94,300
Importance Code A	\$29,700	\$7,200	\$7,200	\$7,200
Importance Code B	\$120,400	\$13,900	\$17,900	\$87,100
Importance Code C	\$58,800	\$1,900		
Total	\$208,900	\$22,900	\$25,100	\$94,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$120,200	
Masonry: Limestone	5%	2-4	\$39,000	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**	5	\$5,000	
Windows								
Aluminum	95%	4+	\$119,800	2045	**	5	\$13,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$22,500	LIFE	**	5	\$900	
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$7,400	
Masonry: Limestone	10%			LIFE	**	5	\$1,600	
Metal Rail	30%			2042	**	5-10	\$66,800	
Roof								
Built-Up (BUR)	94%			2037	**	10	\$54,100	
Copper/Terne	3%			2057	**	10	\$4,300	
Metal Panel	3%			2046	**	10	\$3,200	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Explanation : Door Broken</i>								
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$6,000	LIFE	**	5	\$23,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$13,500	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	2-4	\$14,800	2034	**	3	\$12,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	40%	Now	\$153,300	2024	\$511,000	3	\$16,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout, 2nd And 3rd Floor Corridor</i>								
Wood	10%			2044	**	5	\$20,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$14,800	2038	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,000	
Glazed Ceramic Panel	5%	2-4	\$16,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	4+	\$20,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5	\$30,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$10,900	
AcousTileConcealSpLn	15%			2034	**	5	\$20,400	
AcousTileSusp.Lay-In	5%			2042	**	5	\$5,400	
Exposed Concrete	45%			LIFE	**	5	\$7,600	
Metal Panel	10%	0-2	\$38,700	LIFE	**	5	\$13,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	15%			LIFE	**	5	\$10,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2042	**	5-10	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Of Auditorium</i>								
<i>Explanation : Metal Railing- Guard Railing</i>								
Iron Picket	95%	4+	\$6,100	2064	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Madison Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$57,400	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Walkway</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East walkway</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Walkway</i>								
<i>Explanation : Water Penetration To Basement</i>								
Masonry: Granite	5%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

100% 0-2 \$29,500 2038 **

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Play Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2055 ** 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2055 ** 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three Vertical Sections*

Raceway

Conduit

30% 2029 \$55,300 1

Conduit

70% 2055 ** 1

Panelboards

Fused Disc Sw

10% 2051 ** 5 \$200

Molded Case Bkrs

90% 2051 ** 5 \$1,900

Wiring

Braided Cloth

30% 2-4 \$81,800 2054 ** 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

70% 2055 ** 1

Motor Controllers

Locally Mounted

100% 2046 ** 5 \$600

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$1,200

Lighting

Interior Lighting

Fluorescent

97% 2037 ** 10 \$64,600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

3% 2037 **

Egress Lighting

Emergency, Battery

45% 2024 \$47,000 10 \$7,900

Emergency, Battery

5% 2037 ** 10 \$900

Exit, Service

45% 2024 \$9,400 1

Exit, Service

5% 2037 ** 1

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	30%			2029	\$99,200	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2064	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stacks Only</i>								
<i>Explanation : Lightning Rods</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$79,500	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$50,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$71,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2029	\$320,900			
Terminal Devices								
Air Handler	20%	0-2	\$4,100	2029	\$204,100	1	\$8,100	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Flexible Connections, Fan Room</i>								
Convactor/Radiator	80%			2027	\$310,800	1	\$18,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	10%	0-2	\$15,100	2029	\$15,100	1	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
	Window/Wall Unit	20%			2024	\$30,200	1	
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,500
Exhaust Fans								
	Interior	90%			2029	\$232,400	2	\$2,000
	Roof	10%			2029	\$12,000	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2027	\$63,700	1	
Water Heater								
	Gas Fired	100%			2028	\$44,300	2	\$1,100
Sanitary Piping								
	Cast Iron	100%	0-2	\$26,600	LIFE	**	1	
<i>Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Back Yard</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$2,600
Sewage Ejector(s)								
	Electric	100%			2024	\$23,600	4	\$3,300
Backflow Preventer								
	Generic	100%			2034	**	1	\$4,400
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,000
Chemical System								
	Generic	100%			2028	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 44 - SI
Address : 80 MAPLE PARKWAY
Borough : STATEN ISLAND **Agency's Number** : R044
Program / Asset # : BOE0930.000 / 1437 **Yr Built/Renovated** : 1927 / 2008
Area Sq Ft : 97,000 **Project Type** : EDUCATION
Date of Survey : 21-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1218 **Lot** : 1 **BIN** : 5027641

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,287,700	\$463,300
Interior Architecture	\$1,308,400	\$485,100
Electrical	\$664,100	\$820,600
Mechanical	\$449,600	\$2,264,200
Total	\$5,709,700	\$4,033,100
Importance Code A	\$3,287,700	\$502,800
Importance Code B	\$1,979,600	\$3,236,600
Importance Code C	\$442,400	\$293,800
Total	\$5,709,700	\$4,033,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$93,200			\$6,000
Electrical	\$2,400	\$68,000	\$2,100	\$1,500
Mechanical	\$26,300	\$26,800	\$33,800	\$26,800
Total	\$121,900	\$94,800	\$35,900	\$34,300
Importance Code A	\$8,600	\$8,900	\$8,600	\$8,600
Importance Code B	\$113,200	\$86,000	\$27,200	\$25,700
Importance Code C				
Total	\$121,900	\$94,800	\$35,900	\$34,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$1,890,000	LIFE	**	5	\$146,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$360,200	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$190,900	2043	**	5	\$21,300	
<i>Crack/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$67,300	2052	**	5	\$11,200	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1960 Wing</i>								
Parapets								
Masonry: Brick	90%	Now	\$458,100	LIFE	**	5	\$18,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	0-2	\$69,200	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	10%	Now	\$44,400	2042	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	60%	Now	\$126,600	2027	\$316,600			
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	Now	\$80,800	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	25%	0-2	\$44,700	LIFE	**	5	\$88,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$33,300	2036	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$20,000	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$73,100	2022	\$365,700	3	\$15,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$19,000	2032	**	3	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	35%	0-2	\$99,300	2042	**	5	\$52,900	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$51,400	2030	\$257,100	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$36,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$37,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$209,300	LIFE	**	5	\$36,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%	0-2	\$108,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$20,900	2032	**	5	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%	Now	\$83,000	LIFE	**	5	\$7,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$143,600	LIFE	**	5	\$10,100	
<i>Deformed/Dented, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$56,400	LIFE	**	5	\$50,400	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere And One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	5%			2047	**	1		
Conduit	95%			2027	\$175,100	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	25%			2043	**	5	\$600	
Molded Case Bkrs	65%			2026	\$124,500	5	\$1,700	
Wiring								
Thermoplastic	80%			2027	\$218,200	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

86%

2022

\$196,400

10

\$76,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

10%

2035

* *

10

\$8,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Using T-8 Lamps*

HID

2%

2022

\$3,300

10

\$100

Incandescent

2%

2022

\$23,000

2

Egress Lighting

Emergency, Service

50%

2022

\$25,500

1

Exit, Service

50%

2022

\$14,000

1

Exterior Lighting

HID

100%

2022

\$391,100

10

\$300

Alarm

Security System

No Component

90%

Generic

10%

2035

* *

1

\$3,600

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$12,000

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Interruptible Gas/Dual

100%

2047

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 7500 Gallon Oil Tanks*

Conversion Equipment

Furnace

20%

2032

* *

1

\$9,600

Steam Boiler

80%

2040

* *

1

\$76,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Dual Fuel Steam Boilers*

Distribution

Central Plant Steam

100%

2027

\$1,641,700

4

\$4,800

Piping/Pmp

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	Now	\$8,200	2022	\$409,200	1	\$16,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bearings, Motors, Fan Room, Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Fan Room</i>								
Convactor/Radiator	20%			2040	**	1	\$6,300	
Convactor/Radiator	40%			2025	\$207,700	1	\$12,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2027	\$145,300	1	\$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Window/Wall Unit	20%			2032	**	2	\$1,200	
Window/Wall Unit	20%			2022	\$40,400	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, Multiple Mechanical Defects</i>								
No Component	60%							
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2	\$37,900	
No Component	70%							
Heat Rejection								
Evaporative Condenser	100%			2032	**	2	\$67,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,100	
Exhaust Fans								
Interior	30%			2027	\$103,500	2	\$900	
Roof	70%			2027	\$112,700	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Electric	10%			2025	\$8,500	4	\$100	
Gas Fired	90%			2025	\$53,200	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Playground</i>								
<i>Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Next To House Trap In Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$1,500	2027	\$14,800	4	\$2,000	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room, 2/2 Defective Sump Pumps</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	5%			2037	**	1-2	\$1,400	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of Original Building</i>								
Generic	20%			2047	**	1-2	\$5,400	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 45 - BK
Address : 84 SCHAEFER STREET @EVERGREEN AVE.
Borough : BROOKLYN **Agency's Number** : K045
Program / Asset # : BOE0375.000 / 1400 **Yr Built/Renovated** : 1966 / 2009
Area Sq Ft : 118,000 **Project Type** : EDUCATION
Date of Survey : 22-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 3427 **Lot** : 11 **BIN** : 3079428

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$258,600	\$302,400
Interior Architecture	\$69,200	\$1,160,100
Electrical	\$254,900	\$1,789,300
Mechanical	\$763,700	\$883,800
Total	\$1,346,400	\$4,135,600
Importance Code A	\$1,022,200	\$302,400
Importance Code B	\$324,100	\$3,833,200
Total	\$1,346,400	\$4,135,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,000			\$17,700
Interior Architecture	\$28,900		\$23,100	\$13,400
Electrical	\$1,700	\$3,600	\$3,100	\$2,200
Mechanical	\$42,000	\$16,700	\$35,400	\$34,900
Total	\$100,600	\$20,200	\$61,600	\$68,100
Importance Code A	\$28,000	\$11,700	\$11,700	\$29,600
Importance Code B	\$72,600	\$8,600	\$41,200	\$38,600
Importance Code C			\$8,700	
Total	\$100,600	\$20,200	\$61,600	\$68,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$72,300	
Masonry: Brick	75%	0-2	\$28,000	LIFE	**	5	\$43,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stair Tower At Roof</i>								
Windows								
Aluminum	100%			2054	**	5	\$21,100	
Parapets								
Metal Rail	100%			2042	**	5-10	\$286,000	
Roof								
Built-Up (BUR)	60%			2034	**	10	\$85,000	
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2034	**	10	\$7,100	
Paver: Asphalt	35%			2038	**	10	\$74,300	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%	Now	\$8,500	2038	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Traffic Topping	10%			2034	**	5	\$20,600	
Vinyl Tile	70%			2029	\$1,048,300	3	\$43,300	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	15%	2-4	\$4,500	2034	**	3	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$17,300	
Concrete Masonry Unit	45%			LIFE	**	5	\$31,200	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$5,200	
SGFT/Glazed Masonry	25%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$15,900	2034	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	25%	Now	\$69,200	2034	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair E And F</i>								
Exposed Concrete	40%			LIFE	**	5	\$10,000	
Fiber Board	10%			2029	\$111,800			
Plaster	15%			LIFE	**	5	\$15,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$500	
Raceway								
Conduit	90%			2029	\$200,500	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	85%			2028	\$162,800	5	\$2,600	
Molded Case Bkrs	10%			2028	\$19,200	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$254,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Motor Control Center	100%			2027	\$771,100	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2039	**	10	\$102,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Auditorium</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2029	\$17,000	1		
Exterior Lighting								
HID	100%			2029	\$475,800	10	\$400	
Alarm								
Security System								
No Component	85%							
Generic	15%			2029	\$57,200	1	\$6,600	
Fire/Smoke Detection								
No Component	85%							
Generic, Analog	15%			2034	**	1-3	\$10,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$36,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 7500 Gallon Tanks</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	2-4	\$763,700	2049	**	1	\$105,200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2039	**	4	\$5,800	
Terminal Devices Air Handler	30%	Now	\$24,900	2029	\$497,800	1	\$19,700	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fan Room</i>								
Convector/Radiator	70%			2034	**	1	\$26,700	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit No Component	50%			2027	\$122,900	1		
	50%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,800	
Exhaust Fans Interior Roof	30%			2029	\$125,900	2	\$1,100	
	70%			2029	\$137,100	2	\$2,500	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2042	**	1		
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One Unit, Not Energy Efficient. Separate Hot Water Heater Is Recommended</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$12,300	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Backs Up When It Rains Hard</i>								
Sump Pump(s) Non-Submersible	100%			2029	\$18,000	4	\$3,700	
Fixtures Generic	100%							

Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2039	**	1-2	\$1,700	

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)
Address : 1160 DECATUR STREET @CENTRAL AVENUE
Borough : BROOKLYN **Agency's Number** : K842
Program / Asset # : BOE0375.010 / 2753 **Yr Built/Renovated** : 1973 / 2007
Area Sq Ft : 9,000 **Project Type** : EDUCATION
Date of Survey : 20-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3434 **Lot** : 28 **BIN** : 3079714

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$110,100
Electrical	\$36,300	\$100,600
Mechanical	\$336,500	
Site Pavements	\$44,400	
Total	\$417,200	\$210,600
Importance Code B	\$417,200	\$210,600
Total	\$417,200	\$210,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$23,200
Interior Architecture	\$22,700			\$1,500
Electrical	\$300	\$400	\$12,700	\$300
Mechanical	\$2,100	\$300	\$2,000	\$300
Site Pavements	\$3,100			
Total	\$28,200	\$700	\$14,700	\$25,300
Importance Code A	\$800		\$900	\$23,200
Importance Code B	\$27,400	\$700	\$13,800	\$2,100
Importance Code C				
Total	\$28,200	\$700	\$14,700	\$25,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)
Asset # : 2753

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$7,000	
Metal Panel	40%			2054	**	5-10	\$31,900	
Windows								
Aluminum	100%			2050	**	5	\$2,300	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,700	
Masonry: Limestone	10%			LIFE	**	5	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	100%			2036	**	10	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$9,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
Ceramic Tile	5%	0-2	\$700	2037	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	90%	0-2	\$22,000	2028	\$110,100	3	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Room Adjacent To Street Corner, Sever Sloped Floor</i>								
Interior Walls								
Concrete Masonry Unit	85%			LIFE	**	5	\$8,100	
Gypsum Board	15%			LIFE	**	5	\$2,200	
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$2,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$44,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Decatur Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)

Asset # : 2753

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Activity Yard
Asphalt

100% 2-4 \$3,100 2037 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment
Fused Disc Sw

90% 2028 \$2,400 5

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Amperes For Heating And Cooling And Three 200 Amperes For Lighting And Power

Fused Disc Sw

10% 2028 \$300 5

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 100 Amperes Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw

100% 2028 \$52,200 5

Raceway

Conduit

100% 2028 \$14,800 1

Panelboards

Fused Disc Sw

10% 2027 \$2,400 5

Molded Case Bkrs

90% 2027 \$21,500 5 \$200

Wiring

Thermoplastic

100% 2028 \$19,800 1

Motor Controllers

Locally Mounted

100% 2026 \$48,400 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent

100% 2036 * * 10 \$8,300

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service

50% 2023 \$2,400 1

Exit, Service

50% 2023 \$1,300 1

Exterior Lighting

HID

100% 2023 \$36,300 10

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)
Asset # : 2753

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2023

\$8,700

1

\$1,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$1,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Radiant Heater

100%

2033

* *

2

\$4,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 8 Units*

Terminal Devices

Induction Unit

100%

2037

* *

1

\$2,900

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

0-2

\$336,500

2033

* *

2

\$400

*Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Mechanical Room**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Mechanical Room*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,000

Exhaust Fans

Roof

40%

2028

\$6,000

2

\$100

No Component

60%

Plumbing

H/C Water Piping

Galvanized Steel

100%

2041

* *

1

Water Heater

Electric

100%

2027

\$7,900

4

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 45 - BK ANNEX (OL BSH-RDGWD ECC1)
Asset # : 2753

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	\$900	LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Room 110, Room 111</i>						
		<i>Explanation : Flooding When It Rains Hard</i>						
Fixtures								
Generic	100%							

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 45 - Q
Address : 126-28 150 STREET BTWN: ROCKAWAY BLVD., SUTTER A
Borough : QUEENS **Agency's Number** : Q045
Program / Asset # : BOE0703.000 / 2650 **Yr Built/Renovated** : 1928 / 1998
Area Sq Ft : 57,000 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 12104 **Lot** : 1 **BIN** : 4262725

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$350,000	\$73,600
Interior Architecture		\$602,400
Electrical	\$323,600	\$1,188,900
Mechanical	\$256,100	\$589,600
Total	\$929,700	\$2,454,500
Importance Code A	\$350,000	\$73,600
Importance Code B	\$579,700	\$2,330,000
Importance Code C		\$50,900
Total	\$929,700	\$2,454,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$4,600
Interior Architecture	\$27,100	\$4,900	\$100	\$27,300
Electrical	\$15,000	\$4,000	\$5,400	\$4,100
Mechanical	\$36,200	\$8,600	\$13,200	\$43,300
Site Enclosure	\$6,400			
Site Pavements	\$36,800			
Total	\$121,500	\$17,400	\$18,700	\$79,400
Importance Code A	\$5,600	\$5,600	\$5,600	\$10,400
Importance Code B	\$109,400	\$6,900	\$13,100	\$69,000
Importance Code C	\$6,400	\$4,900		
Total	\$121,500	\$17,400	\$18,700	\$79,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$61,800	LIFE	**	5	\$32,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands</i>								
Masonry: Brick	90%	4+	\$47,400	LIFE	**	5	\$73,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lunch Room, Base Of Exterior Walls</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,200	
Metal Panel	3%			2049	**	5-10	\$16,900	
Windows								
Aluminum	100%	4+	\$129,200	2045	**	5	\$14,400	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	4+	\$36,200	LIFE	**	5	\$11,700	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Parapet Wall</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,600	
Roof								
Built-Up (BUR)	95%	Now	\$75,400	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Teachers Bathroom, Room 207, 2nd Floor Hall, Exit D, Room 216</i>								
Copper/Terne	5%			2057	**	10	\$6,800	
Interior								
Floors								
Ceramic Tile	5%	4+	\$1,800	2032	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Girls Toilet Near Stair D</i>								
Terrazzo	5%			LIFE	**	5	\$3,400	
Vinyl Tile	64%	4+	\$25,300	2029	\$505,200	3	\$20,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, 202, 203</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	1%			2029	\$10,200	3	\$300	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room B2</i>								
<i>Explanation : Vat</i>								
Wood	25%			2044	**	5	\$40,800	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$9,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	87%			LIFE	**	5	\$50,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,000	
Plaster	5%			LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase C, Staircase A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Teachers Bathroom On Third Floor</i>								
Plaster	80%			LIFE	**	5	\$43,500	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%	4+	\$6,400	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 150th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$12,200	2042	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sutter Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Asphalt	95%	4+	\$24,600	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	5%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$22,200	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$156,500	2059	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Fused Knife Sw	10%	2-4	\$11,200	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Molded Case Bkrs	70%			2028	\$78,200	5	\$1,100	
Molded Case Bkrs	10%			2037	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	20%			2027	\$9,700	5	\$100	
Locally Mounted	80%			2034	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$134,200	10	\$52,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$41,000	10	\$6,900	
Exit, Service	50%			2029	\$8,200	1		
Exterior Lighting								
HID	30%			2029	\$68,900	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$55,200	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2029	\$630,300	1-3	\$35,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$56,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	30%			2029	\$240,500	1	\$10,600	
Convactor/Radiator	40%			2027	\$122,100	1	\$7,400	
Fan Coil Unit/Heat	30%			2024	\$256,100	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	5%	0-2	\$5,900	2029	\$5,900	1		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,800	
Exhaust Fans								
Interior	75%			2029	\$152,100	2	\$1,300	
Roof	25%			2029	\$23,700	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$75,000	1		
Water Heater								
Gas Fired	100%			2024	\$34,800	2	\$800	
Sanitary Piping								
Cast Iron	100%	0-2	\$20,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backs Up At Staircase D, Girls Room, Lunch Area Boys Room When It Rains</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$8,700	4	\$1,800	
Backflow Preventer								
Generic	100%			2034	**	1	\$3,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2029	\$27,900	1-2	\$800

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 45 - SI
Address : 58 LAWRENCE AVE. @ MORRISON AVE
Borough : STATEN ISLAND **Agency's Number** : R045
Program / Asset # : BOE0931.000 / 2525 **Yr Built/Renovated** : 1927 / 2009
Area Sq Ft : 73,000 **Project Type** : EDUCATION
Date of Survey : 29-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 276 **Lot** : 7 **BIN** : 5007417

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$267,800	\$160,800
Interior Architecture	\$342,700	\$349,400
Electrical	\$709,500	\$223,100
Mechanical	\$488,000	\$316,700
Site Enclosure	\$72,100	
Site Pavements		\$45,800
Total	\$1,880,200	\$1,095,900
Importance Code A	\$267,800	\$160,800
Importance Code B	\$1,358,800	\$935,000
Importance Code C	\$253,600	
Total	\$1,880,200	\$1,095,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,900	\$5,300		\$9,200
Interior Architecture	\$55,200	\$2,700		\$2,700
Electrical	\$7,300	\$8,500	\$9,600	\$26,700
Mechanical	\$53,400	\$9,700	\$17,300	\$78,600
Site Enclosure	\$12,100			
Site Pavements	\$39,700			
Total	\$179,600	\$26,300	\$26,900	\$117,200
Importance Code A	\$20,400	\$11,900	\$6,600	\$15,900
Importance Code B	\$113,300	\$14,300	\$20,300	\$101,300
Importance Code C	\$45,800			
Total	\$179,600	\$26,300	\$26,900	\$117,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	2-4	\$94,200	LIFE	**	5	\$48,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry And Windows Sills</i>								
Masonry: Brick	90%			LIFE	**	5	\$112,200	
Masonry: Limestone	5%			LIFE	**	5	\$4,700	
Windows								
Aluminum	98%			2045	**	5	\$32,600	
Wood	2%	Now	\$11,900	2037	**	5	\$3,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Boiler Room</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$15,400	
Masonry: Limestone	10%			LIFE	**	5	\$3,000	
Metal Panel	20%			2049	**	5	\$18,300	
Metal: Cage/Fence	5%			2042	**	5-10	\$9,200	
Roof								
Built-Up (BUR)	75%			2034	**	10	\$68,000	
<i>Drains Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Single Ply Membrane	23%	Now	\$105,700	2034	**			
<i>Debris Present, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Low Roof Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Low Roof</i>								
Single Ply Membrane	2%			2039	**	10	\$1,800	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$47,200	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	2%	Now	\$2,200	2038	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	3%			LIFE	**	5	\$2,500	
Vinyl Tile	20%	Now	\$19,600	2029	\$195,900	3	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	55%	Now	\$104,500	2044	**	5	\$55,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Classrooms And Cafeteria</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$42,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	2%	Now	\$7,400	2038	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Teachers Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Masonry: Brick	10%	Now	\$26,000	LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Stairs</i>								
Marble Panels	5%			LIFE	**			
Plaster	65%	Now	\$139,300	LIFE	**	5	\$24,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Classrooms And Toilet</i>								
SGFT/Glazed Masonry	13%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	5%			2042	**	5	\$5,400	
Exposed Concrete	20%			LIFE	**	5	\$3,400	
Plaster	75%	Now	\$56,700	LIFE	**	5	\$50,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$72,100	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Lot</i>								
Iron Picket	25%	Now	\$11,100	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,000	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side And Areaways</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,500	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,300	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	90%	Now	\$31,900	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%			2029			\$45,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	85%			2029	\$112,400	1		
Conduit	15%			2049	**	1		
Panelboards								
Fused Disc Sw	3%			2045	**	5	\$100	
Fused Disc Sw	7%			2028	\$10,100	5	\$100	
Fused Knife Sw	40%	2-4	\$57,500	2054	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, 1st, 2nd And 3rd Floor</i>								
Molded Case Bkrs	40%			2028	\$57,500	5	\$800	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$111,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	20%			2029	\$37,100	1		
Motor Controllers								
Locally Mounted	20%			2027	\$16,100	5	\$100	
Locally Mounted	80%			2042	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$22,500	
Generators								
Diesel	100%	Now	\$129,600	2044	**	1	\$25,400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 45 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$2,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	30%			2028	\$1,700	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 10 Gallon</i>								
Main Tank	70%			2032	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 1200 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$64,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$51,900	10	\$8,700	
Exit, Service	50%			2024	\$10,400	1		
Exterior Lighting								
HID	100%			2024	\$294,300	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$8,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$13,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	15%			2049	**	1		
Interruptible Gas/Dual Fuel	85%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 8000 Gallon Tank</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	15%			2034	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof Of Annex</i>								
<i>Explanation : Three Rooftop Units Providing Both Heat And Air Conditioning</i>								
Steam Boiler	85%	Now	\$7,900	2034	**	1	\$54,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Boiler No. 1 In The Basement - Gas Line Not Working</i>								
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$3,600	
Terminal Devices								
Air Handler	25%			2029	\$253,500	1	\$11,200	
Convactor/Radiator	50%			2034	**	1	\$11,600	
Fan Coil Unit/Heat	25%			2024	\$270,000	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2034	**	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof Of Annex</i>								
Window/Wall Unit	10%			2024	\$15,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,200	
Exhaust Fans								
Interior	85%	0-2	\$21,800	2024	\$218,000	2	\$1,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 85%</i>								
<i>Location : House Exhaust In The Basement</i>								
Roof	15%	Now	\$18,000	2039	**	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$63,300	1		
Water Heater								
Electric	50%			2024	\$31,800	4	\$200	
Gas Fired	50%			2024	\$22,000	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$11,100	4	\$2,300	
Sewage Ejector(s) Electric	100%			2029	\$21,000	4	\$4,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	98%							
Generic	2%			2039	**	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 46 - BK
Address : 100 CLERMONT AVENUE BTWN MYRTLE AVE. - PARK AVE.
Borough : BROOKLYN **Agency's Number** : K046
Program / Asset # : BOE0376.000 / 1401 **Yr Built/Renovated** : 1960 / 2000
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 19-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2045 **Lot** : 11 **BIN** : 3058088

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$87,100	\$50,300
Interior Architecture	\$304,300	\$675,300
Electrical	\$585,400	\$719,700
Mechanical	\$88,600	\$1,941,300
Total	\$1,065,400	\$3,386,600
Importance Code A	\$87,100	\$626,900
Importance Code B	\$978,300	\$2,759,700
Total	\$1,065,400	\$3,386,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$4,900	\$12,000
Interior Architecture	\$58,000	\$9,300	\$5,800	\$1,700
Electrical	\$6,500	\$5,500	\$47,900	\$6,400
Mechanical	\$79,500	\$12,800	\$31,700	\$13,100
Site Enclosure	\$9,300			
Site Pavements	\$21,500			
Total	\$174,700	\$27,600	\$90,400	\$33,200
Importance Code A	\$26,900	\$8,200	\$13,300	\$20,200
Importance Code B	\$87,100	\$19,400	\$77,100	\$13,000
Importance Code C	\$60,800			
Total	\$174,700	\$27,600	\$90,400	\$33,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$50,300	
Windows								
Aluminum	100%			2044	**	5	\$24,000	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$5,000	
Metal Panel	5%			2048	**	5	\$1,200	
Metal: Cage/Fence	15%			2033	**	5-10	\$7,300	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$87,100	
Copper/Terne	5%			2056	**	10	\$11,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,800	
Ceramic Tile	5%	Now	\$14,000	2037	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 129</i>								
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	55%			2028	\$675,300	3	\$27,900	
Vinyl Tile	10%			2033	**	3	\$6,800	
Vinyl Tile 9" X 9"	15%			2023	\$238,600	3	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 131</i>								
Wood	5%	Now	\$11,900	2056	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stage</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$30,400	2037	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 129</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$24,800	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$18,600	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	Now	\$65,700	2033	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : B16, Basement,Cafeteria Entrance, Corridors</i>								
AcousTileSusp.Lay-In	5%			2033	**	5	\$6,600	
Exposed Concrete	65%			LIFE	**	5	\$13,400	
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	5%	Now	\$2,500	2038		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gate In Front</i>								
Iron Picket	95%	Now	\$6,100	2048		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$300	2048		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Around Ramp</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$400	2063		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ramp And Steps</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
On-Site Walkways								
Asphalt	50%			2031		**		
Cast in Place Concrete	50%	Now	\$17,600	2041		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Front An Both Sides Of Building</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$3,900	2033		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : ramp</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$182,600	5	\$2,200	
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	70%			2027	\$134,100	5	\$1,500	
Molded Case Bkrs	20%			2044	**	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$191,000	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2028	\$54,600	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	6%			2033	**	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
Fluorescent	20%			2033	**	10	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2038	**	10	\$53,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$59,800	10	\$10,000	
Exit, Service	50%			2023	\$12,000	1		
Exterior Lighting								
HID	100%			2023	\$334,700	10	\$300	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$52,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2028	\$163,100	5	\$25,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$26,900	2026	\$537,200	1	\$74,000	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : #2 Burner</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Old Units Which Need To Be Replaced In 2 Years.</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$36,700	2028	\$367,000			
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2028	\$233,400	1	\$10,300	
Convactor/Radiator	80%	Now	\$7,100	2026	\$355,500	1	\$19,300	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Auditorium Stage</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	\$2,600	2023	\$51,900	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,300	
Exhaust Fans								
Interior	20%			2028	\$59,100	2	\$500	
Roof	80%			2028	\$110,200	2	\$2,000	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1 Motor And 1 Bearing, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$72,800	1		
Water Heater								
Electric	15%			2026	\$11,000	4	\$100	
Gas Fired	85%			2027	\$43,000	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	0-2	\$12,700	2038	**	4	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Undersize Unit Which Needs To Replaced.</i>								
Backflow Preventer Generic	100%			2028	\$21,100	1	\$5,100	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	97%							
Generic	3%			2038	**	1-2	\$700	
Chemical System Generic	100%			2021	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 46 - M
 Address : 2987 FREDERICK DOUGLASS BLVD. @ HARLEM RIVER DRIVE
 Borough : MANHATTAN Agency's Number : M046
 Program / Asset # : BOE0027.000 / 1667 Yr Built/Renovated : 1968 / 2007
 Area Sq Ft : 94,000 Project Type : EDUCATION
 Date of Survey : 17-Jul-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3
 Block : 2106 Lot : 50 BIN : 1082090

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$528,700	\$57,100
Interior Architecture	\$459,000	\$1,053,300
Electrical	\$1,036,300	\$659,400
Mechanical	\$103,400	\$1,063,200
Site Pavements		\$208,700
Total	\$2,127,400	\$3,041,600
Importance Code A	\$528,700	\$96,600
Importance Code B	\$1,233,100	\$2,908,100
Importance Code C	\$365,600	\$37,000
Total	\$2,127,400	\$3,041,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,700			\$14,000
Interior Architecture	\$61,700			\$11,600
Electrical	\$1,100	\$1,100	\$2,000	\$26,600
Mechanical	\$28,600	\$4,500	\$17,400	\$4,500
Site Enclosure	\$6,400			
Site Pavements	\$14,400			
Total	\$114,900	\$5,600	\$19,400	\$56,800
Importance Code A	\$2,700			\$14,200
Importance Code B	\$76,800	\$5,600	\$19,400	\$42,500
Importance Code C	\$35,400			
Total	\$114,900	\$5,600	\$19,400	\$56,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$92,000	LIFE	**	5	\$57,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$2,700	2039	**	5	\$6,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$23,200	
Slate Panels	5%			LIFE	**	5	\$2,700	
Windows								
Aluminum	100%	Now	\$319,100	2045	**	5	\$8,900	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Hardware - Latches Inoperable</i>								
Parapets								
Metal Panel	85%			2049	**	5	\$28,000	
Pre-Cast Concrete	15%			LIFE	**	5	\$8,000	
Roof								
Built-Up (BUR)	100%	Now	\$117,600	2034	**			
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pitch Pockets Are Severely Deteriorated</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$11,000	LIFE	**	5	\$43,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	0-2	\$13,700	2038	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Slate	5%			LIFE	**	5	\$7,000	
Vinyl Tile	10%	0-2	\$12,000	2034	**	3	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	60%	2-4	\$93,400	2029	\$933,900	3	\$29,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	8%	Now	\$58,100	2038	**	5	\$9,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Severe Cracks At Maintenance Toilet In Basement</i>								
Concrete Masonry Unit	5%	0-2	\$14,600	LIFE	**	5	\$4,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Shop, Auditorium And Gymnasium</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	50%	Now	\$52,800	LIFE	**	5	\$37,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	25%	Now	\$254,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			LIFE	**	5	\$19,700	
Ceilings								
AcousTile,Adhered	15%	2-4	\$9,300	2034	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 80%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	2%	0-2	\$1,100	2034	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Embossed Metal	5%			LIFE	**	5	\$2,800	
Exposed Concrete	10%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	3%			LIFE	**			
Fiber Board	10%			2034	**			
Metal Panel	5%			LIFE	**	5	\$7,800	
Plaster	50%			LIFE	**	5	\$39,000	
Site Enclosure								
Fence/Gates								
Chain Link	25%	2-4	\$6,400	2059	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Iron Picket	75%			2049	**			
Free Standing Walls								
Cast in Place Concrete	85%			2049	**			
Masonry: Brick	15%			2039	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	85%	0-2	\$10,200	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$4,200	2034		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs At Building Exits</i>								
Activity Yard								
Rubber Matting	100%			2029	\$208,700			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$19,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Water Is Filtrating Into The Room Through The 1,600 Ampere Service Raceways.</i>								
Fused Disc Sw	50%			2029	\$19,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Is One 200 Ampere Main Disconnect Switch For Emergency. It Is In Satisfactory Condition.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	100%			2029	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,200	
Wiring								
Braided Cloth	90%	0-2	\$245,500	2054		**	1	
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2029	\$27,300	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	

Ground

Grounding Devices

Generic

100%			LIFE	**	5	\$1,400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : There Is Evidence That The Ground Connection Ws Recently Refurbished.*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%	0-2	\$132,800	2039		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fixtures Are T-8 Lamp Type; However, They Are Close To End Of Their Useful Life.</i>								
Fluorescent	25%	0-2	\$55,300	2039		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : Classrooms Lighting Control System Frequently Malfunction And Rooms Lose Illumination.</i>								
LED	15%			2037		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : Lights At The Gymnasium And Auditorium Have Been Replaced With LED Fixtures.</i>								
Egress Lighting Emergency, Battery	50%			2024	\$67,700	10	\$11,300	
Exit, Service	50%			2024	\$13,500	1		
Exterior Lighting HID	100%			2024	\$379,000	10	\$300	
Alarm								
Fire/Smoke Detection No Component	85%							
Generic, Analog	15%			2024	\$155,900	1-3	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : The Fire Alarm System Consists Of Bells And Pull Stations.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2039		**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Complex</i>								
<i>Explanation : From Housing Authority</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	65%	Now	\$103,400	2039	**	4	\$3,000	
			<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Control Valves Malfunctioning</i>					
Central Plant Steam Piping/Pmp	35%			2049	**	4	\$2,400	
Terminal Devices								
Air Handler	30%			2029	\$396,500	1	\$17,400	
Convactor/Radiator	50%			2034	**	1	\$15,200	
Fan Coil Unit/Heat	20%			2029	\$281,600	1	\$6,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	\$39,200	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,400	
Exhaust Fans								
Interior	60%			2029	\$200,700	2	\$1,700	
Roof	40%	Now	\$6,200	2029	\$62,400	2	\$900	
			<i>Not in Service, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Electric	100%			2027	\$82,800	4	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Kitchen</i>					
			<i>Explanation : 30-gallon Unit, For Kitchen Only</i>					
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$9,300	
Sanitary Piping								
Cast Iron	100%	Now	\$13,800	LIFE	**	1		
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Consistent Sewer Back-ups</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$14,300	4	\$3,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sewage Ejector(s)							
	Electric	100%		2029	\$27,100	4	\$5,600	
	Backflow Preventer							
	Generic	100%		2037	**	1	\$5,800	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2039	**	1-2	\$1,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 46 - M MINISCHOOL
Address : 2987 FREDERICK DOUGLASS BLVD. @ HARLEM RIVER DRIVE
Borough : MANHATTAN **Agency's Number** : M846
Program / Asset # : BOE0027.010 / 1668 **Yr Built/Renovated** : 1972 / 2007
Area Sq Ft : 6,120 **Project Type** : EDUCATION
Date of Survey : 17-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2106 **Lot** : 50 **BIN** : 1082090

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$106,900	\$57,700
Interior Architecture	\$52,700	\$102,000
Electrical	\$67,700	\$48,400
Mechanical		\$130,200
Total	\$227,200	\$338,200
Importance Code A	\$106,900	\$57,700
Importance Code B	\$120,400	\$280,500
Total	\$227,200	\$338,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$600	
Interior Architecture	\$12,200			\$1,400
Electrical	\$500	\$400	\$400	\$20,500
Mechanical	\$5,900		\$3,000	\$1,000
Total	\$18,600	\$400	\$4,000	\$22,900
Importance Code A	\$400		\$1,000	
Importance Code B	\$18,200	\$400	\$3,000	\$22,900
Importance Code C				
Total	\$18,600	\$400	\$4,000	\$22,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M MINISCHOOL

Asset # : 1668

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Metal Panel	100%	Now	\$47,300	2039	**	5	\$28,900	
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*Deformed/Dented, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Windows

Aluminum	100%			2028	\$57,700	5	\$1,300	
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Roof

Metal Panel	100%	Now	\$59,600	2042	**			
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*Water Penetration, Extent : Light, Area Affected : 20%**Location : Throughout*

Interior

Floors

Ceramic Tile	8%	Now	\$2,000	2032	**	5	\$500	
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*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Bathrooms*

Vinyl Tile	92%	2-4	\$10,200	2029	\$102,000	3	\$4,200	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Interior Walls

Concrete Masonry Unit	20%			LIFE	**	5	\$1,500	
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Gypsum Board	60%			LIFE	**	5	\$7,000	
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Metal Panel	20%			LIFE	**			
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Ceilings

AcousTileSusp.Lay-In	100%	Now	\$52,700	2034	**	5	\$6,100	
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 60%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$2,700	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The Main Disconnect Switch Is A Fusible Type One.*

Raceway

Conduit	100%			2029	\$14,800	1		
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Panelboards

Fused Disc Sw	10%			2028	\$2,400	5		
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Molded Case Bkrs	90%			2028	\$21,500	5	\$100	
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Wiring

Thermoplastic	100%			2029	\$19,800	1		
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Motor Controllers

Locally Mounted	100%			2027	\$48,400	5		
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M MINISCHOOL

Asset # : 1668

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	100%			2024	\$14,400	10	\$5,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Lighting Fixtures Are T-8 Lamp Type; However, They Are Approaching The End Of Their Useful Life.

Egress Lighting Emergency, Battery	50%			2029	\$4,400	10	\$700	
Exit, Service	50%			2029	\$900	1		

Exterior Lighting HID	100%			2029	\$24,700	10		
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Alarm

Fire/Smoke Detection Generic, Analog	100%			2024	\$67,700	1-3	\$3,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : The Fire Alarm System Consists Of Bells And Pull Stations Only.

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Natural Gas	100%			2039	**	1		
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Conversion Equipment Heat Pump Air Sourced	100%			2027		2	\$1,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Explanation : 1 Unit

Air Conditioning

Energy Source Electricity	100%			2037	**	1		
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Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2027	\$130,200	2	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Equipment Room

Explanation : 1 Unit, R-22 Refrigerant

Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$8,000	
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,400	
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Exhaust Fans Interior	90%			2029	\$19,600	2	\$200	
Roof	10%			2024	\$1,000	2		

Plumbing

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - M MINISCHOOL

Asset # : 1668

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Electric	100%	0-2	\$5,400	2029	\$5,400	4		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hot Water Heater Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hot Water Heater Room</i>						
		<i>Explanation : 30-gallon Unit</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 46 - Q
Address : 64-45 218TH STREET BTWN: 64 AVE., 67 AVE.
Borough : QUEENS **Agency's Number** : Q046
Program / Asset # : BOE0704.000 / 2246 **Yr Built/Renovated** : 1951 / 2009
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 02-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7619 **Lot** : 1 **BIN** : 4162449

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$174,800	\$176,600
Interior Architecture	\$58,600	
Electrical	\$190,000	\$559,400
Mechanical	\$103,400	\$1,210,400
Site Pavements	\$123,400	
Total	\$650,200	\$1,946,400
Importance Code A	\$174,800	\$577,900
Importance Code B	\$475,400	\$1,368,500
Total	\$650,200	\$1,946,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,700		\$6,700	\$10,400
Interior Architecture	\$31,200	\$8,500	\$4,400	\$22,700
Electrical	\$9,800	\$1,900	\$2,100	\$2,000
Mechanical	\$30,300	\$8,700	\$13,800	\$18,400
Site Enclosure	\$1,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$91,300	\$23,100	\$31,000	\$57,400
Importance Code A	\$20,800	\$6,100	\$12,900	\$16,700
Importance Code B	\$69,100	\$17,000	\$15,200	\$40,700
Importance Code C	\$1,300		\$2,900	
Total	\$91,300	\$23,100	\$31,000	\$57,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2064	**	10	\$10,400	
Masonry: Brick	85%			LIFE	**	5	\$75,500	
Masonry: Brick	5%			LIFE	**	5	\$4,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Elevator Shaft</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	90%	4+	\$43,500	2045	**	5	\$9,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	4+	\$1,200	LIFE	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Steel	5%			2028		5	\$13,500	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$6,600	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Metal Rail	25%	Now	\$13,500	2046	**	5	\$16,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Roof								
Built-Up (BUR)	90%	Now	\$131,300	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Hall, Staircase 4 And 5, 3rd Floor Bulkhead</i>								
Copper/Terne	5%			2057	**	10	\$6,300	
Modified Bitumen	5%			2029		10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,800	
Ceramic Tile	3%			2038	**	5	\$3,000	
Terrazzo	2%			LIFE	**	5	\$1,600	
Vinyl Tile	18%			2034	**	3	\$6,700	
Vinyl Tile	2%	Now	\$18,100	2039	**	3	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B2</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B2</i>								
Vinyl Tile	50%			2037	**	3	\$18,700	
Vinyl Tile 9" X 9"	5%			2024		3	\$2,500	
Wood	10%			2044	**	5	\$18,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,700	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$19,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2034	**	5	\$24,900	
AcousTileSusp.Lay-In	25%			2046	**	5	\$24,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	45%			LIFE	**	5	\$7,000	
Plaster	10%			LIFE	**	5	\$6,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$1,300	2064	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 67th Avenue</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$123,400	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 218th Street, Curb Missing</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 67th Avenue, 218th Street, 219th Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 67th Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Cast in Place Concrete	98%			2034	**			
Rubber Matting	2%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	80%			2029	\$105,800	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$7,200	5	\$100	
Molded Case Bkrs	95%			2045	**	5	\$1,600	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	90%			2027	\$72,600	5	\$400	
Locally Mounted	10%	2-4	\$8,100	2049	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$55,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$44,600	10	\$7,500	
Exit, Service	50%			2029	\$8,900	1		
Exterior Lighting								
HID	30%			2029	\$75,000	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$60,100	1	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$205,700

1-3

\$11,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2029

\$121,800

5

\$19,200

Conversion Equipment

Steam Boiler

100%

2027

\$401,200

1

\$61,400

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. They Are Scheduled To Be Replaced.*

Distribution

Steam Piping/Pump

100%

Now

\$13,700

2039

* *

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Vacuum Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 30%**Location : All Float And Thermostatic Steam Traps, Various Locations*

Terminal Devices

Air Handler

20%

2029

\$174,400

1

\$7,700

Convactor/Radiator

80%

2027

\$265,500

1

\$16,000

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

80%

0-2

\$5,200

2024

\$103,400

1

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Various Location*

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

2%

Now

\$600

LIFE

* *

2-5

\$700

*Unit Inoperable, Extent : Moderate, Area Affected : 100%**Location : Damper For Auditorium*

Ductwork/Diffusers

98%

LIFE

* *

2-5

\$33,900

Exhaust Fans

Interior

95%

2029

\$209,600

2

\$1,800

Roof

5%

2029

\$5,100

2

\$100

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2028	\$37,800	2	\$900	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$9,500	4	\$2,000	
Sewage Ejector(s) Electric	100%			2029	\$17,900	4	\$3,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2029	\$30,400	1-2	\$900	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 46 - SI
Address : 41 REID AVENUE @ PARKINSON AVE
Borough : STATEN ISLAND **Agency's Number** : R046
Program / Asset # : BOE0932.000 / 1438 **Yr Built/Renovated** : 1930 / 2010
Area Sq Ft : 73,000 **Project Type** : EDUCATION
Date of Survey : 23-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3243 **Lot** : 1 **BIN** : 5047613

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$222,700	\$198,200
Interior Architecture	\$635,200	\$793,800
Electrical	\$111,400	\$727,200
Mechanical		\$1,411,800
Site Pavements	\$41,500	
Total	\$1,010,700	\$3,131,000
Importance Code A	\$222,700	\$237,800
Importance Code B	\$788,000	\$2,782,600
Importance Code C		\$110,600
Total	\$1,010,700	\$3,131,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,800		\$10,700	
Interior Architecture	\$150,200		\$2,300	\$8,500
Electrical	\$10,800	\$4,900	\$6,500	\$5,500
Mechanical	\$49,500	\$10,500	\$17,400	\$10,500
Total	\$251,300	\$15,400	\$36,900	\$24,500
Importance Code A	\$48,000	\$7,100	\$17,800	\$7,100
Importance Code B	\$142,400	\$8,200	\$17,900	\$17,300
Importance Code C	\$60,900		\$1,300	
Total	\$251,300	\$15,400	\$36,900	\$24,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$224,300	
Masonry: Limestone	10%			LIFE	**	5	\$18,700	
Windows								
Aluminum	100%			2046	**	5	\$33,200	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$129,400	
Metal: Cage/Fence	10%			2043	**	5-10	\$18,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$29,800	
Roof								
Built-Up (BUR)	55%			2035	**	10	\$49,800	
Copper/Terne	5%			2058	**	10	\$11,300	
Modified Bitumen	40%			2035	**	10	\$36,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$47,200	
Ceramic Tile	3%	Now	\$26,800	2033	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Ceramic Tile	2%			2043	**	5	\$2,200	
<i>Recent Installation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor Girls And Boys Toilet</i>								
Terrazzo	2%	4+	\$5,400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	53%	4+	\$51,900	2025	\$519,200	3	\$21,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Classrooms</i>								
Vinyl Tile 9" X 9"	10%			2025	\$126,900	3	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Asbestos Tiles In Corridors And Some Classrooms</i>								
Wood	20%	Now	\$228,000	2045	**	5	\$20,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Classrooms</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2026	\$110,600	5	\$3,800	
Ceramic Tile	2%			2043	**	5	\$2,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor Girls And Boys Toilet</i>								
Masonry: Brick	10%			LIFE	**	10	\$3,800	
Marble Panels	5%	4+	\$10,600	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Hallway</i>								
Plaster	60%	Now	\$32,100	LIFE	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$12,500	
Ceilings								
AcousTile,Adhered	10%	Now	\$32,100	2035	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	25%	Now	\$92,700	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Metal Panel	10%	Now	\$96,200	LIFE	**	5	\$13,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium And Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium</i>								
Plaster	55%	Now	\$166,300	LIFE	**	5	\$37,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	100%	0-2	\$41,500	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Playground Area</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$39,500	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes And 600 Amperes.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$156,500	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
	Conduit	90%			2030	\$119,000	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	20%			2046	**	5	\$300
	Molded Case Bkrs	20%			2046	**	5	\$400
	Molded Case Bkrs	60%			2029	\$86,200	5	\$1,200
Wiring								
	Braided Cloth	60%	2-4	\$111,400	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2030	\$37,100	1	
	Thermoplastic	20%			2050	**	1	
Motor Controllers								
	Locally Mounted	50%			2028	\$40,300	5	\$200
	Locally Mounted	50%			2043	**	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,100
Lighting								
Interior Lighting								
	Fluorescent	96%			2035	**	10	\$63,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	2%			2035	**	10	
	Incandescent	2%			2025	\$17,100	2	
Egress Lighting								
	Emergency, Battery	25%			2038	**	10	\$4,400
	Emergency, Battery	25%			2025	\$26,000	10	\$4,400
	Exit, Service	25%			2038	**	1	
	Exit, Service	25%			2025	\$5,200	1	
Exterior Lighting								
	HID	30%			2025	\$88,300	10	\$100
	No Component	70%						

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2030

\$70,700

1

\$8,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2038

* *

1-3

\$45,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2050

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 6,000 Gallon Tank Using No.2 Oil*

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$71,400

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Steam Boilers*

Distribution

Steam Piping/Pump

100%

2030

\$318,800

Terminal Devices

Air Handler

20%

2025

\$202,800

1

\$8,900

Convactor/Radiator

60%

2028

\$231,600

1

\$14,000

Fan Coil Unit/Heat

20%

2025

\$216,000

1

\$4,700

Air Conditioning

Conversion Equipment

Window/Wall Unit

25%

0-2

\$15,000

2025

\$37,600

1

*Obsolete Equipment, Extent : Moderate, Area Affected : 75%**Location : Various Locations*

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$63,700

Exhaust Fans

Interior

90%

2025

\$230,900

2

\$2,000

Roof

10%

2025

\$12,000

2

\$200

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2040	**	1		
Galvanized Steel	30%			2028	\$94,900	1		
Water Heater								
Gas Fired	100%			2025	\$44,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,500	
Backflow Preventer								
Generic	100%			2035	**	1	\$4,400	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Wilkens Zurn</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$35,300	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 47 - Q
Address : 9 POWER ROAD BROAD CHANNEL
Borough : QUEENS **Agency's Number** : Q047
Program / Asset # : BOE0705.000 / 4422 **Yr Built/Renovated** : 1957 / 2012
Area Sq Ft : 6,500 **Project Type** : EDUCATION
Date of Survey : 19-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 15313 **Lot** : 485 **BIN** : 4448968

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$76,900
Mechanical		\$121,700
Total		\$198,700
Importance Code B		\$198,700
Total		\$198,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,800			
Interior Architecture		\$100	\$1,100	\$900
Electrical	\$300	\$200	\$200	\$200
Mechanical	\$3,500	\$1,100	\$1,100	\$12,200
Site Enclosure	\$34,700			
Site Pavements	\$13,400			
Total	\$93,700	\$1,400	\$2,400	\$13,400
Importance Code A	\$42,500	\$600	\$600	\$600
Importance Code B	\$3,200	\$800	\$1,700	\$12,700
Importance Code C	\$48,000			
Total	\$93,700	\$1,400	\$2,400	\$13,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$700	LIFE	**	5	\$2,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	20%			LIFE	**	5	\$10,700	
Masonry: Brick Cavity	75%	0-2	\$34,300	LIFE	**	5	\$8,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Facades</i>								
Windows								
Aluminum	90%			2051	**	5	\$500	
Glass Block	10%			LIFE	**	5		
Roof								
Modified Bitumen	90%	4+	\$5,500	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria Room 2 And 3 Hall And Kitchen Room 1</i>								
Plaza Roof: Stone Panels	10%	4+	\$1,000	2059	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Annex Connection Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Connection Corridor</i>								
<i>Explanation : Pavers On Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	3%			2032	**	5	\$300	
Panel/Paver: Cer/Brk	2%			2045	**	5	\$400	
Vinyl Tile	90%			2029		3	\$76,900	\$3,200
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,200	
Gypsum Board	10%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2034	**	5	\$1,900	
Exposed Struc: Steel	20%			LIFE	**			
Fiber Board	10%			2029			\$6,600	
Gypsum Board	10%			LIFE	**	5	\$1,200	
Metal Panel	40%			LIFE	**	5	\$4,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$34,700	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	35%			2038	**			
Cast in Place Concrete	35%			2042	**			
Masonry: Granite	30%			LIFE	**			
Parking/Driveway								
Asphalt	100%	Now	\$13,400	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Of School Driveway</i>								
<i>Ponding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Driveway</i>								
<i>Potholes, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Driveway</i>								
Activity Yard								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$200	
Raceway								
Conduit	80%			2029	\$11,900	1		
Conduit	20%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$200	
Wiring								
Thermoplastic	80%			2029	\$15,800	1		
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$6,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$800	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
LED	30%			2037	**			
No Component	70%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2029

\$6,300

1

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$21,600

1-3

\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

0-2

\$600

2039

* *

5

\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Underground**Explanation : Water Leaking To The Oil Tank*

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$6,400

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

0-2

\$600

2039

* *

*Insul. Deteriorating, Extent : Moderate, Area Affected : 30%**Location : Boiler Room*

Terminal Devices

Convactor/Radiator

100%

2034

* *

1

\$2,100

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

80%

2024

\$10,800

1

No Component

20%

Terminal Devices

Fan Coil - 4 Pipe

100%

2029

\$121,700

1

\$2,100

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Wall Unit	10%			2029	\$200	2	
	No Component	90%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	Sanitary Piping							
	Cast Iron	100%	0-2	\$1,000	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : The Grease Trap In Kitchen</i>				
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$300	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
	Sump Pump(s)							
	Submersible	100%			2024	\$200	4	\$100
	Backflow Preventer							
	Generic	100%			2029	\$1,700	1	\$400
	Fixtures							
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 47 - Q ANNEX
Address : 9 POWER ROAD BROAD CHANNEL
Borough : QUEENS **Agency's Number** : Q874
Program / Asset # : BOE0705.010 / 4423 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 15,000 **Project Type** : EDUCATION
Date of Survey : 19-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 15313 **Lot** : 485 **BIN** : 4448968

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$40,300	\$74,100
Interior Architecture	\$38,500	
Electrical		\$165,900
Mechanical	\$439,900	\$127,300
Total	\$518,700	\$367,300
Importance Code A	\$75,600	\$74,100
Importance Code B	\$443,100	\$293,200
Total	\$518,700	\$367,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,600			\$1,800
Interior Architecture	\$1,800	\$3,400	\$400	
Electrical	\$1,000	\$1,200	\$1,300	\$1,300
Mechanical	\$23,200	\$2,700	\$5,600	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,500	\$11,300	\$11,200	\$13,700
Importance Code A	\$36,700	\$700	\$700	\$2,500
Importance Code B	\$21,000	\$10,600	\$10,400	\$11,200
Importance Code C	\$1,800			
Total	\$59,500	\$11,300	\$11,200	\$13,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q ANNEX

Asset # : 4423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$15,200	2049	**	5	\$74,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Windows								
Aluminum	100%	Now	\$14,400	2045	**	5	\$1,600	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Corridor Near Room 209</i>								
Roof								
Metal Panel	95%	4+	\$40,300	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms On 2nd Floor And Corridor</i>								
Modified Bitumen	5%			2034	**	10	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Flat Portion Of Structure</i>								
<i>Explanation : Flat Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Ceramic Tile	3%			2038	**	5	\$700	
Quarry Tile	5%			2042	**	5	\$1,800	
Vinyl Tile	87%			2034	**	3	\$7,700	
Interior Walls								
Ceramic Tile	5%	4+	\$1,800	2038	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Gypsum Board	95%			LIFE	**	5	\$13,600	
Ceilings								
AcousTileSusp.Lay-In	95%	0-2	\$38,500	2034	**	5	\$11,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classrooms</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	95%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	90%			2038	**			
Cast in Place Concrete	10%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q ANNEX

Asset # : 4423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	65%			2038	**			
Rubber Matting	35%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2039	**	5	\$400	
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Raceway

Conduit	100%			2039	**	1		
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Panelboards

Molded Case Bkrs	100%			2037	**	5	\$400	
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Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	100%			2034	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2037	**	10	\$13,800	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery	50%			2037	**	10	\$1,800	
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Exit, Service	50%			2037	**	1		
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Exterior Lighting

HID	30%			2029		\$18,100	10	
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No Component	70%							
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Alarm

Security System

No Component	70%							
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Generic	30%			2029	\$14,500	1	\$1,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q ANNEX

Asset # : 4423

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2029 \$165,900 1-3 \$9,200

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100% 2029 \$29,200 5 \$4,600

Conversion Equipment

Furnace

100% 0-2 \$7,100 2024 \$35,300 1 \$6,700

Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Burners Oil Leaks, Attic

Other Observation, Extent : Light, Area Affected : 100%

Location : Attic

Explanation : 2 Obsolete Units

Air Conditioning

Energy Source

Electricity

100% 2037 * * 1

Conversion Equipment

Reciprocating
Compr/Chiller

100% 2029 \$127,300 1 \$7,000

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

Terminal Devices

Fan Coil - 4 Pipe

100% 2024 \$351,200 1 \$4,800

Heat Rejection

Air Cooled Condenser
Unit

100% 2029 \$30,200 2 \$10,400

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$8,400

Exhaust Fans

Interior

100% 2024 \$53,400 2 \$500

Plumbing

H/C Water Piping

Brass/Copper

100% 2039 * * 1

Water Heater

Oil Fired

100% 0-2 \$12,500 2029 \$12,500 1 \$400

Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor

Explanation : 1 Obsolete Unit

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q ANNEX

Asset # : 4423

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2037	**	1	\$900
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floors</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2049	**	1-5	\$7,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 48 - BK
Address : 6015 18TH AVE. BTWN: 60 ST., 61 ST.
Borough : BROOKLYN **Agency's Number** : K048
Program / Asset # : BOE0377.000 / 2517 **Yr Built/Renovated** : 1915 / 2011
Area Sq Ft : 65,216 **Project Type** : EDUCATION
Date of Survey : 26-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 5519 **Lot** : 1 **BIN** : 3132140

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$40,300
Interior Architecture	\$652,400	\$90,400
Electrical	\$738,500	\$631,000
Mechanical	\$492,100	\$186,300
Site Pavements	\$67,400	
Total	\$1,950,400	\$947,900
Importance Code A	\$42,200	\$79,800
Importance Code B	\$1,772,000	\$868,100
Importance Code C	\$136,200	
Total	\$1,950,400	\$947,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$44,600	\$3,000		\$5,600
Electrical	\$2,200	\$2,000	\$2,700	\$19,900
Mechanical	\$1,200	\$9,600	\$9,700	\$8,900
Site Enclosure	\$3,300			
Site Pavements	\$700			
Total	\$52,100	\$14,600	\$12,300	\$34,400
Importance Code A		\$6,500	\$6,500	\$6,600
Importance Code B	\$52,100	\$8,200	\$5,900	\$27,800
Importance Code C				
Total	\$52,100	\$14,600	\$12,300	\$34,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Exterior Walls</i>						
		<i>Explanation : 3 Percent Cast Stone/ Terra Cotta, 90 Percent Brick, 2 Percent Granite, 5 Percent Limestone. All Have Netting Over Them</i>						
Windows								
Under Construction	100%							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,400	
Masonry: Brick	90%			LIFE	**	5	\$8,500	
Roof								
Modified Bitumen	80%			2037	**	10	\$40,300	
Plaza Roof: Stone Panels	20%			2059	**			
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$2,800	LIFE	**	5	\$10,900	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
Ceramic Tile	4%	2-4	\$82,500	2044	**	5	\$2,000	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	1%			2042	**	5	\$1,000	
Terrazzo	5%	4+	\$24,700	LIFE	**	5	\$3,900	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout, Main Entrance, Vestibule Of Auditorium</i>						
Vinyl Tile	20%			2034	**	3	\$7,500	
Vinyl Tile 9" X 9"	25%	Now	\$293,200	2039	**	3	\$9,300	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Wood	40%	0-2	\$140,500	2044	**	5	\$37,400	
		<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Rooms 501, 502, 402, 401</i>						
Interior Walls								
Ceramic Tile	5%	2-4	\$51,500	2032	**	5	\$2,900	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	3%			LIFE	**			
Marble Panels	2%	2-4	\$39,700	LIFE	**			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Plaster	90%	Now	\$45,000	LIFE	**	5	\$31,500	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTile,Adhered	5%			2034	**	5	\$5,000		
Exposed Concrete	10%	2-4	\$17,100	LIFE	**	5	\$1,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Plaster	85%			LIFE	**	5	\$53,000		
Site Enclosure									
Fence/Gates									
Iron Picket	65%			2049	**				
Under Construction	35%								
Retaining Walls									
Cast in Place Concrete	100%	0-2	\$3,300	2064	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Play Yard Fence base</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$67,400	2042	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 18th Avenue, 60th And 61st Street</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 61st Street</i>									
On-Site Walkways									
Cast in Place Concrete	100%			2034	**				
Parking/Driveway									
Cast in Place Concrete	100%			2034	**				
Activity Yard									
Cast in Place Concrete	90%			2042	**				
Rubber Matting	5%	4+	\$700	2034	**				
<i>Other Observation, Extent : Light, Area Affected : 5%</i>									
<i>Location : Play Yard</i>									
<i>Explanation : Detached Sections</i>									
No Component	5%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Play Yard</i>									
<i>Explanation : Turf</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	100%			2029	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	90%			2028	\$129,300	5	\$1,500	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2029	\$92,800	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	94%			2034	**	10	\$56,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	6%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$47,000	10	\$7,900	
Exit, Service	50%			2024	\$9,400	1		
Exterior Lighting								
HID	100%			2024	\$263,000	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$63,200	1	\$7,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$216,300	1-3	\$12,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault Basement</i>								
<i>Explanation : One Tank Of 5000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$42,200	2034	**	1	\$58,100	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler No. 2 In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$110,400	2039	**	4	\$3,200	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Condensate And Vacuum Pumps, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	15%			2034	**	1	\$6,100	
Convactor/Radiator	70%	0-2	\$244,400	2049	**	1	\$13,300	
<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	15%			2029		1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2024		1	\$95,100	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,600	
No Component	90%							
Exhaust Fans								
Interior	10%			2037	**	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027		2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2034	**	4	\$2,100	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	97%						
	Generic	3%		2029	\$19,200	1-2	\$600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 48 - BX HUNTS POINT ECC 1
Address : 659 COSTER STREET @ SPOFFORD AVE.
Borough : BRONX **Agency's Number** : X848
Program / Asset # : BOE0191.010 / 4412 **Yr Built/Renovated** : 1970 / 2005
Area Sq Ft : 7,820 **Project Type** : EDUCATION
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2765 **Lot** : 269 **BIN** : 2006654

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$103,200
Electrical		\$100,600
Mechanical	\$146,200	\$409,500
Total	\$146,200	\$613,300
Importance Code B	\$146,200	\$613,300
Total	\$146,200	\$613,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,600			
Interior Architecture		\$300	\$1,600	
Electrical	\$200	\$300	\$300	\$2,100
Mechanical	\$300	\$1,000	\$3,500	\$1,000
Site Enclosure	\$400			
Site Pavements	\$1,900			
Total	\$6,400	\$1,600	\$5,400	\$3,100
Importance Code A	\$3,600	\$700		\$700
Importance Code B	\$2,100	\$900	\$5,400	\$2,300
Importance Code C	\$700			
Total	\$6,400	\$1,600	\$5,400	\$3,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX HUNTS POINT ECC 1

Asset # : 4412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	93%			LIFE	**	5	\$7,200	
Masonry: Brick	5%			LIFE	**	5	\$600	
Wood	2%	Now	\$2,800	2042	**	5	\$600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Inner Courtyard</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Inner Courtyard</i>								
Windows								
Aluminum	95%			2051	**	5	\$1,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$600	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5		
Metal Rail	50%			2042	**	5-10		
Pre-Cast Concrete	5%			LIFE	**	5		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$800	
Ceramic Tile	3%			2038	**	5	\$400	
Mosaic Tile	2%			2042	**	5	\$600	
Vinyl Tile	92%			2029	\$103,200	3	\$4,300	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$9,000	
Gypsum Board	20%			LIFE	**	5	\$3,400	
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$400	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Front Entry Of Courtyard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs At Courtyard Entry</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX HUNTS POINT ECC 1

Asset # : 4412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

50% Now \$1,200 2032 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Throughout

Rubber Matting

50% 2034 * *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2029 \$2,700 5
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical / Mechanical Room
Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$52,200 5

Raceway

Conduit

100% 2029 \$14,800 1

Panelboards

Fused Disc Sw

10% 2028 \$2,400 5

Molded Case Bkrs

90% 2028 \$21,500 5 \$200

Wiring

Thermoplastic

100% 2029 \$19,800 1

Motor Controllers

Locally Mounted

100% 2027 \$48,400 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Hot Water Room
Explanation : Water Main

Lighting

Interior Lighting

Fluorescent

98% 2029 \$18,000 10 \$7,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Using T-12 Lamps

Incandescent

2% 2024 \$1,900 2

Egress Lighting

Exit, Service

50% 2029 \$1,100 1

Exit, Service

50% 2029 \$1,100 1

Exterior Lighting

HID

50% 2029 \$15,800 10

No Component

50%

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX HUNTS POINT ECC 1

Asset # : 4412

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2034

* *

1

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Intrusion Only*

Fire/Smoke Detection

No Component

65%

Generic, Digital

35%

2034

* *

1-3

\$1,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Radiant Heater

100%

2034

* *

2

\$3,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 8 Electrical Units*

Terminal Devices

Fan Coil Unit/Heat

100%

2029

\$117,100

1

\$2,500

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

Now

\$146,200

2027

\$292,400

2

\$400

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$10,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,400

Exhaust Fans

Roof

10%

2029

\$1,300

2

No Component

90%

Plumbing

H/C Water Piping

Brass/Copper

100%

2039

* *

1

Water Heater

Electric

100%

2027

\$6,900

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX HUNTS POINT ECC 1

Asset # : 4412

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 48 - Q
Address : 155-02 108 AVENUE
Borough : QUEENS **Agency's Number** : Q048
Program / Asset # : BOE0706.000 / 2247 **Yr Built/Renovated** : 1936 / 2001
Area Sq Ft : 37,000 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 10144 **Lot** : 42 **BIN** : 4216099

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$745,900	\$317,100
Interior Architecture	\$508,900	\$387,000
Electrical	\$149,200	\$331,000
Mechanical	\$381,400	\$363,600
Total	\$1,785,400	\$1,398,700
Importance Code A	\$745,900	\$317,100
Importance Code B	\$850,000	\$1,081,600
Importance Code C	\$189,600	
Total	\$1,785,400	\$1,398,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$900		\$3,000	\$31,500
Interior Architecture	\$97,000	\$4,100		\$1,200
Electrical	\$2,900	\$2,500	\$38,800	\$2,800
Mechanical	\$10,100	\$5,200	\$29,400	\$5,600
Site Pavements	\$11,300			
Total	\$122,200	\$11,900	\$71,200	\$41,100
Importance Code A	\$4,500	\$3,700	\$6,800	\$35,100
Importance Code B	\$59,000	\$8,200	\$64,500	\$6,000
Importance Code C	\$58,700			
Total	\$122,200	\$11,900	\$71,200	\$41,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$696,900	LIFE	**	5	\$72,100	
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement, Rooms 129, 229, 323, 325, 327, 327, 329, Bathrooms, Cafeteria.</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,000	
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
Windows								
Aluminum	80%			2044	**	5	\$18,000	
Wood	20%			2044	**	5	\$45,000	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$9,600	
Masonry: Limestone	10%			LIFE	**	5	\$1,300	
Roof								
Copper/Terne	4%			2043	**	10	\$3,000	
IRMA/Protected Membrane	95%	Now	\$49,000	2028	\$245,000			1
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 323, 325, 327, 327, 329, Bathrooms.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms 323, 325, 327, 327, 329, Bathrooms.</i>								
Modified Bitumen	1%	Now	\$900	2028	\$4,400			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Exit C</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,200	
Ceramic Tile	5%	Now	\$13,600	2031	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	15%			2033	**	3	\$4,900	
Vinyl Tile 9" X 9"	50%			2028	\$387,000	3	\$12,300	
Wood	25%	Now	\$115,900	2043	**	5	\$15,400	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 323, 325, 327.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$25,300	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$22,000	2031		**	5	\$1,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Masonry: Brick	15%	Now	\$93,400	LIFE		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Plaster	50%	Now	\$96,100	LIFE		**	5	\$11,200
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors, Basement, Rooms 129, 229, 323, 325, 327, 327, 329, Bathrooms, Cafeteria, Main Entrance.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Corridors, Basement, Rooms 129, 229, 323, 325, 327, 327, 329, Bathrooms, Cafeteria, Main Entrance.</i>								
SGFT/Glazed Masonry	25%			LIFE		**		
Ceilings								
Acous Tile, Adhered	10%			2041		**	5	\$6,600
Embossed Metal	5%	Now	\$6,200	LIFE		**	5	\$1,500
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Exposed Concrete	30%	Now	\$203,500	LIFE		**	5	\$3,100
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Plaster	55%	Now	\$25,400	LIFE		**	5	\$22,600
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors, Basement, Rooms 129, 229, 323, 325, 327, 327, 329, Bathrooms, Cafeteria, Main Entrance.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors, Basement, Rooms 129, 229, 323, 325, 327, 327, 329, Bathrooms, Cafeteria, Main Entrance.</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2048		**		
Iron Picket	90%			2063		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	75%			2037	**			
Cast in Place Concrete	20%			2041	**			
Pavers/Stone	5%			2037	**			

Parking/Driveway

Asphalt	80%			2037	**			
Cast in Place Concrete	20%	Now	\$11,300	2041	**			

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Parking Area*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2028	\$7,100	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw	20%			2028	\$1,800	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 100 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$104,400	5	\$200	
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Raceway

Conduit	90%			2028	\$50,500	1		
Conduit	10%			2048	**	1		

Panelboards

Fused Disc Sw	10%			2027	\$8,000	5	\$100	
Molded Case Bkrs	10%			2044	**	5	\$100	
Molded Case Bkrs	80%			2027	\$63,800	5	\$800	

Wiring

Thermoplastic	90%			2028	\$63,900	1		
Thermoplastic	10%			2048	**	1		

Motor Controllers

Locally Mounted	100%			2026	\$48,400	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

20%

2038

* *

10

\$6,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, Hallway, Offices, Stairwell, Kitchen And Cafeteria**Explanation : T-8 Lamps*

LED

80%

2038

* *

Egress Lighting

Emergency, Battery

50%

2023

\$26,600

10

\$4,500

Exit, Service

50%

2023

\$5,300

1

Exterior Lighting

HID

100%

2023

\$149,200

10

\$100

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$23,500

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

* *

1

*Other Observation, Extent : Severe, Area Affected : 5%**Location : Basement Gas Meter Room.**Explanation : Area of Concern: There Is An Electrical Radiant In Gas Meter Room.*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$36,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2028

\$163,600

Terminal Devices

Air Handler

10%

2023

\$52,000

1

\$2,300

Convactor/Radiator

60%

2026

\$118,800

1

\$7,200

Fan Coil Unit/Heat

30%

2023

\$166,200

1

\$3,600

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Split Unit

5% Now

\$39,500

2038

* *

*Not in Service, Extent : Severe, Area Affected : 5%**Location : Main Distribution Frame Room 312*

Window/Wall Unit

75%

2023

\$57,800

1

No Component

20%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$10,300
	No Component	50%						
Exhaust Fans								
	Interior	50%			2023	\$65,800	2	\$600
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	50%	Now	\$2,800	2038	**	1	
	<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Controller, Basement</i>							
	Galvanized Steel	50%	Now	\$1,600	2026	\$81,200	1	
	<i>Corroded, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Water Main, Boiler Room</i>							
	<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Water Main, Boiler Room</i>							
Water Heater								
	Gas Fired	100%			2023	\$22,600	2	\$500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$5,600	4	\$800
Backflow Preventer								
	Generic	100%	0-2	\$500	2028	\$9,400	1	\$2,000
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Leaking</i>							
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2028	\$10,900	1-2	\$300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 49 - Q
Address : 79-15 PENELOPE AVENUE
Borough : QUEENS **Agency's Number** : Q049
Program / Asset # : BOE0707.000 / 2296 **Yr Built/Renovated** : 1933 / 2017
Area Sq Ft : 133,500 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2990 **Lot** : 45 **BIN** : 4069253

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$96,600	\$116,200
Interior Architecture	\$347,100	\$498,000
Electrical	\$195,400	\$100,700
Mechanical	\$148,900	\$297,400
Total	\$788,000	\$1,012,300
Importance Code A	\$96,600	\$116,200
Importance Code B	\$691,400	\$836,900
Importance Code C		\$59,200
Total	\$788,000	\$1,012,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,500			\$4,500
Interior Architecture	\$37,700	\$28,600	\$5,500	\$14,300
Electrical	\$18,300	\$23,900	\$18,700	\$50,800
Mechanical	\$23,000	\$17,900	\$29,600	\$17,000
Site Enclosure	\$1,900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$106,200	\$82,200	\$65,700	\$98,500
Importance Code A	\$21,700	\$8,300	\$8,300	\$13,000
Importance Code B	\$74,400	\$52,600	\$57,400	\$85,500
Importance Code C	\$10,100	\$21,400		
Total	\$106,200	\$82,200	\$65,700	\$98,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$29,000	
Masonry: Brick Cavity	55%			LIFE	**	5	\$79,900	
<i>Recent Construction, Extent : Light, Area Affected : 20%</i>								
<i>Location : Addition In 2017</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,400	
Masonry: Limestone	10%			LIFE	**	5	\$10,900	
Metal Panel	5%			2055	**	5-10	\$49,900	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,400	
Window Wall	3%			2055	**	5	\$16,300	
Windows								
Aluminum	100%			2051	**	5	\$27,000	
Parapets								
Cast in Place Concrete	20%			LIFE	**	5	\$16,400	
Masonry: Brick Cavity	65%			LIFE	**	5	\$5,200	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal Panel	5%			2055	**	5	\$1,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,500	
Roof								
Built-Up (BUR)	40%			2034	**	10	\$35,700	
Copper/Terne	2%			2064	**	10	\$4,500	
IRMA/Protected Membrane	40%	Now	\$60,800	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Exit 5, New Wing</i>								
Plaza Roof: Stone Panels	18%			2055	**			
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Carpet	5%			2030	\$100,600	3	\$14,800	
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	
Ceramic Tile	3%			2032	**	5	\$4,400	
Terrazzo	5%			LIFE	**	5	\$5,800	
Vinyl Tile	30%			2029	\$401,900	3	\$16,600	
Vinyl Tile	27%			2037	**	3	\$14,900	
Vinyl Tile 9" X 9"	20%			2024	\$347,100	3	\$14,800	
Wood	5%			2044	**	5	\$13,800	
Interior Walls								
Ceramic Tile	13%			2042	**	5	\$42,800	
Folding Partition	2%			2051	**	5	\$16,400	
Gypsum Board	30%			LIFE	**	5	\$59,200	
Marble Panels	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$29,600	
SGFT/Glazed Masonry	20%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2046	**	5	\$44,300	
Exposed Concrete	23%			LIFE	**	5	\$5,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	2%			LIFE	**	5	\$3,700	
Plaster	40%			LIFE	**	5	\$36,900	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	95%	4+	\$1,900	2064	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Juniper Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2042	**			
Pavers/Stone	10%			2038	**			
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Asphalt	80%			2038	**			
Rubber Matting	20%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	80%			2049	**	1		
Conduit	20%			2029	\$52,800	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$200	
Fused Disc Sw	5%			2028	\$12,000	5	\$200	
Molded Case Bkrs	70%			2045	**	5	\$2,500	
Molded Case Bkrs	20%			2028	\$47,900	5	\$700	
Wiring								
Braided Cloth	20%	2-4	\$74,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Original Portion Of The Building</i>								
Thermoplastic	80%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2042	**	5	\$500	
Variable Frequency Drive	50%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$41,100	
Generators								
Diesel	75%			2038	**	1	\$38,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 1 Basement</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Diesel	25%			2042	**	1	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 2</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$4,900	
Fuel Storage								
Main Tank	50%			2057	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 1</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2064	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 2</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$116,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2034	**	10	\$2,400	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Library</i>						
Fluorescent	2%			2034	**	10	\$2,400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Lobby, Gymnasium</i>						
LED	1%			2034	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	5%			2024			\$26,900	10
LED	25%			2034	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Perimeter</i>						
		<i>Explanation : Lightning Rods</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$15,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Staircases, Cafeteria And All Sides Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$82,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	75%			2049	**	1		
Interruptible Gas/Dual	25%			2049	**	1		
Fuel								

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2034	**	1	\$33,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 4 Rooftop Package Units</i>								
Furnace	15%			2037	**	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 1 New Rooftop Package Unit</i>								
Hot Water Boiler	10%			2046	**	1	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Penthouse</i>								
<i>Explanation : 2 New Units</i>								
Steam Boiler	25%			2042	**	1	\$33,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	10%			2051	**	4	\$700	
Steam Piping/Pump	25%			2039	**			
No Component	65%							
Terminal Devices								
Convactor/Radiator	25%			2027	\$178,700	1	\$10,800	
Convactor/Radiator	10%			2046	**	1	\$4,300	
No Component	65%							
Air Conditioning								
Energy Source								
Electricity	25%			2037	**	1		
Electricity	75%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2034	**	2	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 4 Rooftop Units, R-410c Refrigerant</i>								
Ext Pkg Unit - Heating/Cooling	25%			2037	**	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 1 Rooftop Unit, R-410c Refrigerant</i>								
Window/Wall Unit	15%			2024	\$41,700	1		
No Component	10%							
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	75%	0-2	\$46,100	LIFE	**	2-5	\$55,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Management System, Throughout The New Wing.</i>								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$18,600	
Exhaust Fans								
Interior	25%			2029	\$118,700	2	\$1,000	
Interior	10%			2037	**	2	\$400	
Roof	65%			2037	**	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Electric	25%			2028	\$29,400	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Gas Fired	75%			2024	\$61,100	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	75%			LIFE	**	1		
Cast Iron	25%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	**	1		
Cast Iron	25%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2029	\$10,200	4	\$2,100	
Non-Submersible	50%			2037	**	4	\$2,100	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$8,000	
Backflow Preventer								
Generic	50%			2037	**	1	\$4,100	
Generic	50%			2034	**	1	\$4,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From 1st To 3rd Floor, One Unit From Ground To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2055	**	1-5	\$16,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	25%						
	Generic	75%		2055	**	1-2	\$28,100	
Fire Pump								
	Generic	25%		2038	**	1	\$6,200	
	Generic	75%		2042	**	1	\$18,700	
Chemical System								
	Generic	100%		2028	\$27,900	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 5 - BX
Address : 564 JACKSON AVENUE @ E.149 ST.
Borough : BRONX **Agency's Number** : X005
Program / Asset # : BOE0158.000 / 525 **Yr Built/Renovated** : 1961 / 2007
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 21-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2642 **Lot** : 1 **BIN** : 2004548

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,101,900	\$162,000
Interior Architecture	\$610,300	\$391,100
Electrical	\$391,400	\$413,200
Mechanical	\$331,600	\$2,153,300
Total	\$2,435,200	\$3,119,600
Importance Code A	\$1,101,900	\$690,700
Importance Code B	\$1,184,800	\$2,390,200
Importance Code C	\$148,600	\$38,700
Total	\$2,435,200	\$3,119,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,000		\$15,400	
Interior Architecture	\$88,000		\$9,300	\$4,200
Electrical	\$2,900	\$25,300	\$2,800	\$2,100
Mechanical	\$110,300	\$42,900	\$25,600	\$15,600
Total	\$206,300	\$68,200	\$53,100	\$21,900
Importance Code A	\$40,900	\$8,700	\$23,900	\$8,500
Importance Code B	\$134,700	\$59,500	\$29,200	\$13,400
Importance Code C	\$30,600			
Total	\$206,300	\$68,200	\$53,100	\$21,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	**	5	\$16,000	
Masonry: Brick	70%	Now	\$513,000	LIFE	**	5	\$79,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$183,200	LIFE	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	Now	\$3,500	2047	**	5	\$4,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	85%			2043	**	5	\$30,800	
Glass Block	3%			LIFE	**	5	\$700	
Metal Louvers	2%			2036	**	10	\$4,500	
Steel	10%	Now	\$202,200	2052	**	5	\$22,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	30%	Now	\$84,300	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	50%	0-2	\$43,300	2040	**	5	\$54,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	20%			2040	**	5-10	\$23,500	
Roof								
Built-Up (BUR)	98%	Now	\$75,900	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%	Now	\$1,500	2055	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	0-2	\$7,000	2036	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%	Now	\$213,200	2037	**	5	\$5,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	25%	Now	\$122,200	2027	\$305,500	3	\$12,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	55%			2032	**	3	\$27,800	
Wood	5%	Now	\$23,700	2042	**	5	\$6,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$38,000	2036	**	5	\$6,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$30,600	LIFE	**	5	\$10,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs, Auditorium</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	50%	Now	\$110,500	LIFE	**	5	\$38,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%	0-2	\$26,700	2040	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%			2040	**	5	\$16,800	
Embossed Metal	5%	Now	\$126,300	LIFE	**	5	\$3,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%			LIFE	**	5	\$9,500	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2027	\$46,900			
Plaster	10%			LIFE	**	5	\$8,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	
Raceway								
Conduit	75%			2027	\$138,200	1		
Conduit	25%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	75%			2026	\$143,600	5	\$1,700	
Molded Case Bkrs	20%			2043	**	5	\$500	
Wiring								
Braided Cloth	75%	2-4	\$204,600	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2047	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$56,500	5	\$400	
Locally Mounted	25%			2040	**	5	\$100	
Variable Frequency Drive	5%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	2%			2035	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	93%			2035	**	10	\$73,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$61,900	10	\$10,400	
Exit, Service	50%			2022	\$12,400	1		
Exterior Lighting								
HID	20%			2022	\$69,400	10	\$100	
No Component	80%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2022

\$55,600

1

\$6,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Entry And Exit Doors**Explanation : Intrusion Alarm Only; Motion Sensors Panic Bars*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$15,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2027

\$169,000

5

\$26,600

Conversion Equipment

Steam Boiler

95%

2025

\$528,700

1

\$80,900

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 #4 Oil Burning Steam Boilers*

Steam Boiler

5%

0-2

\$27,800

2047

* *

1

\$3,800

*Insul. Deteriorating, Extent : Moderate, Area Affected : 50%**Location : Basement Boiler Room, Deteriorated Refractory In Both Boilers*

Distribution

Central Plant Steam

100%

2027

\$1,455,500

4

\$4,200

Piping/Pmp

Terminal Devices

Air Handler

20%

2022

\$241,900

1

\$10,600

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Fan Room*

Convactor/Radiator

20%

2032

* *

1

\$5,600

Fan Coil Unit/Heat

60%

2032

* *

1

\$16,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Classrooms And Administrative Spaces**Explanation : Unit Ventilators Observed*

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2032	**	1	\$31,900	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,000	
Exhaust Fans								
Interior	20%			2022	\$61,200	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Roof	60%			2032	**	2	\$1,600	
Roof	20%			2022	\$28,600	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	\$32,100	2057	**	1		
<i>Antiquated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Fire Sprinkler Room, Main Valves Not Holding</i>								
Brass/Copper	95%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$12,800	
Sanitary Piping								
Cast Iron	5%	Now	\$31,500	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Crawl Space Under The Auditorium</i>								
Cast Iron	95%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$13,100	4	\$2,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Sewage Ejector(s)								
Electric	100%			2027	\$24,800	4	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Did Not Observe This Component</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2047	**	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 50 - M (UDC AND ECF)
Address : 433 EAST 100 STREET @FDR DRIVE
Borough : MANHATTAN **Agency's Number** : M050
Program / Asset # : BOE0029.000 / 1670 **Yr Built/Renovated** : 1975 / 2012
Area Sq Ft : 118,000 **Project Type** : EDUCATION
Date of Survey : 31-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1694 **Lot** : 1 **BIN** : 1083933

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$635,000	\$553,900
Interior Architecture	\$125,600	
Electrical		\$1,619,200
Mechanical	\$528,200	\$2,794,200
Site Pavements	\$50,900	
Total	\$1,339,700	\$4,967,300
Importance Code A	\$635,000	\$598,800
Importance Code B	\$579,000	\$4,368,500
Importance Code C	\$125,600	
Total	\$1,339,700	\$4,967,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,400			\$5,000
Interior Architecture	\$35,500	\$17,900	\$8,300	
Electrical	\$3,300	\$5,200	\$4,800	\$28,800
Mechanical	\$100,500	\$30,500	\$63,600	\$46,900
Site Enclosure	\$29,000			
Site Pavements	\$14,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$214,300	\$57,500	\$80,500	\$84,600
Importance Code A	\$39,100	\$11,700	\$11,700	\$16,900
Importance Code B	\$97,000	\$45,800	\$64,100	\$67,700
Importance Code C	\$78,100		\$4,700	
Total	\$214,300	\$57,500	\$80,500	\$84,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$57,700	LIFE	**	5	\$95,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Concrete Masonry Unit	72%	Now	\$485,700	LIFE	**	5	\$34,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Around Perimeter Of Building</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Window Wall	3%			2049	**	5	\$8,600	
Windows								
Aluminum	100%			2045	**	5	\$8,400	
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,500	
Concrete Masonry Unit	85%	0-2	\$21,700	LIFE	**	5	\$4,400	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Roof								
Built-Up (BUR)	95%	Now	\$91,600	2029	\$458,000			
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Exit 2 And 5</i>								
Built-Up (BUR)	2%			2034	**	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Skylight</i>								
<i>Explanation : This Is Actually A Fluid Applied Membrane Roof</i>								
Skylight, Metal/Glass	3%			2049	**	10	\$3,300	
Soffits								
Cast in Place Concrete	100%	Now	\$5,800	LIFE	**	5	\$24,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Outdoor Soffits Located At Third Floor</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$30,900	
Ceramic Tile	10%			2038	**	5	\$7,100	
Quarry Tile	20%			2042	**	5	\$21,200	
Vinyl Tile	50%			2034	**	3	\$13,300	
Interior Walls								
Cast in Place Concrete	2%	Now	\$12,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Oil Tank Room And By Basement Stairwell</i>								
Ceramic Tile	5%			2038	**	5	\$9,500	
Concrete Masonry Unit	28%	Now	\$125,600	LIFE	**	5	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Penthouse</i>								
<i>Explanation : Open Joints At Basement Wall</i>								
Operable Wall	5%	Now	\$21,700	2049	**	5	\$16,600	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room 3rd Floor Room 305bc</i>								
<i>Explanation : Inoperable</i>								
Plaster	58%			LIFE	**	5	\$32,900	
Wood	2%			LIFE	**	5	\$15,100	
Ceilings								
AcousTileSusp.Lay-In	8%			2042	**	5	\$5,700	
Exposed Concrete	10%			LIFE	**	5	\$1,100	
Exposed Concrete	62%			LIFE	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Precast Waffle Construction</i>								
Gypsum Board	15%			LIFE	**	5	\$13,300	
Plaster	5%	Now	\$1,000	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Below Entry Ramp And Penthouse</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Below Entry Ramp And Penthouse</i>								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2039	**			
Iron Picket	5%	4+	\$100	2049	**			
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gate At Rear Outdoor Loading Dock</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	40%			2064		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Entry</i>									
<i>Explanation : Main Entry Ramp Walls</i>									
Concrete Masonry Unit	60%	Now	\$28,900	2039		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Loading Dock Area At Rear Of School</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Loading Dock Area At Rear Of School</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Loading Dock Area At Rear Of School</i>									
<i>Explanation : Temporary Bracing Installed</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2034		**			
On-Site Walkways									
Cast in Place Concrete	100%			2034		**			
Parking/Driveway									
Asphalt	100%	0-2	\$14,700	2032		**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>									
<i>Location : Front And Rear Driveways</i>									
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Front And Rear Driveways</i>									
Activity Yard									
Asphalt	95%	0-2	\$50,900	2032		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Vegetation Growth</i>									
Rubber Matting	5%			2029	\$17,300				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2029	\$31,400	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere And One 1200 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	30%			2029	\$13,500	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2029	\$167,000	5	\$400
	Fused Disc Sw	20%			2055	**	5	\$100
Raceway								
	Conduit	10%			2049	**	1	
	Conduit	90%			2039	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$19,200	5	\$300
	Molded Case Bkrs	85%			2028	\$162,800	5	\$2,600
	Molded Case Bkrs	5%			2045	**	5	\$200
Wiring								
	Thermoplastic	90%			2039	**	1	
	Thermoplastic	10%			2049	**	1	
Motor Controllers								
	Locally Mounted	30%			2027	\$36,900	5	\$200
	Motor Control Center	70%			2027	\$539,800	5	\$2,300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,700
Lighting								
Interior Lighting								
	Fluorescent	95%			2037	**	10	\$102,800
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
	Fluorescent	5%			2029	\$13,900	10	\$5,400
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Egress Lighting								
	Emergency, Battery	50%			2029	\$85,000	10	\$14,200
	Exit, Service	50%			2024	\$17,000	1	
Exterior Lighting								
	HID	98%			2029	\$466,300	10	\$400
	Incandescent	2%			2024	\$8,100	2	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 2%</i>								
<i>Location : Above Roof Doors</i>								
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	70%							
Generic	30%			2039	**	1	\$13,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	**	1-3	\$21,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$116,900	
Distribution								
Steam Piping/Pump	100%	Now	\$52,200	2039	**			
			<i>Other Observation, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Valves Malfunctioning</i>					
Terminal Devices								
Air Handler	40%			2029	\$663,700	1	\$29,200	
Convactor/Radiator	60%			2034	**	1	\$22,900	

Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%	0-2	\$200,300	2029	\$400,600	1	\$19,700	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof And Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Boiler Room Mezzanine</i>					
			<i>Explanation : 3 Units: Air Conditioning -3 Needs Control Repairs</i>					
Ext Pkg Unit - Heating/Cooling	10%			2029	\$147,700	2	\$700	
Window/Wall Unit	30%			2024	\$73,800	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2039	**	4	\$4,100	
CW & CHW Wtr Pipe/Pump	30%	Now	\$34,500	2059	**	4	\$1,700	
			<i>Broken, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Basement</i>					

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DEPARTMENT OF EDUCATION - 040
P. S. 50 - M (UDC AND ECF)
Asset # : 1670

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$1,058,700	1	\$73,000
Heat Rejection								
	Air Cooled Condenser Unit	100%			2029	\$190,300	2	\$82,200
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,800
Exhaust Fans								
	Interior	70%			2029	\$293,900	2	\$2,500
	Interior	10%	Now	\$42,000	2039	**	2	\$300
		<i>Broken, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Roof Penthouse</i>						
	Roof	20%	0-2	\$19,600	2029	\$39,200	2	\$600
		<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	90%			2039	**	1	
	Brass/Copper	10%	Now	\$88,000	2059	**	1	
		<i>Damaged, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Kitchen</i>						
Water Heater								
	Gas Fired	100%			2024	\$72,000	2	\$1,700
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$11,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units In 2 Locations / One Under Repair</i>						
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ground Floor To Roof</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$61,700

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - M (UDC AND ECF)

Asset # : 1670

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	85%						
	Generic	15%		2039	**	1-2	\$5,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 50 - Q
Address : 143-26 101 AVENUE BTWN: ALLENDALE ST., LIVERPOOL
Borough : QUEENS **Agency's Number** : Q050
Program / Asset # : BOE0708.000 / 2652 **Yr Built/Renovated** : 1922 / 2014
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 10024 **Lot** : 12 **BIN** : 4214461

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$52,400	\$485,400
Interior Architecture	\$79,700	\$738,700
Electrical		\$271,800
Mechanical	\$171,500	\$98,700
Total	\$303,600	\$1,594,600
Importance Code A	\$52,400	\$485,400
Importance Code B	\$251,200	\$1,053,000
Importance Code C		\$56,200
Total	\$303,600	\$1,594,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,800		\$18,300
Interior Architecture	\$13,100	\$3,500	\$10,700	\$20,300
Electrical	\$5,600	\$5,300	\$5,500	\$9,700
Mechanical	\$33,200	\$20,600	\$19,600	\$41,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$61,700	\$41,200	\$45,700	\$100,100
Importance Code A	\$3,700	\$5,600	\$3,700	\$22,200
Importance Code B	\$58,000	\$32,100	\$42,000	\$77,900
Importance Code C		\$3,500		
Total	\$61,700	\$41,200	\$45,700	\$100,100



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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$14,700	
Cast Stone/Terra Cotta	45%			LIFE	**	5	\$330,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
Masonry: Brick	30%			LIFE	**	5	\$28,200	
Masonry: Brick Cavity	5%			LIFE	**	5	\$4,700	
Metal Panel	3%			2049	**	5-10	\$19,400	
Window Wall	5%			2059	**	5	\$17,600	
Windows								
Aluminum	40%	Now	\$52,400	2051	**	5	\$2,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Aluminum	58%			2054	**	5	\$8,500	
Metal Louvers	2%			2032	**	10	\$1,800	
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$2,900	
Masonry: Brick	90%			LIFE	**	5	\$17,100	
Pre-Cast Concrete	8%			LIFE	**	5	\$9,600	
Roof								
IRMA/Protected Membrane	40%			2029		10	\$16,500	
Modified Bitumen	5%			2037	**	10	\$2,100	
Plaza Roof: Stone Panels	55%			2055	**			
Soffits								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Panel	95%			2055	**	5-10	\$7,700	
Interior								
Floors								
Carpet	2%			2030		3	\$3,500	
Ceramic Tile	3%			2038	**	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$3,500	
Vinyl Tile	85%			2029		3	\$28,200	
Wood	5%			2064	**	5	\$8,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2032	**	5	\$7,000	
Gypsum Board	40%			LIFE	**	5	\$56,200	
Masonry: Brick	8%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	35%			LIFE	**	5	\$24,600	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	2%			LIFE	**	5	\$18,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileConcealSpLn	10%			2034	**	5	\$10,200	
AcousTileSusp.Lay-In	25%			2034	**	5	\$20,300	
AcousTileSusp.Lay-In	30%			2046	**	5	\$24,400	
Plaster	35%	Now	\$79,700	LIFE	**	5	\$17,800	

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%**Location : 5th Floor, Stair B**Cracking/Crumbling, Extent : Moderate, Area Affected : 35%**Location : 5th Floor, Stair B*

Site Enclosure

Fence/Gates

Chain Link	5%			2049	**			
Iron Picket	95%			2073	**			

Free Standing Walls

Masonry: Brick	100%			2055	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Asphalt	5%			2038	**			
Cast in Place Concrete	95%			2046	**			

Activity Yard

Under Construction	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	40%			2029	\$8,900	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Old Wings**Explanation : One 2500 Amperes Main Disconnect Switch For The Old Wings*

Fused Disc Sw	50%			2059	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room New Wings**Explanation : One 3000 Amperes Main Disconnect Switch For New Wings*

Fused Disc Sw	10%			2059	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room New Wings**Explanation : One 800 Amperes Main Disconnect Switch For Fire Pump And Emergency*

Switchgear / Switchboard

Fused Disc Sw	40%			2029	\$62,600	5	\$100	
Fused Disc Sw	60%			2059	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	40%			2029	\$52,900	1		
Conduit	60%			2059	**	1		
Panelboards								
Fused Disc Sw	4%			2028	\$4,500	5	\$100	
Fused Disc Sw	6%			2054	**	5	\$100	
Molded Case Bkrs	30%			2028	\$33,500	5	\$400	
Molded Case Bkrs	60%			2054	**	5	\$900	
Wiring								
Thermoplastic	40%			2029	\$74,300	1		
Thermoplastic	60%			2059	**	1		
Motor Controllers								
Locally Mounted	40%			2027	\$19,400	5	\$100	
Locally Mounted	30%			2049	**	5	\$100	
Variable Frequency Drive	30%			2049	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$400	
Generic	50%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$16,600	
Generators								
Diesel	100%			2044	**	1	\$20,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 300 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,000	
Fuel Storage								
Main Tank	100%			2069	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2039	**	10	\$46,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2039	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2039	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service

60%

2039

* *

1

Exit, Service

40%

2039

* *

1

Exterior Lighting

Fluorescent

30%

2039

* *

10

\$1,500

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Roof*

LED

70%

2039

* *

Alarm

Security System

No Component

70%

Generic

30%

2039

* *

1

\$6,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2039

* *

1-3

\$10,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

60%

2059

* *

1

Interruptible Gas/Dual

40%

2049

* *

1

Fuel

Conversion Equipment

Hot Water Boiler

60%

2049

* *

1

\$16,000

*Other Observation, Extent : Light, Area Affected : 60%**Location : 4th Floor**Explanation : 2 Units*

Steam Boiler

40%

2042

* *

1

\$21,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

60%

2054

* *

4

\$2,400

Central Plant Steam

40%

Now

\$18,300

2039

* *

4

\$1,100

Piping/Pmp

*Steam Traps Faulty, Extent : Moderate, Area Affected : 15%**Location : Various Areas*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%			2024	\$113,900	1	\$5,000	
Air Handler	40%			2039	**	1	\$13,400	
Convactor/Radiator	25%			2027	\$72,300	1	\$4,400	
Convactor/Radiator	15%			2049	**	1	\$2,600	
Unit Heater - Steam	5%			2029	\$9,700	4	\$400	
Air Conditioning								
Energy Source								
Electricity	40%			2037	**	1		
Electricity	60%			2054	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2039	**	1	\$20,000	
Window/Wall Unit	5%			2024	\$5,600	1		
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2039	**	1	\$20,000	
No Component	40%							
Heat Rejection								
Water Cooling Tower	60%			2034	**	2	\$32,600	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$12,000	
Ductwork/Diffusers	60%			LIFE	**	2-5	\$18,100	
Exhaust Fans								
Interior	30%			2024	\$57,600	2	\$500	
Interior	60%			2039	**	2	\$1,000	
Roof	10%			2024	\$9,000	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2039	**	1		
Brass/Copper	60%			2059	**	1		
Water Heater								
Gas Fired	100%			2029	\$32,900	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	60%			2039	**	4	\$700	
Non-Submersible	40%			2029	\$3,300	4	\$700	
Backflow Preventer								
Generic	100%			2039	**	1	\$3,300	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	40%			2039	**	1-5	\$11,300
	Generic	60%			2059	**	1-5	\$16,300
Sprinkler								
	No Component	35%						
	Generic	5%			2029	\$26,400	1-2	\$800
	Generic	60%			2059	**	1-2	\$9,100
Fire Pump								
	No Component	40%						
	Generic	60%			2044	**	1	\$6,100
Chemical System								
	Generic	100%			2029	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 50 - SI
Address : 200 ADELAIDE AVENUE @ PLATT ST.
Borough : STATEN ISLAND **Agency's Number** : R050
Program / Asset # : BOE0935.000 / 1412 **Yr Built/Renovated** : 1957 / 2012
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 04-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4716 **Lot** : 60 **BIN** : 5063495

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$457,800	\$38,000
Interior Architecture	\$847,700	\$427,600
Electrical	\$617,400	\$524,500
Mechanical		\$574,400
Total	\$1,922,900	\$1,564,500
Importance Code A	\$457,800	\$38,000
Importance Code B	\$1,465,100	\$1,526,500
Total	\$1,922,900	\$1,564,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,700			\$6,200
Interior Architecture	\$87,600			\$13,900
Electrical	\$1,700	\$35,500	\$800	\$800
Mechanical	\$14,300	\$12,300	\$19,500	\$11,900
Total	\$120,300	\$47,700	\$20,300	\$32,800
Importance Code A	\$24,900	\$8,400	\$8,200	\$14,400
Importance Code B	\$90,000	\$39,300	\$12,100	\$18,400
Importance Code C	\$5,400			
Total	\$120,300	\$47,700	\$20,300	\$32,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	4%			LIFE	**	5	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2008, Throughout</i>								
Glazed Ceramic Panel	5%	Now	\$7,400	LIFE	**	5	\$9,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$61,200	LIFE	**	5	\$38,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	1%	0-2	\$5,300	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2049	**	5	\$12,300	
Parapets								
Masonry: Brick	70%	Now	\$61,500	LIFE	**	5	\$10,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2008, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$4,000	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2044	**	5-10	\$64,300	
Roof								
Built-Up (BUR)	100%	Now	\$296,000	2032	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Ceramic Tile	3%			2030	\$79,400	5	\$3,800		
Terrazzo	5%	Now	\$15,900	LIFE	**	5	\$5,000		
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Sill At Exit</i>									
Vinyl Tile	30%	Now	\$34,800	2027	\$348,300	3	\$14,400		
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	40%	Now	\$92,900	2022	\$464,300	3	\$19,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : 9x9 Units, Basement, Rooms 105, 107, 2nd Floor Throughout</i>									
Vinyl Tile 9" X 9"	17%	Now	\$12,800	2022	\$255,700	3	\$8,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	5%			2055	**	5	\$12,000		
Interior Walls									
Ceramic Tile	5%			2036	**	5	\$3,200		
Concrete Masonry Unit	5%	Now	\$3,800	LIFE	**	5	\$1,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	65%			LIFE	**	5	\$12,500		
SGFT/Glazed Masonry	25%			LIFE	**				
Ceilings									
AcousTile,Adhered	20%	Now	\$25,400	2032	**	5	\$12,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
AcousTileConcealSpLn	25%	Now	\$13,800	2032	**	5	\$20,000		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Fiber Board	5%			2032	**				
Gypsum Board	10%			LIFE	**	5	\$16,000		
Plaster	40%	Now	\$14,300	LIFE	**	5	\$32,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Auditorium</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2057	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere And 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2057	**	5	\$400
Raceway								
	Conduit	95%			2027	\$175,100	1	
	Conduit	5%			2057	**	1	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Panelboards								
	Fused Disc Sw	7%			2026	\$13,400	5	\$100
	Fused Disc Sw	3%			2052	**	5	\$100
	Molded Case Bkrs	10%			2052	**	5	\$200
	Molded Case Bkrs	80%			2026	\$153,200	5	\$1,700
Wiring								
	Braided Cloth	70%	2-4	\$191,000	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2057	**	1	
	Thermoplastic	20%			2027	\$54,600	1	
Motor Controllers								
	Locally Mounted	85%			2025	\$68,600	5	\$500
	Locally Mounted	15%			2047	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
Lighting								
Interior Lighting								
	Fluorescent	92%			2037	**	10	\$70,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	4%			2037	**	10	\$3,000
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan And Closets</i>								
	LED	4%			2037	**		
Egress Lighting								
	Emergency, Service	50%			2022	\$21,800	1	
	Exit, Service	50%			2022	\$12,000	1	
Exterior Lighting								
	HID	100%			2022	\$334,700	10	\$300
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System								
No Component	90%							
Generic	10%			2035	**	1	\$3,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$91,800	1-3	\$5,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2057	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$82,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2053	**	4	\$6,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%			2027	\$233,400	1	\$10,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convector/Radiator	80%			2032	**	1	\$21,500	

Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2025	\$121,100	1		
No Component	30%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,300	
Exhaust Fans								
Interior	20%			2027	\$59,100	2	\$500	
Roof	80%			2027	\$110,200	2	\$2,000	

Plumbing

H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galvanized Steel	80%			2032	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Water Heater	Gas Fired	100%			2026	\$50,600	2	\$1,200
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
	Cast Iron	1%			LIFE	**	1	
	Cast Iron	99%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Non-Submersible	100%			2027	\$12,700	4	\$1,800
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2037	**	1-2	\$500
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

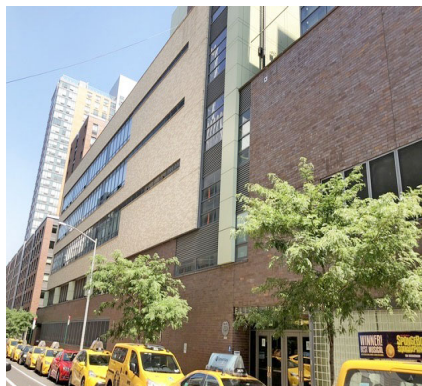
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 51 ELIAS HOWE - M
Address : 525 W.44 STREET BTWN: 10 AVE., 11 AVE.
Borough : MANHATTAN **Agency's Number** : M338
Program / Asset # : BOE1125.000 / 14745 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 96,476 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1073 **Lot** : 14 **BIN** : 1088462

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$304,400
Interior Architecture		\$113,000
Electrical	\$88,500	
Mechanical		\$58,800
Total	\$88,500	\$476,200
Importance Code A		\$304,400
Importance Code B	\$88,500	\$107,200
Importance Code C		\$64,600
Total	\$88,500	\$476,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,800			
Interior Architecture	\$54,800	\$30,600		\$23,900
Electrical	\$15,700	\$20,700	\$19,100	\$22,800
Mechanical	\$13,700	\$14,900	\$22,600	\$25,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$125,900	\$78,000	\$53,500	\$84,200
Importance Code A	\$34,600	\$4,800	\$4,800	\$5,000
Importance Code B	\$86,800	\$50,800	\$48,800	\$79,200
Importance Code C	\$4,500	\$22,400		
Total	\$125,900	\$78,000	\$53,500	\$84,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 51 ELIAS HOWE - M

Asset # : 14745

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$96,200	
Metal Panel	20%			2055	**	5-10	\$165,300	
Windows								
Aluminum	100%			2051	**	5	\$35,200	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$43,000	
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$12,100	
Masonry: Brick	40%			LIFE	**	5	\$4,200	
Metal Rail	5%			2046	**	5-10	\$9,400	
Roof								
IRMA/Protected Membrane	100%	2-4	\$8,500	2037	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paved Irma Roof</i>								
Interior								
Floors								
Carpet	5%			2030	\$98,400	3	\$14,400	
Cast in Place Concrete	5%			LIFE	**	5	\$15,800	
Ceramic Tile	5%			2042	**	5	\$7,200	
Traffic Topping	5%			2037	**	5	\$9,000	
Vinyl Tile	75%			2039	**	3	\$54,100	
Wood	5%			2064	**	5	\$13,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	25%			2042	**	5	\$44,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,600	
Folding Partition	2%			2051	**	5	\$9,000	
Glass: Single Pane	3%			LIFE	**	5	\$4,000	
Gypsum Board	60%			LIFE	**	5	\$64,600	
Ceilings								
AcousTileSusp.Lay-In	60%			2046	**	5	\$66,300	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$27,600	
Metal Panel	5%			LIFE	**	5	\$6,900	
Wood	5%			LIFE	**	5	\$48,400	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2055	**			
Chain Link	50%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rooftop Playground Enclosure</i>								
Iron Picket	10%			2073	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 51 ELIAS HOWE - M

Asset # : 14745

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%			2073	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Asphalt	60%			2042	**			
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Cast in Place Concrete	10%			2046	**			
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Pavers/Stone	30%			2042	**			
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Activity Yard

Rubber Matting	100%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amperes Disconnect Switch*

Transformers

Dry Type	100%			2042	**	5	\$400	
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Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$400	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2045	**	5	\$200	
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Molded Case Bkrs	90%			2045	**	5	\$2,300	
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Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	60%			2042	**	5	\$400	
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Variable Frequency Drive	40%			2042	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$29,700	
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 51 ELIAS HOWE - M

Asset # : 14745

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$37,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 350 Kilowatt Capacity</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,600	
Fuel Storage								
Main Tank	100%			2057	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2034	**	10	\$75,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2034	**	10	\$13,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Exit, Battery	80%			2034	**	10	\$5,200	
Exterior Lighting								
Fluorescent	14%			2034	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 14%</i>								
<i>Location : Roof</i>								
HID	85%			2034	**	10	\$300	
LED	1%			2034	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$2,800	
Alarm								
Security System								
Generic	50%			2034	**	1	\$18,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2034	**	1	\$18,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$59,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns, Strobes And Smoke Detection</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 51 ELIAS HOWE - M
Asset # : 14745

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	85%			2034	**	1	\$40,500	
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Rooftop Package Units</i>						
Hot Water Boiler	15%			2042	**	1	\$7,200	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 5th Floor Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	15%			2045	**	4	\$1,100	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2042	**	1	\$4,700	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	98%			2034	**	2	\$5,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Package Units Using 410-a Refrigerant</i>						
Split Unit	2%			2034	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,800	
Exhaust Fans								
Roof	100%			2034	**	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$58,800	2	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5th Floor</i>						
		<i>Explanation : 300-gallon Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$5,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 51 ELIAS HOWE - M

Asset # : 14745

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2034	**	1	\$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : From Cellar To 6th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2059	**	1-5	\$48,600	
Sprinkler								
Generic	100%			2059	**	1-2	\$27,000	
Fire Pump								
Generic	100%			2044	**	1	\$18,000	
Chemical System								
No Component	98%							
Generic	2%			2027	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 52 - BK
Address : 2675 EAST 29TH ST. @ VOORHIES AVE.
Borough : BROOKLYN **Agency's Number** : K052
Program / Asset # : BOE0381.000 / 2515 **Yr Built/Renovated** : 1950 / 2007
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 7474 **Lot** : 1 **BIN** : 3205435

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$205,100	\$115,400
Interior Architecture	\$658,200	\$433,300
Electrical	\$282,300	\$504,100
Mechanical	\$663,800	\$100,100
Total	\$1,809,400	\$1,152,900
Importance Code A	\$205,100	\$154,900
Importance Code B	\$1,567,000	\$998,000
Importance Code C	\$37,300	
Total	\$1,809,400	\$1,152,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,500			
Interior Architecture	\$89,800			\$11,100
Electrical	\$32,300	\$3,200	\$2,800	\$3,200
Mechanical	\$46,500	\$14,000	\$42,800	\$12,900
Total	\$172,200	\$17,300	\$45,700	\$27,100
Importance Code A	\$12,600	\$9,000	\$9,200	\$9,000
Importance Code B	\$159,600	\$8,200	\$36,500	\$18,100
Importance Code C				
Total	\$172,200	\$17,300	\$45,700	\$27,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$74,300	LIFE	**	5	\$115,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Bulkheads C And D</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,600	
Windows								
Aluminum	50%	Now	\$26,600	2053	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout - Lexan Panes</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Sashes Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Windows At Grade And Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	50%	Now	\$23,100	2053	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Windows Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5		
Metal Rail	5%			2041	**	5-10		
Pre-Cast Concrete	10%			LIFE	**	5		
Roof								
Metal Panel	5%	0-2	\$3,500	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads C And D</i>								
Modified Bitumen	95%	Now	\$81,100	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Roof</i>								
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$22,700	LIFE	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Water Main Area - Basement</i>								
Ceramic Tile	5%	2-4	\$140,800	2043	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Student Bathrooms And Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	35%			2036	**	3	\$23,800	
Vinyl Tile 9" X 9"	30%	Now	\$480,100	2038	**	3	\$15,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cafeteria And Door Thresholds At 3rd Floor Classrooms</i>								
Wood	10%			2056	**	5	\$25,500	
Interior Walls								
Ceramic Tile	5%	2-4	\$37,300	2043	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Student Bathrooms And Kitchen</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Plaster	55%			LIFE	**	5	\$4,200	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$29,400	2026	\$293,800	5	\$21,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium And 1st Floor Corridors</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium And 1st Floor Corridors</i>								
Exposed Concrete	50%			LIFE	**	5	\$10,600	
Fiber Board	10%	Now	\$4,700	2028	\$94,900			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Corridors</i>								
Plaster	15%	Now	\$14,300	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridors And Below Mechanical Bulkhead</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Rubber Matting	100%			2028				

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2028	\$39,500	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 600 Amperes Each.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	50%			2038	**	5	\$200
	Fused Knife Sw	50%	2-4	\$91,300	2058	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	80%			2028	\$147,400	1	
	Conduit	20%			2038	**	1	
Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$200
	Fused Knife Sw	10%	2-4	\$19,200	2053	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fused Toggle Switch	5%	2-4	\$9,600	2053	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	20%			2036	**	5	\$500
	Molded Case Bkrs	55%			2027	\$105,300	5	\$1,300
Wiring								
	Braided Cloth	70%	2-4	\$191,000	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2038	**	1	
Motor Controllers								
	Locally Mounted	80%			2026	\$64,500	5	\$500
	Locally Mounted	20%			2041	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
	Fluorescent	96%			2036	**	10	\$80,100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	2%			2036	**	10	\$1,700
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	LED	2%			2036	**		

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2028	\$65,500	10	\$11,000	
Exit, Service	50%			2028	\$13,100	1		

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Exterior Lighting								
LED	10%			2036	**			
No Component	90%							

Alarm

Security System								
No Component	70%							
Generic	30%			2036	**	1	\$10,200	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$17,300	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria And Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2054	**	1		

Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$90,100	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Natural Gas Fired Steam Boilers*

Distribution								
Central Plant Steam Piping/Pmp	50%			2038	**	4	\$3,400	
Steam Piping/Pump	50%			2038	**			

Terminal Devices								
Air Handler	20%			2023	\$255,900	1	\$11,300	
Convactor/Radiator	80%	0-2	\$7,800	2033	**	1	\$21,200	

*Damaged, Extent : Moderate, Area Affected : 5%**Location : Broken Valve, Various Locations*

Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	70%	0-2	\$13,300	2023	\$132,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,700	
Exhaust Fans								
Interior	85%			2023	\$275,200	2	\$2,400	
Roof	15%	Now	\$500	2023	\$22,700	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$55,500	2	\$1,300	
Sanitary Piping								
Cast Iron	100%	Now	\$13,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : On Nostrand Street Side</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,900	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Boys Room</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$44,600	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 52 - Q
Address : GUY R. BREWER BLVD/ 146 TERRACE
Borough : QUEENS **Agency's Number** : Q052
Program / Asset # : BOE0709.000 / 969 **Yr Built/Renovated** : 1927 / 2012
Area Sq Ft : 63,000 **Project Type** : EDUCATION
Date of Survey : 13-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 13353 **Lot** : 20 **BIN** : 4285972

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$163,100	\$245,600
Interior Architecture	\$838,000	\$448,800
Electrical	\$639,600	\$286,000
Mechanical	\$466,200	\$38,400
Total	\$2,106,900	\$1,018,800
Importance Code A	\$163,100	\$245,600
Importance Code B	\$1,754,500	\$773,200
Importance Code C	\$189,200	
Total	\$2,106,900	\$1,018,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,900			
Interior Architecture	\$57,900		\$18,400	\$9,600
Electrical	\$2,000	\$2,000	\$12,000	\$2,400
Mechanical	\$12,800	\$9,000	\$40,300	\$9,000
Site Enclosure	\$400			
Total	\$79,000	\$11,000	\$70,700	\$20,900
Importance Code A	\$12,100	\$6,200	\$6,400	\$6,200
Importance Code B	\$30,600	\$4,700	\$64,400	\$14,700
Importance Code C	\$36,300			
Total	\$79,000	\$11,000	\$70,700	\$20,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$83,300	
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Windows								
Wood	100%	0-2	\$97,300	2044	**	5	\$162,300	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	5%	Now	\$4,900	LIFE	**	5	\$800	
<i>Efflorescence, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade Between Flat And Sloped Roof</i>								
Masonry: Brick	85%			LIFE	**	5	\$13,500	
Masonry: Limestone	10%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$65,900	
Copper/Terne	5%	Now	\$1,000	2056	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead, Detached Gutter Laying Inside Stairway</i>								
Interior								
Floors								
Cast in Place Concrete	15%	0-2	\$73,700	LIFE	**	5	\$48,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	0-2	\$18,300	2037	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Quarry Tile	3%			2041	**	5	\$6,600	
Terrazzo	5%	2-4	\$73,200	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Entry</i>								
Vinyl Tile	29%	0-2	\$388,500	2038	**	3	\$16,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : 9 X 9 Units</i>								
Vinyl Tile	10%			2038	**	3	\$5,500	
Vinyl Tile	23%	Now	\$61,600	2028	\$308,100	3	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	12%			2043	**	5	\$33,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$47,200	2031	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Boys Room</i>								
Concrete Masonry Unit	5%	0-2	\$21,100	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%	0-2	\$55,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%	0-2	\$15,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	0-2	\$49,600	LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, 401b, D, F</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 401 F, B, D</i>								
SGFT/Glazed Masonry	10%	0-2	\$36,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	95%			LIFE	**	5	\$87,600	
Plaster	5%	Now	\$51,700	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 401 B, D, F</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2054	**			
Iron Picket	15%			2063	**			
Retaining Walls								
Cast in Place Concrete	95%	2-4	\$400	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			2038	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2041	**			
Pavers/Stone	5%			2031	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	50%			2037		**		
Cast in Place Concrete	13%			2045		**		
Rubber Matting	10%			2033		**		
Traffic Topping	15%			2036		**		
Traffic Topping	12%			2028		**		

Other Observation, Extent : Light, Area Affected : 100%

Location : Corner Of Brewer And Terrace

Explanation : Astro turf

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2048		**	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2048		**	5	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	100%			2048		**	5	\$300
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Raceway

Conduit	80%			2028	\$105,800		1	
Conduit	20%			2048		**	1	

Panelboards

Fused Disc Sw	2%			2044		**	5	
Fused Disc Sw	8%			2027	\$11,500		5	\$100
Molded Case Bkrs	20%			2027	\$28,700		5	\$300
Molded Case Bkrs	70%			2044		**	5	\$1,200

Wiring

Braided Cloth	50%	0-2	\$92,800	2053		**	1	
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Insulation Aged, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2048		**	1	
Thermoplastic	30%			2028	\$55,700		1	

Motor Controllers

Locally Mounted	50%			2026	\$40,300		5	\$200
Locally Mounted	50%			2041		**	5	\$200

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$900
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2036	**	10	\$55,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	25%			2033	**	10	\$3,800	
Emergency, Battery	25%			2023	\$22,700	10	\$3,800	
Exit, Service	40%			2033	**	1		
Exit, Service	10%			2023	\$1,800	1		
Exterior Lighting								
HID	100%			2023	\$254,000	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$61,000	1	\$7,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$209,000	1-3	\$11,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$62,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$53,300	2048	**	4	\$3,100	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
Terminal Devices								
Convactor/Radiator	80%			2033	**	1	\$16,300	
Fan Coil Unit/Heat	20%	Now	\$188,700	2038	**	1	\$3,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	20%	Now	\$1,300	2023	\$26,300	1		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,100	
Exhaust Fans								
Interior	100%			2023	\$224,100	2	\$1,900	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$38,400	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$2,100	4	\$2,000	
Backflow Preventer								
Generic	100%			2028	\$16,000	1	\$3,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$900	
Chemical System								
No Component	90%							
Generic	10%			2026	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 52 - SI
Address : 450 BUEL AVENUE @NUGENT AVE.
Borough : STATEN ISLAND **Agency's Number** : R052
Program / Asset # : BOE0937.000 / 1413 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 71,270 **Project Type** : EDUCATION
Date of Survey : 08-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 3705 **Lot** : 1 **BIN** : 5053746

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$505,800	\$939,100
Interior Architecture		\$345,600
Electrical	\$64,600	\$523,000
Mechanical		\$397,800
Site Pavements	\$39,100	
Total	\$609,500	\$2,205,500
Importance Code A	\$505,800	\$939,100
Importance Code B	\$103,700	\$1,266,400
Total	\$609,500	\$2,205,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,300			\$11,500
Interior Architecture	\$62,200	\$20,800	\$2,800	
Electrical	\$7,000	\$7,300	\$6,600	\$68,600
Mechanical	\$11,900	\$9,400	\$15,200	\$9,500
Site Enclosure	\$3,300			
Site Pavements	\$21,600			
Elevators/Escalators	\$10,700	\$10,700	\$10,700	\$10,700
Total	\$143,200	\$48,100	\$35,300	\$100,300
Importance Code A	\$32,900	\$6,500	\$6,500	\$18,000
Importance Code B	\$100,400	\$41,600	\$28,800	\$82,200
Importance Code C	\$9,900			
Total	\$143,200	\$48,100	\$35,300	\$100,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$68,500	
Masonry: Brick	90%			LIFE	**	5	\$78,900	
Windows								
Aluminum	95%			2051	**	5	\$30,800	
Glass Block	5%			LIFE	**	5	\$1,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,200	
Masonry: Brick	20%			LIFE	**	5	\$3,200	
Metal: Cage/Fence	75%			2042	**	5-10	\$92,400	
Roof								
Built-Up (BUR)	75%	4+	\$451,900	2029	\$753,200			
								<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Throughout</i>
								<i>Blisters, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Throughout</i>
Copper/Terne	5%			2044	**	10	\$8,700	
Single Ply Membrane	20%			2037	**	10	\$13,900	
Soffits								
Cast in Place Concrete	50%	0-2	\$10,900	LIFE	**	5	\$4,500	
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>
								<i>Location : Throughout</i>
								<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Throughout</i>
Cement-Fiber Panel	50%			2034	**	10	\$2,800	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$48,400	
Ceramic Tile	5%	Now	\$15,300	2038	**	5	\$3,700	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Toilets And Kitchen</i>
Quarry Tile	5%			2042	**	5	\$11,100	
Terrazzo	10%			LIFE	**	5	\$11,500	
Vinyl Tile	45%			2034	**	3	\$24,900	
Vinyl Tile 9" X 9"	15%			2029	\$260,300	3	\$8,300	
Wood	5%			2057	**	5	\$13,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$6,600	2038	**	5	\$2,200	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>
								<i>Location : Bathrooms, Kitchen</i>
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Plaster	60%			LIFE	**	5	\$16,000	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	\$22,000	2034	**	5	\$11,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2046	**	5	\$36,900	
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Exposed Struc: Steel	10%			LIFE	**			
Plaster	40%			LIFE	**	5	\$36,900	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Iron Picket	25%	4+	\$3,300	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$21,600	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%	4+	\$39,100	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 - 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2029	\$105,800	1		
Conduit	20%			2055	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Panelboards								
Fused Disc Sw	5%			2051	**	5	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	45%	4+	\$64,600	2054	**	5	\$400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	40%			2051	**	5	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Wiring								
Thermoplastic	80%			2029	\$148,500	1		
Thermoplastic	20%			2055	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Motor Controllers								
Locally Mounted	70%			2027	\$56,500	5	\$300	
Locally Mounted	30%			2046	**	5	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Recent Installation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$21,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - Automatic Transfer Switches</i>								
Generators								
Natural Gas	100%			2042	**	1	\$27,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Recent Installation - 80 Kilowatt Generator Set And 75 Kilowatt Load Bank</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	89%			2029	\$149,400	10	\$58,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2029	\$3,400	10	\$1,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
HID	2%			2024	\$2,400	10		
Incandescent	2%			2024	\$16,900	2		
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	\$8,600	
Exit, Battery	50%			2034	* *	10	\$2,400	
Exterior Lighting								
HID	10%			2024	\$28,700	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2034	* *	1-3	\$17,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Furnace	15%			2034	* *	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Extention Roof</i>								
<i>Explanation : 4 Units - Part Of Air Conditioning System</i>								
Steam Boiler	85%			2046	* *	1	\$60,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	85%			2055	* *			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
No Component	15%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2037	**	1	\$13,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	40%			2034	**	1	\$9,200	
Fan Coil Unit/Heat	15%			2029	\$160,100	1	\$3,500	
No Component	15%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	15%			2034	**			
Window/Wall Unit	75%			2027	\$111,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,700	
Exhaust Fans								
Interior	30%			2037	**	2	\$700	
Roof	70%			2029	\$82,800	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2039	**	1		
Galvanized Steel	70%			2042	**	1		
Water Heater								
Gas Fired	100%			2028	\$43,500	2	\$1,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 300 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$4,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2049	**	1-2	\$1,000
Chemical System								
	Wet	10%			2027	\$2,800	1-3	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul-102</i>								
	No Component	90%						

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 53 - SI
Address : 330 DURANT AVENUE
Borough : STATEN ISLAND **Agency's Number** : R053
Program / Asset # : BOE0938.000 / 1414 **Yr Built/Renovated** : 1966 / 2007
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 28-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5106 **Lot** : 1 **BIN** : 5065016

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$660,300	\$1,164,900
Interior Architecture	\$611,600	\$1,174,200
Electrical	\$596,500	\$610,600
Mechanical	\$113,400	\$1,037,800
Total	\$1,981,800	\$3,987,500
Importance Code A	\$660,300	\$1,634,100
Importance Code B	\$1,321,500	\$2,353,500
Total	\$1,981,800	\$3,987,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$16,200	
Interior Architecture	\$37,100		\$900	\$15,700
Electrical	\$1,800	\$18,500	\$1,000	\$1,100
Mechanical	\$10,000	\$80,000	\$18,500	\$9,500
Total	\$48,900	\$98,500	\$36,700	\$26,300
Importance Code A	\$6,600	\$6,800	\$22,900	\$6,600
Importance Code B	\$17,100	\$91,700	\$13,800	\$19,700
Importance Code C	\$25,100			
Total	\$48,900	\$98,500	\$36,700	\$26,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$564,900	LIFE	**	5	\$87,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$32,500	
Parapets								
Metal: Cage/Fence	100%			2040	**	5-10	\$123,100	
Roof								
Built-Up (BUR)	95%	Now	\$95,400	2027	\$954,100			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2055	**	10	\$8,700	
Interior								
Floors								
Ceramic Tile	5%	Now	\$61,100	2036	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$5,800	
Vinyl Tile	5%			2035	**	3	\$2,800	
Vinyl Tile 9" X 9"	65%			2027	\$1,128,100	3	\$48,000	
Vinyl Tile 9" X 9"	20%	Now	\$347,100	2037	**	3	\$11,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$4,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	
Plaster	60%	Now	\$22,900	LIFE	**	5	\$16,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	0-2	\$36,600	2032	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$63,400	LIFE	**	5	\$5,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Playground Located Under Building Overhang</i>								
Plaster	50%	Now	\$103,400	LIFE	**	5	\$46,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2053	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$300	
Raceway								
Conduit	95%			2027	\$125,600	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	80%			2026	\$114,900	5	\$1,400	
Molded Case Bkrs	10%			2049	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2053	**	1		
Thermoplastic	20%			2027	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	78%			2037	**	10	\$47,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2037	**	10	\$12,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Fan Room, Staircases, Electrical Room, Gymnasium And Auditorium</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$48,200	10	\$8,100	
Exit, Service	5%			2035	**	1		
Exit, Service	45%			2022	\$8,700	1		
Exterior Lighting								
HID	100%			2022	\$270,200	10	\$200	

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

90%

Generic

10%

2035

* *

1

\$2,500

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$148,200

1-3

\$8,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$20,800

Conversion Equipment

Steam Boiler

100%

2025

\$433,600

1

\$66,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$113,400

2037

* *

4

\$3,300

*Steam Traps Faulty, Extent : Severe, Area Affected : 70%**Location : Throughout*

Terminal Devices

Air Handler

20%

2027

\$188,400

1

\$8,300

Convactor/Radiator

80%

2032

* *

1

\$17,300

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

15%

2022

\$20,900

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$37,400

Exhaust Fans

Interior

40%

2027

\$95,300

2

\$800

Roof

60%

2027

\$66,700

2

\$1,200

Plumbing

H/C Water Piping

Brass/Copper

50%

2037

* *

1

Galvanized Steel

50%

2025

\$147,000

1

HW Heat Exchanger

Steam Fired

100%

2027

\$106,700

4

\$6,600

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - SI

Asset # : 1414

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2022	\$10,200	4	\$2,100	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2037	**	1-2	\$900	
	Chemical System							
	Generic	100%		2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 53/ 811 - M
Address : 466 WEST END AVENUE @W. 82 STREET
Borough : MANHATTAN **Agency's Number** : M841
Program / Asset # : BOE0152.000 / 520 **Yr Built/Renovated** : 1895 / 2002
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 30-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 1230 **Lot** : 1 **BIN** : 1032754

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$418,800
Interior Architecture		\$127,500
Electrical		\$622,400
Mechanical		\$858,100
Total		\$2,026,800
Importance Code A		\$418,800
Importance Code B		\$1,608,000
Total		\$2,026,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$51,500		\$4,900	\$1,900
Interior Architecture	\$28,400	\$2,000	\$4,000	\$8,600
Electrical	\$11,100	\$5,600	\$6,100	\$5,300
Mechanical	\$56,100	\$31,600	\$42,100	\$35,100
Site Pavements	\$8,600			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$160,600	\$44,100	\$62,100	\$55,800
Importance Code A	\$58,500	\$5,300	\$10,400	\$7,300
Importance Code B	\$97,400	\$38,700	\$51,700	\$48,500
Importance Code C	\$4,700			
Total	\$160,600	\$44,100	\$62,100	\$55,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	3%			2063	**	10	\$4,900	
Masonry: Brick	85%			LIFE	**	5	\$59,600	
<i>Repairs in Progress, Extent : N/A, Area Affected : 20%</i>								
<i>Location : 82nd Street Facade</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 82nd Street</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,600	
Masonry: Limestone	7%			LIFE	**	5	\$3,700	
<i>Repairs in Progress, Extent : N/A, Area Affected : 15%</i>								
<i>Location : 82nd Street Facade</i>								
Windows								
Aluminum	40%			2044	**	5	\$3,900	
Wood	60%			2036	**	5	\$58,100	
Parapets								
Masonry: Brick	68%			LIFE	**	5	\$400	
Masonry: Limestone	5%			LIFE	**	5		
Metal Rail	4%	4+		2033	**	5	\$200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	23%	Now	\$5,800	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping At Roof Gable Ends</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Roof Gable Ends</i>								
Roof								
Clay Tile	30%	Now	\$9,500	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Gabled Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : At One Gable Roof Ridge</i>								
Modified Bitumen	70%	Now	\$7,200	2028			\$359,200	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 422</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry</i>								
<i>Explanation : Small Soffit Located At Main Entry Portico</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,800	
Ceramic Tile	5%			2037	**	5	\$4,000	
Sheet Vinyl/Rubber	5%	Now	\$2,600	2028	\$127,500	5	\$3,000	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Gymnasium</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Gymnasium</i>								
Vinyl Tile	85%	4+	\$12,400	2033	**	3	\$25,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor Spaces Behind Cafeteria</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$3,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Gypsum Board	20%			LIFE	**	5	\$8,500	
Masonry: Brick	5%	Now	\$3,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stairwell To Basement</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stairwell To Basement</i>								
Plaster	65%			LIFE	**	5	\$13,900	
Ceilings								
AcousTileConcealSpLn	30%	4+	\$4,200	2033	**	5	\$15,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	10%			2033	**	5	\$8,000	
Plaster	20%	Now	\$4,500	LIFE	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 422 By Window</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room 422</i>								
Plaster	40%			LIFE	**	5	\$20,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$8,600	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Curb On West End Avenue</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West End Avenue</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

65%

2031

* *

Rubber Matting

35%

2028

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inner Courtyard**Explanation : This Is A Poured-in-place Rubber Safety Floor Finish*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90%

2038

* *

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,000 Ampere Main Disconnect Switch*

Fused Disc Sw

10%

2038

* *

5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Ampere Main Disconnect Switch For Fire Pump And Emergency*

Switchgear / Switchboard

Fused Disc Sw

100%

2038

* *

5

\$200

Raceway

Conduit

100%

2038

* *

1

Panelboards

Fused Disc Sw

10%

2036

* *

5

\$100

Molded Case Bkrs

90%

2036

* *

5

\$1,300

Wiring

Thermoplastic

100%

2038

* *

1

Motor Controllers

Locally Mounted

100%

2033

* *

5

\$400

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$800

Stand-by Power

Transfer Switches

Automatic

100%

2033

* *

1

\$16,600

Generators

Diesel

100%

2031

* *

1

\$20,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : 300 Kilowatt Diesel Genset*

Batteries

Lead/Acid

100%

2021

\$1,600

5

\$2,000

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DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2036	**	5	\$5,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 100 Gallon</i>						
Main Tank	50%			2043	**	5	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2028	\$124,600	10	\$48,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	2%			2028	\$1,800	10		
Egress Lighting								
Emergency, Service	60%			2028	\$17,000	1		
Exit, Service	40%			2028	\$6,200	1		
Exterior Lighting								
HID	100%			2028	\$217,700	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$52,300	1	\$6,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$179,100	1-3	\$10,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2048	**	5	\$16,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (1) 7,500 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%	Now	\$7,000	2041	**	1	\$48,100	
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Oil Pump In The Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : (2) #4 Oil Burning Steam Boilers</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Hot Wtr Piping/Pump	50%			2044	**	4	\$1,300
	Central Plant Steam Piping/Pmp	50%	Now	\$22,800	2048	**	4	\$1,300
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Condensate Pipe</i>								
Terminal Devices								
	Air Handler	50%			2033	**	1	\$16,700
	Fan Coil Unit/Heat	50%			2033	**	1	\$8,700
Air Conditioning								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Centrifugal,Compressor Turbine	100%			2037	**	1	\$58,400
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In The Basement</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$2,700
Terminal Devices								
	Air Handler/Cool/Ht	100%			2028	\$605,600	1	\$33,400
Heat Rejection								
	Water Cooling Tower	100%			2026	\$204,900	2	\$54,300
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,100
Exhaust Fans								
	Interior	100%			2033	**	2	\$1,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Electric	100%			2027	\$47,600	4	\$300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$8,200	4	\$1,100
Backflow Preventer								
	Generic	100%			2028	\$13,700	1	\$3,300
Fixtures								
	Generic	100%						
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-5</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2048	**	1-5	\$28,200
	Sprinkler							
	Generic	100%	Now	\$10,600	2048	**	1-2	\$13,100
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Temper Switch And Pipe In The Basement</i>								
	Fire Pump							
	Generic	100%			2037	**	1	\$10,100
	Chemical System							
	Dry	100%			2026	\$27,900	1-3	\$3,600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 54 - BK
Address : 195 SANDFORD STREET BTWN: WILLOUGHBY AVE., DEKALB AV
Borough : BROOKLYN **Agency's Number** : K054
Program / Asset # : BOE0382.000 / 1404 **Yr Built/Renovated** : 1922 / 2014
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 1765 **Lot** : 15 **BIN** : 3049020

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$326,400	\$77,300
Interior Architecture	\$360,500	\$125,200
Electrical	\$853,000	\$187,200
Mechanical	\$184,200	\$1,171,400
Total	\$1,724,100	\$1,561,000
Importance Code A	\$326,400	\$77,300
Importance Code B	\$1,338,600	\$1,413,900
Importance Code C	\$59,100	\$69,900
Total	\$1,724,100	\$1,561,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,700	\$7,900		\$1,700
Interior Architecture	\$72,600	\$3,000		\$12,800
Electrical	\$3,900	\$2,300	\$2,300	\$24,100
Mechanical	\$17,500	\$11,900	\$18,200	\$58,200
Site Enclosure	\$2,300			
Site Pavements	\$11,400			
Total	\$111,300	\$25,100	\$20,500	\$96,800
Importance Code A	\$11,700	\$15,800	\$7,900	\$9,600
Importance Code B	\$68,100	\$9,300	\$12,600	\$87,200
Importance Code C	\$31,500			
Total	\$111,300	\$25,100	\$20,500	\$96,800



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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$22,700	
Masonry: Brick	85%	4+	\$49,800	LIFE	**	5	\$77,300	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,400	
Granite Panels	5%			LIFE	**	5	\$3,400	
Windows								
Aluminum	95%	Now	\$237,900	2045	**	5	\$13,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$3,700	LIFE	**	5	\$900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal: Cage/Fence	5%			2034	**	5-10	\$2,900	
Roof								
Built-Up (BUR)	90%			2034	**	10	\$38,600	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2042	**	10	\$7,900	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,200	
Ceramic Tile	5%			2032	**	5	\$6,000	
Terrazzo	5%	Now	\$29,900	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%	2-4	\$87,500	2034	**	3	\$36,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$70,800	2039	**	3	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$25,100	2032	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Masonry: Brick	10%	Now	\$59,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	5%			LIFE	**			
Plaster	82%			LIFE	**	5	\$69,900	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	5%	0-2	\$17,600	2049	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	0-2	\$81,100	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below School Yard</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room Below School Yard</i>								
Plaster	75%	Now	\$62,000	LIFE	**	5	\$55,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor, Auditorium</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Site Enclosure								
Fence/Gates								
	Chain Link	85%			2039	**		
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Iron Picket	15%	4+	\$800	2049	**		
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Retaining Walls								
	Cast in Place Concrete	100%	4+	\$1,500	2049	**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Rear Yard</i>						
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%			2042	**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
On-Site Walkways								
	Cast in Place Concrete	100%	4+	\$5,600	2034	**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Parking/Driveway								
	Asphalt	100%			2032	**		
Activity Yard								
	Asphalt	85%	4+	\$5,700	2032	**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
	Rubber Matting	15%			2029		\$26,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2055	**	5	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
	Fused Disc Sw	100%			2055	**	5	\$300
Raceway								
	Conduit	30%			2055	**	1	
	Conduit	70%			2029		1	\$92,600

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DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2051	**	5	\$100	
Fused Disc Sw	7%			2028	\$10,100	5	\$100	
Molded Case Bkrs	90%			2051	**	5	\$1,900	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2055	**	1		
Motor Controllers								
Locally Mounted	70%			2046	**	5	\$400	
Locally Mounted	30%			2027	\$24,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$70,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$57,600	10	\$9,700	
Exit, Service	50%			2024	\$11,500	1		
Exterior Lighting								
HID	100%			2024	\$322,600	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$77,500	1	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices and Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$265,400	1-3	\$15,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 5000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$79,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$135,400	2039	**	4	\$3,900	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2029	\$450,000	1	\$19,800	
Convactor/Radiator	60%			2027	\$257,000	1	\$15,500	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$33,300	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Interior	80%			2029	\$227,700	2	\$2,000	
Roof	20%			2034	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$70,200	1		
Water Heater								
Gas Fired	100%			2022	\$48,800	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2029	\$127,400	4	\$11,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$12,200	4	\$1,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2029	\$23,000	4	\$4,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$39,200	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 54 - Q
Address : 86-02 127 STREET @ HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : Q054
Program / Asset # : BOE0711.000 / 2274 **Yr Built/Renovated** : 1923 / 2013
Area Sq Ft : 48,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 9280 **Lot** : 1 **BIN** : 4193916

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$59,300	\$209,300
Interior Architecture	\$2,007,400	\$65,500
Electrical	\$729,600	\$287,400
Mechanical	\$339,100	\$575,000
Site Pavements	\$49,200	
Total	\$3,184,600	\$1,137,300
Importance Code A	\$59,300	\$209,300
Importance Code B	\$2,955,300	\$928,000
Importance Code C	\$170,000	
Total	\$3,184,600	\$1,137,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,000		\$11,600	\$18,700
Interior Architecture	\$44,400			\$18,100
Electrical	\$2,900	\$3,200	\$53,900	\$2,800
Mechanical	\$40,000	\$12,500	\$21,900	\$9,900
Site Enclosure	\$2,300			
Total	\$120,600	\$15,700	\$87,400	\$49,500
Importance Code A	\$38,500	\$4,800	\$16,400	\$23,400
Importance Code B	\$79,800	\$11,000	\$71,000	\$26,100
Importance Code C	\$2,300			
Total	\$120,600	\$15,700	\$87,400	\$49,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$48,300	
Masonry: Brick	72%			LIFE	**	5	\$88,900	
Masonry: Granite	5%			LIFE	**	5	\$4,600	
Metal Panel	5%			2048	**	5-10	\$42,500	
Pre-Cast Concrete	8%			LIFE	**	5	\$32,100	
Stucco Cement	5%			2041	**	5	\$15,400	
Windows								
Aluminum	100%			2044	**	5	\$37,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,300	
Masonry: Brick	90%			LIFE	**	5	\$15,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	70%			2033	**	10	\$59,300	
IRMA/Protected Membrane	10%			2028	\$72,100	10	\$8,500	
Metal Panel	15%			2041	**	10	\$23,300	
Skylight, Metal/Glass	5%			2048	**	10	\$14,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
Ceramic Tile	5%	Now	\$16,700	2037	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Boys Bathroom, Kitchen</i>								
Vinyl Tile	20%			2033	**	3	\$16,100	
Vinyl Tile 9" X 9"	70%	Now	\$265,500	2023	\$1,327,400	3	\$42,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1923 Wing, 2nd Floor</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$40,000	2037	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Slop Sink Room, 1st Floor Girls Bathroom, 2nd Floor Teacher Bathroom</i>								
Concrete Masonry Unit	25%	Now	\$40,200	LIFE	**	5	\$13,600	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1990 Wing Corridor</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	35%	Now	\$40,700	LIFE	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd Floor Teacher Bathroom</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	17%	Now	\$23,700	2041	**	5	\$13,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor, 1990 Wing</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,300	
Exposed Struc: Steel	3%			LIFE	**			
Metal Panel	10%			LIFE	**	5	\$20,200	
Plaster	65%	Now	\$293,700	LIFE	**	5	\$65,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	\$2,300	2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : School Yard</i>								
Iron Picket	75%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	95%	Now	\$49,200	2031	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : School Yard</i>								
Pavers/Stone	5%			2037	**			
Activity Yard								
Rubber Matting	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For The Wing</i>								
Fused Disc Sw	75%			2028	\$16,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch For The Old Wings</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	75%			2028	\$97,800	5	\$200	
Fused Disc Sw	25%			2048	**	5	\$100	
Raceway								
Conduit	25%			2048	**	1		
Conduit	75%			2028	\$55,600	1		
Panelboards								
Fused Disc Sw	3%			2044	**	5		
Fused Disc Sw	7%			2027	\$7,800	5	\$100	
Molded Case Bkrs	20%			2044	**	5	\$300	
Molded Case Bkrs	70%			2027	\$78,200	5	\$900	
Wiring								
Braided Cloth	55%	2-4	\$53,600	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section</i>								
Thermoplastic	25%			2048	**	1		
Thermoplastic	20%			2028	\$19,500	1		
Motor Controllers								
Locally Mounted	75%			2026	\$36,300	5	\$200	
Locally Mounted	25%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	5%			2033	**	10	\$2,200	
<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway New Wing</i>								
Fluorescent	20%			2033	**	10	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	65%			2038	**	10	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wing</i>								
<i>Explanation : T-8 Lamps</i>								
LED	10%			2038	**			
Egress Lighting								
Emergency, Battery	10%			2033	**	10	\$1,200	
Emergency, Battery	40%			2023	\$27,600	10	\$4,600	
Exit, Service	10%			2033	**	1		
Exit, Service	40%			2023	\$5,500	1		
Exterior Lighting								
HID	75%			2023	\$145,200	10	\$100	
HID	25%			2033	**	10		

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2023

\$530,800

1-3

\$29,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

25%

2054

* *

1

*Other Observation, Extent : Light, Area Affected : 25%**Location : Gas Only Boiler For Newer Section**Explanation : Two Boiler Rooms*

Interruptible Gas/Dual Fuel

75%

2054

* *

1

*Other Observation, Extent : Light, Area Affected : 75%**Location : Older Section Basement**Explanation : For 2 Boilers In Older Section*

Conversion Equipment

Steam Boiler

75%

2041

* *

1

\$35,700

*Other Observation, Extent : Light, Area Affected : 75%**Location : Older Section Boiler Room**Explanation : 2 Units*

Steam Boiler

25%

Now

\$3,900

2041

* *

1

\$10,700

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Smaller Boiler Room For Newer Section**Explanation : 2 Units. No Equalizing Line, No Room For Safety Valve And No Blowdown Pipe*

Distribution

Steam Piping/Pump

75%

Now

\$8,000

2028

\$159,200

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Defective Vacuum Pump**Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Throughout Older Section*

Steam Piping/Pump

25%

Now

\$2,700

2048

* *

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Defective Vacuum Pump**Steam Traps Faulty, Extent : Severe, Area Affected : 10%**Location : Various Locations*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	Now	\$4,100	2023	\$202,500	1	\$8,000	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Motor, Older Wing Boiler Room</i>								
Convactor/Radiator	40%	Now	\$5,100	2033	**	1	\$5,600	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various In Older Section</i>								
Fan Coil Unit/Heat	30%	Now	\$10,800	2028	\$215,700	1	\$4,200	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ceiling Of Classroom# 107, 109, 111.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2028	\$101,900	1	\$5,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 2 Sets, Newer Section Boiler Room</i>								
Window/Wall Unit	10%			2023	\$10,000	1		
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2038	**	4	\$900	
No Component	75%							
Terminal Devices								
Fan Coil - 4 Pipe	25%			2028	\$98,300	1	\$3,900	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2028	\$8,500	2	\$8,400	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,800	
Exhaust Fans								
Interior	80%			2023	\$136,600	2	\$1,200	
Roof	20%			2028	\$15,900	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater							
	Gas Fired	25%		2028	\$7,300	2	\$200	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Newer Section</i>					
	Gas Fired	75%		2026	\$22,000	2	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Older Section</i>					
			<i>Explanation : 1 Unit. 1 Abandoned Unit Remains In Boiler Room</i>					
	HW Heat Exchanger							
	Steam Fired	100%		2038	**	4	\$7,100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2033	**	4	\$1,500	
	Backflow Preventer							
	Generic	100%		2028	\$12,200	1	\$2,900	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2028	\$9,400	1-2	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 55 - Q
Address : 131-10 97 AVENUE
Borough : QUEENS **Agency's Number** : Q055
Program / Asset # : BOE0712.000 / 2275 **Yr Built/Renovated** : 1939 / 2012
Area Sq Ft : 47,000 **Project Type** : EDUCATION
Date of Survey : 09-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9477 **Lot** : 1 **BIN** : 4200233

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$524,700	\$83,600
Interior Architecture	\$556,900	\$37,900
Electrical	\$242,800	\$231,800
Mechanical	\$569,300	\$964,100
Total	\$1,893,800	\$1,317,300
Importance Code A	\$524,700	\$387,700
Importance Code B	\$1,369,100	\$929,600
Total	\$1,893,800	\$1,317,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$13,000	\$300	\$1,800	\$20,300
Electrical	\$30,000	\$1,700	\$1,600	\$7,400
Mechanical	\$45,900	\$6,800	\$10,100	\$21,700
Site Enclosure	\$33,100			
Site Pavements	\$20,600			
Total	\$142,600	\$8,800	\$13,600	\$49,400
Importance Code A	\$6,100	\$4,700	\$4,700	\$4,800
Importance Code B	\$103,400	\$4,100	\$8,900	\$44,600
Importance Code C	\$33,100			
Total	\$142,600	\$8,800	\$13,600	\$49,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$9,300	
Masonry: Brick	80%	0-2	\$478,500	LIFE	**	5	\$74,300	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Room 132 And Play Yard Exterior Wall In Basement Tool Room</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,500	
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%			2045	**	5	\$22,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$18,900	
Masonry: Brick	85%			LIFE	**	5	\$13,800	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$46,200	
Copper/Terne	5%			2057	**	10	\$6,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Ceramic Tile	5%			2038	**	5	\$3,700	
Quarry Tile	3%	Now	\$67,200	2049	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	3%			2034	**	3	\$800	
Vinyl Tile 9" X 9"	57%			2024	\$489,700	3	\$20,800	
Wood	22%			2044	**	5	\$30,100	
Interior Walls								
Masonry: Brick	15%			LIFE	**			
Plaster	65%			LIFE	**	5	\$14,200	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$1,700	
Metal Panel	2%	4+	\$7,800	LIFE	**	5	\$1,800	
<i>Loose Units, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Kitchen</i>								
Plaster	83%			LIFE	**	5	\$37,900	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%	4+	\$33,100	2064	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$20,600	2042		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : 131st Street, 132nd Street And 97th Avenue*

On-Site Walkways

Cast in Place Concrete	90%			2042		**		
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Masonry: Granite	10%			LIFE		**		
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Activity Yard

Asphalt	80%			2038		**		
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Pavers/Stone	3%			2038		**		
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Rubber Matting	17%			2034		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 1200 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw	100%			2039		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit	90%			2029	\$66,700		1	
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Conduit	10%			2039		**	1	
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Panelboards

Fused Disc Sw	10%			2028	\$11,200		5	\$100
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Molded Case Bkrs	50%			2037		**	5	\$600
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Molded Case Bkrs	40%			2028	\$44,700		5	\$500
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Wiring

Braided Cloth	60%	2-4	\$58,500	2054		**	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	40%			2039		**	1	
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Motor Controllers

Locally Mounted	30%			2034		**	5	\$100
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Locally Mounted	70%			2027	\$33,900		5	\$200
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$700
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$40,500	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	1%			2037	**	10	\$400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Staircase</i>					
Incandescent	1%			2024	\$5,600	2		
LED	4%			2037	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cafeteria And Auditorium</i>					
			<i>Explanation : LED Lights</i>					
Egress Lighting								
Emergency, Battery	50%			2029	\$33,800	10	\$5,700	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	15%			2024	\$28,400	10		
HID	15%	Now	\$28,400	2039	**			
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : Not Functional</i>					
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$45,500	1	\$5,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2024	\$155,900	1-3	\$9,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Cafeteria, Auditorium</i>					
			<i>Explanation : Manual Pull Stations, Alarm Bells And Strobe Lights</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$92,400	5	\$14,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$6,100	2027	\$304,200	1	\$41,900	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	10%	0-2	\$4,200	2029	\$20,800			
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Defective Vacuum Pumps, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Thermostats, Various Locations</i>								
Steam Piping/Pump	90%			2029	\$187,000			
Terminal Devices								
Air Handler	20%	0-2	\$6,600	2024	\$132,200	1	\$5,200	
<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Convector/Radiator	50%			2027	\$125,800	1	\$7,600	
Fan Coil Unit/Heat	30%			2024	\$211,200	1	\$4,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	\$14,700	2029	\$14,700	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Window/Wall Unit	60%			2024	\$58,800	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$8,700	LIFE	* *	2-5	\$26,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exhaust Fans								
Interior	100%			2024	\$167,200	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2039	* *	1		
Galvanized Steel	70%	0-2	\$2,900	2027	\$144,400	1		
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Main Valve, Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$1,500	2029	\$74,800	4	\$4,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Valve Of The Unit, Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2024	\$7,200	4	\$1,000	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Bathrooms</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$13,800	1-2	\$400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 55 - Q ANNEX
Address : 131-10 97 AVENUE
Borough : QUEENS **Agency's Number** : Q865
Program / Asset # : BOE0712.010 / 4143 **Yr Built/Renovated** : 1993 / 2012
Area Sq Ft : 15,664 **Project Type** : EDUCATION
Date of Survey : 09-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 9477 **Lot** : 1 **BIN** : 4200233

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$110,000	\$39,800
Electrical		\$52,300
Mechanical		\$743,700
Total	\$110,000	\$835,800
Importance Code A	\$110,000	\$39,800
Importance Code B		\$796,000
Total	\$110,000	\$835,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,800			\$5,800
Interior Architecture		\$13,200	\$700	
Electrical	\$400	\$600	\$500	\$600
Mechanical	\$15,600	\$3,700	\$7,600	\$41,400
Total	\$17,800	\$17,500	\$8,800	\$47,800
Importance Code A	\$3,400	\$1,600	\$1,600	\$7,300
Importance Code B	\$14,400	\$16,000	\$7,200	\$40,400
Importance Code C				
Total	\$17,800	\$17,500	\$8,800	\$47,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$16,900	
Masonry: Brick	92%			LIFE	**	5	\$39,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex</i>								
<i>Explanation : The Annex Is Connected To The Main Building</i>								
Metal Panel	3%			2049	**	5-10	\$8,900	
Windows								
Aluminum	100%			2051	**	5	\$3,600	
Roof								
IRMA/Protected Membrane	5%			2034	**	10	\$3,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Flat Section</i>								
Metal Panel	90%			2042	**	10	\$110,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Metal Roof</i>								
<i>Explanation : Rubber Membrane Was Installed</i>								
Skylight, Plastic	5%			2042	**	1		
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$1,300	
Quarry Tile	5%			2042	**	5	\$2,000	
Vinyl Tile	90%			2034	**	3	\$8,900	
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$17,500	
Gypsum Board	5%			LIFE	**	5	\$1,800	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%			2042	**	5	\$18,500	
Exposed Struc: Steel	25%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$1,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5		
Molded Case Bkrs	90%			2037	**	5	\$400	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	99%			2037	**	10	\$14,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2029	\$400	10	\$100	
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$11,300	10	\$1,900	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2029	\$18,900	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$15,200	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$52,000	1-3	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$15,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units, 2 Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	5%	0-2	\$100	2037	**	4		
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Circulating Pump, Mechanical Room</i>								
Hot Wtr Piping/Pump	80%			2037	**	4	\$900	
Steam Piping/Pump	15%			2039	**			
Terminal Devices								
Convactor/Radiator	15%			2034	**	1	\$800	
Fan Coil Unit/Heat	25%	0-2	\$5,900	2029	\$58,600	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : 1 Mechanical Defective Unit</i>								
Fan Coil Unit/Heat	60%			2029	\$140,800	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	\$133,000	1	\$7,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	5%	0-2		2039	**	4		
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Circulating Pump, Mechanical Room</i>								
CW & CHW Wtr Pipe/Pump	95%			2039	**	4	\$700	
Terminal Devices								
Fan Coil - 4 Pipe	100%			2029	\$366,700	1	\$5,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	\$31,600	2	\$10,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q ANNEX

Asset # : 4143

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%			2029	\$44,600	2	\$400	
Roof	20%	0-2	\$300	2029	\$5,200	2	\$100	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Exhaust, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%	0-2	\$2,900	2024	\$9,600	2	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Leaking At The Bottom, Mechanical Room</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	\$4,000	1	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 55 - SI
Address : 54 OSBORNE STREET @WOODS OF ARDEN ROAD
Borough : STATEN ISLAND **Agency's Number** : R055
Program / Asset # : BOE0940.000 / 1416 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 74,253 **Project Type** : EDUCATION
Date of Survey : 09-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5336 **Lot** : 1 **BIN** : 5069075

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$785,900
Interior Architecture		\$75,200
Electrical	\$157,800	\$750,500
Mechanical	\$851,200	\$79,300
Total	\$1,009,000	\$1,691,000
Importance Code A	\$480,500	\$825,500
Importance Code B	\$528,400	\$865,500
Total	\$1,009,000	\$1,691,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,000	\$23,600		\$3,300
Interior Architecture	\$27,900	\$22,900	\$2,800	\$8,300
Electrical	\$11,600	\$2,200	\$2,300	\$49,600
Mechanical	\$9,800	\$9,800	\$16,900	\$21,300
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,200	\$62,500	\$25,900	\$86,500
Importance Code A	\$15,000	\$31,000	\$7,400	\$10,900
Importance Code B	\$53,300	\$31,500	\$18,500	\$75,700
Importance Code C	\$3,800			
Total	\$72,200	\$62,500	\$25,900	\$86,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$31,300	
Masonry: Brick	85%			LIFE	**	5	\$35,400	
Windows								
Aluminum	100%			2045	**	5	\$16,000	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$10,000	
Masonry: Brick	40%			LIFE	**	5	\$3,400	
Metal Panel	20%			2049	**	5	\$6,700	
Metal Rail	25%			2042	**	5-10	\$38,900	
Roof								
Copper/Terne	5%			2057	**	10	\$11,600	
IRMA/Protected Membrane	95%	4+	\$15,000	2029	\$750,500			
<i>Insul Miss/Displaced, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations On Main Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$36,500	
Ceramic Tile	5%			2038	**	5	\$5,600	
Panel/Paver: Cer/Brk	5%	Now	\$27,900	2045	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry Lobby</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry Lobby</i>								
Quarry Tile	5%			2042	**	5	\$8,300	
Vinyl Tile	10%			2034	**	3	\$4,200	
Vinyl Tile 9" X 9"	50%			2034	**	3	\$20,800	
Wood	10%			2057	**	5	\$20,800	
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$3,800	
Masonry: Brick	7%			LIFE	**			
Metal Panel	3%			LIFE	**			
Plaster	40%			LIFE	**	5	\$11,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Acous Tile, Adhered	15%			2034	**	5	\$16,700	
Exposed Concrete	65%			LIFE	**	5	\$11,300	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$38,700			
Plaster	10%			LIFE	**	5	\$6,900	

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	95%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,800	2034	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Northeast Corner Plaza By Stairs</i>								
Activity Yard								
Cast in Place Concrete	100%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2029	\$27,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2029	\$11,900	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	95%			2039	**	1		
Conduit	5%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	75%			2028	\$107,700	5	\$1,500	
Molded Case Bkrs	15%			2045	**	5	\$300	
Wiring								
Braided Cloth	85%	2-4	\$157,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement At Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	98%			2037	**	10	\$66,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building. Installed 4 Years Ago.</i>								
Incandescent	2%			2024	\$17,600	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Old Incandescent in Mechanical Spaces.</i>								
Egress Lighting Emergency, Service	50%			2024	\$19,500	1		
Exit, Service	50%			2024	\$10,700	1		
Exterior Lighting HID	100%			2029	\$299,400	10	\$200	
Alarm								
Fire/Smoke Detection No Component	65%							
Generic, Analog	35%			2037	**	1-3	\$16,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$23,000	
Conversion Equipment Steam Boiler	100%	Now	\$480,500	2049	**	1	\$66,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Boilers</i>								
Distribution Steam Piping/Pump	100%	2-4	\$131,300	2049	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices Convactor/Radiator	100%			2034	**	1	\$24,000	
Air Conditioning Energy Source Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	5%			2029	\$79,300		
	Window/Wall Unit	75%			2024	\$116,000	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$20,700
	No Component	50%						
Exhaust Fans								
	Roof	100%	0-2	\$123,300	2039	**	2	\$1,800
				<i>Dented, Extent : Moderate, Area Affected : 60%</i>				
				<i>Location : Roof</i>				
				<i>Loose, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Roof</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$6,500	2042	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Shut Off Valve In Basement</i>				
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$7,300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$11,300	4	\$2,400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 2nd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2049	**	1-2	\$1,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 56 - BK
Address : 170 GATES AVENUE BTWN: IRVING PL. - DOWNING ST.
Borough : BROOKLYN **Agency's Number** : K056
Program / Asset # : BOE0384.000 / 1406 **Yr Built/Renovated** : 1966 / 2010
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 04-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1983 **Lot** : 10 **BIN** : 3056874

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$382,500	\$50,300
Interior Architecture	\$44,200	\$521,600
Electrical	\$862,600	\$724,300
Mechanical	\$70,000	\$727,200
Site Pavements	\$72,200	
Total	\$1,431,500	\$2,023,300
Importance Code A	\$382,500	\$89,800
Importance Code B	\$1,004,800	\$1,933,500
Importance Code C	\$44,200	
Total	\$1,431,500	\$2,023,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,200		\$1,200	\$16,400
Interior Architecture	\$35,000	\$7,100	\$26,600	
Electrical	\$13,700	\$2,900	\$37,200	\$2,300
Mechanical	\$14,600	\$14,900	\$18,300	\$16,400
Site Enclosure	\$13,400			
Site Pavements	\$8,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$128,400	\$28,900	\$87,300	\$39,000
Importance Code A	\$46,200	\$7,100	\$8,500	\$23,500
Importance Code B	\$59,700	\$21,800	\$78,800	\$15,500
Importance Code C	\$22,500			
Total	\$128,400	\$28,900	\$87,300	\$39,000



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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$50,300	
Windows								
Aluminum	90%			2044	**	5	\$21,600	
Fiberglass Panel	10%			2044	**	5	\$9,000	
Parapets								
Cast in Place Concrete	10%	Now	\$8,500	LIFE	**	5	\$6,500	
		<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Top Of Soffit</i>						
		<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Concrete Masonry Unit	25%			LIFE	**	5	\$1,800	
Metal Panel	10%			2048	**	5	\$2,400	
Metal Rail	25%			2041	**	5-10	\$28,400	
Metal: Cage/Fence	15%	4+	\$1,000	2041	**	5	\$3,000	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Lower Roofs</i>						
Pre-Cast Concrete	15%			LIFE	**	5	\$5,900	
Roof								
Copper/Terne	2%			2056	**	10	\$4,600	
IRMA/Protected Membrane	98%	0-2	\$382,500	2033	**			
		<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : All Roofs</i>						
		<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Auditorium Roof</i>						
		<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : All Roofs</i>						
Soffits								
Cast in Place Concrete	95%	4+	\$12,300	LIFE	**	5	\$20,500	
		<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Exterior On Irving Place</i>						
Metal Panel	5%			2054	**	5-10	\$1,500	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$44,400	
Ceramic Tile	3%			2037	**	5	\$4,100	
Panel/Paver: Bluestone	13%			LIFE	**	5	\$13,200	
Terrazzo	2%			LIFE	**	5	\$2,100	
Traffic Topping	2%			2033	**	5	\$3,400	
Vinyl Tile	25%			2038	**	3	\$12,700	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 3%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%			2028	\$477,200	3	\$15,200	
Wood	10%	Now	\$23,800	2056	**	5	\$12,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium And Auditorium Stage</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$9,100	2037	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$16,500	
Marble Panels	2%			LIFE	**			
Plaster	50%	Now	\$44,200	LIFE	**	5	\$30,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2033	**	5	\$41,400	
AcousTileSusp.Lay-In	9%	4+	\$2,100	2041	**	5	\$6,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium Wing</i>								
Exposed Concrete	45%			LIFE	**	5	\$9,300	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2033	**			
Gypsum Board	1%			LIFE	**	5	\$1,700	
Plaster	10%			LIFE	**	5	\$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	\$11,600	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Downing Street</i>								
Iron Picket	50%	4+	\$1,800	2063	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All</i>								
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Irving Place</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$8,600	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2041		**		
Masonry: Granite	5%			LIFE		**		
Activity Yard								
Asphalt	95%	2-4	\$72,200	2041		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%			2036		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	20%			2044	**	5	\$400	
Molded Case Bkrs	70%			2027	\$134,100	5	\$1,500	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2053		**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2048	**	1		
Thermoplastic	20%			2028	\$54,600	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$500	
Locally Mounted	20%			2041	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$74,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Service	50%			2023		1		
Exit, Service	50%			2023		1		
Exterior Lighting								
HID	50%			2023	\$169,300	10	\$100	
HID	50%	Now	\$169,300	2038	**			
<i>Sensor/Timer Malfunction, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Wall</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2031	**	5	\$2,500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2023	\$54,300	1	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exit Doors, Hallway And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$278,700	1-3	\$15,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	30%			2031	**	1	\$12,500	
Steam Boiler	70%			2045	**	1	\$58,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%	Now	\$2,000	2044	**	4	\$1,200	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Pump In The Boiler Room</i>								
Central Plant Steam Piping/Pmp	70%			2048	**	4	\$2,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%			2028	\$236,200	1	\$10,400	
Convactor/Radiator	70%			2033	**	1	\$19,000	
Fan Coil Unit/Heat	10%			2028	\$125,800	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2028	\$142,600	1	\$7,800	
Window/Wall Unit	40%			2023	\$70,000	1		
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2033	**	1	\$5,400	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2028	\$20,300	2	\$11,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,800	
Exhaust Fans								
Interior	20%			2028	\$59,800	2	\$500	
Roof	80%			2028	\$111,600	2	\$2,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$51,200	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2033	**	4	\$2,700	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-3</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2038	**	1-2	\$1,200	
	Chemical System							
	Wet	20%		2026	\$5,600	1-3	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Water Pressure Fire Extinguishers</i>					
	No Component	80%						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 56 - Q (OL R HILL AX)
Address : 86TH AVENUE AND 114TH STREET
Borough : QUEENS **Agency's Number** : Q056
Program / Asset # : BOE0713.000 / 2276 **Yr Built/Renovated** : 1896 / 2000
Area Sq Ft : 38,000 **Project Type** : EDUCATION
Date of Survey : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 9226 **Lot** : 57 **BIN** : 4192689

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$146,700	\$65,000
Interior Architecture	\$105,900	\$41,100
Electrical	\$219,700	\$280,700
Mechanical		\$157,300
Total	\$472,400	\$544,100
Importance Code A	\$146,700	\$65,000
Importance Code B	\$219,700	\$479,100
Importance Code C	\$105,900	
Total	\$472,400	\$544,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$92,400		\$2,700	\$7,300
Electrical	\$1,200	\$1,600	\$41,000	\$1,100
Mechanical	\$53,800	\$5,700	\$66,700	\$6,900
Site Enclosure	\$26,300			
Total	\$173,700	\$7,300	\$110,500	\$15,300
Importance Code A	\$4,900	\$3,800	\$3,800	\$3,800
Importance Code B	\$83,500	\$3,500	\$106,600	\$11,500
Importance Code C	\$85,300			
Total	\$173,700	\$7,300	\$110,500	\$15,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$65,000	
Masonry: Granite	5%			LIFE	**	5	\$3,500	
Masonry: Limestone	25%			LIFE	**	5	\$17,400	
Windows								
Aluminum	100%	Now	\$102,000	2044	**	5	\$11,400	
<i>Crwr/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$15,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,100	
Roof								
Built-Up (BUR)	92%			2033	**	10	\$44,700	
Copper/Terne	5%			2056	**	10	\$6,100	
Skylight, Metal/Glass	3%			2048	**	10	\$4,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Ceramic Tile	5%	0-2	\$22,700	2037	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2033	**	5	\$5,500	
Vinyl Tile	80%			2033	**	3	\$29,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$32,200	2037	**	5	\$1,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$30,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Plaster	85%	Now	\$105,900	LIFE	**	5	\$18,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Third Floor Classrooms</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 305</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,100	
Plaster	90%			LIFE	**	5	\$41,100	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	55%	0-2	\$14,000	2038		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Iron Picket	45%	2-4	\$8,800	2063		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$3,500	2048		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
On-Site Walkways								
Cast in Place Concrete	96%			2041		**		
Pavers/Stone	2%			2037		**		
Pavers/Stone	2%			2031		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Step Covered With Quarry Tile</i>								
Activity Yard								
Asphalt	100%			2037		**		
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$8,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$900	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$104,400	5	\$200	
Raceway								
Conduit	100%			2028	\$56,100	1		
Panelboards								
Fused Disc Sw	10%			2027	\$8,000	5	\$100	
Molded Case Bkrs	90%			2027	\$71,800	5	\$900	

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	Now	\$56,800	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$14,200	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	2%			2033	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Fluorescent	98%			2033	**	10	\$34,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$4,600	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$36,800	1	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$126,100	1-3	\$7,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 7500 Gallons</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 56 - Q (OL R HILL AX)
Asset # : 2276

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$4,900	2041	**	1	\$33,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units, Boiler Number Two Need Retube</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$32,200	2038	**	4	\$1,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Boiler Room</i>								
Terminal Devices Air Handler	20%	Now	\$5,300	2028	\$106,900	1	\$4,200	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria Blower</i>								
Convector/Radiator	80%	0-2	\$8,100	2033	**	1	\$8,800	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Window/Wall Unit No Component	10%			2023	\$7,900	1		
	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,200	
Exhaust Fans Interior	20%			2023	\$27,000	2	\$200	
Roof	80%			2028	\$50,500	2	\$900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%			2023	\$23,200	2	\$600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$5,800	4	\$800	
Sewage Ejector(s) Electric	100%			2028	\$10,900	4	\$1,500	
Backflow Preventer Generic	100%			2036	**	1	\$2,300	
Fixtures Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2028	\$11,200	1-2	\$300
Chemical System								
	No Component	90%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguisher</i>					
	Generic	10%	Now	\$2,800	2028	\$2,800	1-3	\$300
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul System Not Working, Expired</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Address : 250 KRAMER AVENUE @ WINANT AVE.
Borough : STATEN ISLAND **Agency's Number** : R056
Program / Asset # : BOE0959.000 / 4466 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 31-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 7044 **Lot** : 1 **BIN** : 5128148

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$189,500	\$174,900
Interior Architecture	\$210,900	\$91,900
Electrical		\$1,054,500
Mechanical		\$522,900
Site Enclosure	\$63,800	
Total	\$464,200	\$1,844,200
Importance Code A	\$189,500	\$174,900
Importance Code B	\$210,900	\$1,669,300
Importance Code C	\$63,800	
Total	\$464,200	\$1,844,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,900		\$43,300	
Interior Architecture	\$95,000		\$43,700	\$13,800
Electrical	\$21,800	\$9,300	\$12,100	\$9,800
Mechanical	\$62,500	\$46,200	\$41,800	\$43,600
Site Pavements	\$17,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$216,100	\$63,300	\$148,800	\$75,100
Importance Code A	\$20,300	\$9,400	\$52,800	\$9,400
Importance Code B	\$131,200	\$53,900	\$96,000	\$65,700
Importance Code C	\$64,600			
Total	\$216,100	\$63,300	\$148,800	\$75,100



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	**	5	\$218,600	
Metal, Corrugated	15%			2050	**	1		
Window Wall	5%			2050	**	5	\$25,600	
Windows								
Aluminum	97%			2046	**	5	\$21,800	
Metal Louvers	3%			2039	**	10	\$4,200	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5-10	\$93,900	
Metal Panel	15%			2050	**	5	\$11,400	
Metal: Cage/Fence	15%			2043	**	5-10	\$22,800	
Roof								
IRMA/Protected Membrane	80%			2035	**	10	\$65,600	
Metal Panel	20%			2043	**	10	\$30,100	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	5%			2029	\$100,200	3	\$11,000	
Cast in Place Concrete	10%	0-2	\$8,200	LIFE	**	5	\$32,200	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	5%	0-2	\$7,600	2039	**	5	\$3,700	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	75%	0-2	\$50,100	2035	**	3	\$41,400	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Wood	5%			2058	**	5	\$13,800	
Interior Walls								
Ceramic Tile	5%	4+	\$9,900	2039	**	5	\$3,400	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Concrete Masonry Unit	20%			LIFE	**	5	\$21,400	
Glass: Special Gauge	2%			LIFE	**	1		
Marble Panels	25%			LIFE	**	10	\$13,400	
Plywood/Hardboard	3%			LIFE	**	10	\$400	
SGFT/Glazed Masonry	45%			LIFE	**	10	\$30,200	
Ceilings								
AcousTileSusp.Lay-In	45%			2043	**	5	\$66,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$14,700	
Gypsum Board	50%			LIFE	**	5-10	\$252,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	4+	\$63,800	2050		**		
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Brick Piers</i>					
Retaining Walls								
Cast in Place Concrete	60%			2065		**		
Masonry: Brick	40%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	100%			2043		**		
Activity Yard								
Asphalt	95%	0-2	\$17,900	2039		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Play Yard</i>					
Rubber Matting	5%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040		**	5	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Three Main Services With Different Ratings, One 3,000 Amperes, One 1,600 Amperes, And One 1,200 Amperes Main Disconnect Switch</i>					
Transformers								
Dry Type	100%			2035		**	5	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room, Penthouse And Gernerator Room</i>					
			<i>Explanation : Five Transformers With Different Ratings, One At 500 Kilovolt-amperes, And Two At 75 Kilovolt-amperes</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2040		**	5	\$400
Raceway								
Conduit	100%			2040		**	1	
Panelboards								
Fused Disc Sw	10%			2038		**	5	\$200
Molded Case Bkrs	90%			2038		**	5	\$2,300
Wiring								
Thermoplastic	100%			2040		**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$29,200	
Generators								
Diesel	100%			2033	**	1	\$36,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 400 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$21,200	
Fuel Storage								
Main Tank	100%			2045	**	5	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallon</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2030	\$190,200	10	\$74,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	3%			2035	**	10	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : T-5 Lamps</i>						
HID	2%			2035	**	10	\$100	
LED	10%			2040	**			
Egress Lighting								
Emergency, Service	55%			2030	\$27,400	1		
Exit, Service	45%			2030	\$12,300	1		
Exterior Lighting								
HID	100%			2030	\$383,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$92,100	1	\$10,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$315,100	1-3	\$18,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : One 6,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$94,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ground Floor</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2046	**	4	\$1,400	
Steam Piping/Pump	80%			2050	**			
Terminal Devices								
Air Handler	60%			2035	**	1	\$35,300	
Convactor/Radiator	25%			2043	**	1	\$7,700	
Fan Coil Unit/Heat	15%			2035	**	1	\$4,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2035	**	1	\$39,700	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
Exterior Pkg Unit - Cooling	10%			2035	**	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit. R-410</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$6,300	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2035	**	1	\$52,900	
Fan Coil - 2 Pipe	10%			2035	**	1	\$3,100	
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	**	2	\$6,600	
Dry Cooler	90%			2030		2	\$465,000	\$59,500
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 56 - SI THE LOUIS DESARIO SCHOOL
Asset # : 4466

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	95%			2035	**	2	\$2,800
	Roof	5%			2035	**	2	\$100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2050	**	1	
	Water Heater							
	Gas Fired	100%			2028	\$57,900	2	\$1,400
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$2,000
	Backflow Preventer							
	Generic	100%			2035	**	1	\$5,800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 4th Floor</i>					
			<i>Explanation : Two Elevators. No.2 Has Been Out Of Service For 1 Year</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2050	**	1-5	\$47,900
	Sprinkler							
	Generic	100%			2050	**	1-2	\$26,600
	Fire Pump							
	Generic	100%			2039	**	1	\$17,700
	Chemical System							
	No Component	99%						
	Generic	1%			2028	\$300	1-3	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 2 Sets</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 57 - M
Address : 176 EAST 115 STREET @ 3RD AVE.
Borough : MANHATTAN **Agency's Number** : M057
Program / Asset # : BOE0034.000 / 2770 **Yr Built/Renovated** : 1964 / 2010
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1640 **Lot** : 139 **BIN** : 1083184

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$168,300	\$182,300
Interior Architecture	\$47,600	\$1,139,000
Electrical	\$375,600	\$662,200
Mechanical	\$213,700	\$1,137,500
Total	\$805,100	\$3,121,000
Importance Code A	\$168,300	\$213,900
Importance Code B	\$636,900	\$2,907,100
Total	\$805,100	\$3,121,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$10,200
Interior Architecture		\$11,800	\$18,000	\$6,500
Electrical	\$12,900	\$3,200	\$3,600	\$3,000
Mechanical	\$24,200	\$13,400	\$22,400	\$41,600
Site Pavements	\$7,700			
Total	\$44,800	\$28,400	\$43,900	\$61,300
Importance Code A	\$9,000	\$9,000	\$9,000	\$19,400
Importance Code B	\$35,800	\$19,400	\$32,000	\$41,900
Importance Code C			\$3,000	
Total	\$44,800	\$28,400	\$43,900	\$61,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$103,300	
Metal Panel	5%			2039	**	5-10	\$37,400	
Windows								
Aluminum	85%			2045	**	5	\$27,600	
Metal Louvers	15%			2038	**	10	\$30,400	
Parapets								
Metal Rail	100%			2042	**	5-10	\$201,000	
Roof								
IRMA/Protected Membrane	75%			2034	**	10	\$46,300	
Panel/Paver: Cer/Brk	25%			2049	**	10	\$20,600	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,300	
Ceramic Tile	5%			2038	**	5	\$6,900	
Quarry Tile	3%			2042	**	5	\$6,200	
Vinyl Tile	10%			2034	**	3	\$5,200	
Vinyl Tile 9" X 9"	67%			2029	\$1,091,400	3	\$34,800	
Wood	5%			2044	**	5	\$13,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$5,900	
Concrete Masonry Unit	20%			LIFE	**	5	\$9,400	
Masonry: Brick	15%			LIFE	**			
Plaster	25%			LIFE	**	5	\$8,900	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%			2042	**	5	\$6,900	
AcousTileConcealSpLn	55%			2034	**	5	\$95,200	
AcousTileSusp.Lay-In	5%			2042	**	5	\$6,900	
Exposed Concrete	10%			LIFE	**	5	\$2,200	
Plaster	25%			LIFE	**	5	\$21,600	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2049	**			
Iron Picket	20%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$7,700	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas On 115th Street And 3rd Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

100%

2038

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

80%

2029

\$31,600

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.*

Fused Disc Sw

20%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

70%

2029

\$127,800

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2 - Vertical Sections*

Fused Disc Sw

30%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1 - Vertical Section*

Raceway

Conduit

90%

2029

\$165,900

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2045

* *

5

\$200

Molded Case Bkrs

85%

2028

\$162,800

5

\$2,000

Molded Case Bkrs

5%

2045

* *

5

\$100

Wiring

Braided Cloth

65%

2-4

\$177,300

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

15%

2049

* *

1

Thermoplastic

20%

2029

\$54,600

1

Motor Controllers

Locally Mounted

50%

2027

\$40,300

5

\$300

Locally Mounted

50%

2046

* *

5

\$300

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic

100% 2-4 \$10,200 LIFE * * 5 \$1,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Meter Room**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent

95% 2037 * * 10 \$79,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED

5% 2037 * *

Egress Lighting

Emergency, Battery

50% 2037 * * 10 \$11,000

Exit, Service

50% 2037 * * 1

Exterior Lighting

HID

30% 2024 \$110,100 10 \$100

No Component

70%

Alarm

Security System

No Component

70%

Generic

30% 2024 \$88,200 1 \$10,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30% 2037 * * 1-3 \$16,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100% 2055 * * 1

Conversion Equipment

Steam Boiler

100% 2042 * * 1 \$90,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100% 2039 * *

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2029	\$255,900	1	\$11,300	
Convactor/Radiator	80%			2027	\$389,700	1	\$23,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2029	\$77,200	1	\$4,200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 2nd Floor Fan Room</i>						
Window/Wall Unit	70%			2024	\$132,700	1		
No Component	20%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2029	\$81,400	1		
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2029	\$14,700	2	\$6,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,700	
Exhaust Fans								
Interior	25%			2024	\$80,900	2	\$700	
Roof	75%	Now	\$5,700	2029	\$113,300	2	\$1,700	
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%	0-2	\$2,400	2027	\$119,800	1		
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Water Main</i>						
Water Heater								
Gas Fired	100%			2027	\$55,500	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$13,900	4	\$2,900	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2029	\$44,600	1-2	\$1,300	
Chemical System								
	Generic	100%		2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 57 - SI
Address : 140 PALMA DRIVE @ HANOVER AVE
Borough : STATEN ISLAND **Agency's Number** : R057
Program / Asset # : BOE0941.000 / 1417 **Yr Built/Renovated** : 1976 / 2006
Area Sq Ft : 108,000 **Project Type** : EDUCATION
Date of Survey : 02-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2888 **Lot** : 40 **BIN** : 5043519

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$367,700	\$193,300
Interior Architecture	\$1,154,800	\$1,425,100
Electrical		\$607,300
Mechanical	\$304,900	\$3,290,900
Total	\$1,827,400	\$5,516,600
Importance Code A	\$367,700	\$193,300
Importance Code B	\$1,096,100	\$5,160,900
Importance Code C	\$363,600	\$162,400
Total	\$1,827,400	\$5,516,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$75,600		\$9,700	
Interior Architecture	\$81,600			\$16,100
Electrical	\$7,300	\$6,900	\$5,400	\$6,800
Mechanical	\$129,200	\$24,000	\$41,300	\$31,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$297,600	\$34,800	\$60,400	\$58,700
Importance Code A	\$89,800	\$10,700	\$20,400	\$10,700
Importance Code B	\$144,100	\$24,100	\$40,000	\$48,000
Importance Code C	\$63,700			
Total	\$297,600	\$34,800	\$60,400	\$58,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$79,100	LIFE	**	5	\$49,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	40%	0-2	\$115,500	LIFE	**	5	\$106,400	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2048	**	5	\$19,400	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$16,100	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$32,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	45%	Now	\$3,000	2031	**	5	\$37,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	65%	Now	\$125,100	2031	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Clay Tile	5%	Now	\$23,700	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	30%	Now	\$48,000	2039	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$17,800	LIFE	**	5	\$35,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$332,600	2041	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%	0-2	\$116,700	2026	\$1,167,200	3	\$48,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	\$32,500	2029	\$162,400	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	0-2	\$43,600	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%	Now	\$31,200	2042	**	5	\$4,600	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$76,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	Now	\$54,200	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$94,400	LIFE	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$95,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	15%	Now	\$95,700	2031	**	5	\$12,100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
AcousTileConcealSpLn	20%	Now	\$111,000	2031	**	5	\$20,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$10,000	
Plaster	60%	Now	\$135,100	LIFE	**	5	\$60,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere And One 1,200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2056	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2036	**	5	\$400	
Fused Disc Sw	20%			2056	**	5	\$100	
Raceway								
Conduit	95%			2036	**	1		
Conduit	5%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$2,600	
Wiring								
Thermoplastic	95%			2036	**	1		
Thermoplastic	5%			2056	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$94,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2026		10	\$13,000	
Exit, Service	50%			2026		1	\$15,600	
Exterior Lighting								
HID	100%			2026		10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$12,100	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2031	**	1-3	\$46,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 1- 7500 Gallon Tank With #2 Fuel Oil</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$14,000	2031	**	1	\$96,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No. 2 Boiler Not Working - Transformer Out Of Service</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$182,800	2036	**	4	\$5,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Vacuum Pumps</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas Throughout</i>								
Terminal Devices								
Air Handler	25%			2026	\$379,700	1	\$16,700	
Convactor/Radiator	75%	0-2	\$8,700	2031	**	1	\$23,500	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2026	\$366,700	1	\$20,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Exterior Pkg Unit - Cooling	20%	Now	\$8,700	2026	\$174,900	2	\$1,100	
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit	25%			2021	\$56,300	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2036	**	4	\$3,200	
No Component	40%							
Terminal Devices								
Fan Coil - 4 Pipe	100%			2026	\$2,149,300	1	\$34,900	
Heat Rejection								
Air Cooled Condenser Unit	60%			2031	**	2	\$45,100	
No Component	40%							

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DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,200	
Exhaust Fans								
Interior	20%	0-2	\$15,400	2026	\$76,800	2	\$500	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 70% Of Interior Exhaust System Not Working</i>								
Roof	80%	0-2	\$14,300	2026	\$143,400	2	\$2,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 30% Of Roof Exhaust System Not Working</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2021	\$65,900	2	\$1,600	
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$10,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$16,500	4	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Fan Room</i>								
<i>Explanation : 2 Dual Pump Units</i>								
Sewage Ejector(s)								
Electric	100%			2021	\$31,100	4	\$6,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$56,500	
Sprinkler								
No Component	90%							
Generic	10%			2036	**	1-2	\$3,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 58 - BK
Address : 330 SMITH STREET @ CARROLL ST.
Borough : BROOKLYN **Agency's Number** : K058
Program / Asset # : BOE0386.000 / 1408 **Yr Built/Renovated** : 1957 / 2009
Area Sq Ft : 111,000 **Project Type** : EDUCATION
Date of Survey : 21-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 449 **Lot** : 15 **BIN** : 3007547

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$235,600	\$50,900
Interior Architecture	\$1,541,400	\$117,200
Electrical	\$670,600	\$398,800
Mechanical	\$730,000	\$3,350,400
Total	\$3,177,500	\$3,917,300
Importance Code A	\$235,600	\$769,200
Importance Code B	\$2,787,200	\$3,093,900
Importance Code C	\$154,800	\$54,200
Total	\$3,177,500	\$3,917,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,900	\$6,300	\$14,400	
Interior Architecture	\$94,400	\$18,400		\$16,200
Electrical	\$2,700	\$3,000	\$5,000	\$4,100
Mechanical	\$41,800	\$51,700	\$27,500	\$16,400
Total	\$167,800	\$79,500	\$47,000	\$36,700
Importance Code A	\$43,300	\$17,300	\$25,700	\$11,000
Importance Code B	\$84,500	\$62,100	\$21,300	\$25,700
Importance Code C	\$40,000			
Total	\$167,800	\$79,500	\$47,000	\$36,700



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DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	0-2	\$81,900	LIFE	**	5	\$50,900	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : Vertical Joints Above 3rd Floor Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Above 3rd Floor Windows</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i>								
<i>Location : Newly Patched Areas Above 3rd Floor Windows</i>								
Masonry: Limestone	8%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%			2043	**	5	\$28,900	
Parapets								
Masonry: Brick Cavity	70%	2-4	\$24,900	LIFE	**	5	\$10,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade Above 2nd Floor Roof</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	4+	\$4,000	LIFE	**	5	\$900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 35%</i>								
<i>Location : Coping Stones</i>								
Metal Rail	25%			2044	**	5-10	\$65,100	
Roof								
Built-Up (BUR)	90%			2032	**	10	\$114,100	
Copper/Terne	5%			2055	**	10	\$15,900	
Modified Bitumen	5%			2032	**	10	\$6,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$18,400	
Mosaic Tile	5%			2032	**	5	\$21,000	
Sheet Vinyl/Rubber	3%	Now	\$159,600	2037	**	5	\$3,800	
<i>Worn/Eroded, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Auditorium</i>								
Terrazzo	5%	Now	\$20,800	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	22%	Now	\$33,500	2032	**	3	\$13,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cafeteria Floor</i>								
Vinyl Tile 9" X 9"	55%	Now	\$54,300	2022	\$1,086,400	3	\$34,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2042	**	5	\$15,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%	0-2	\$22,200	2036	**	5	\$7,500	
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Bathroom And Kitchen Walls*

Concrete Masonry Unit	5%	0-2	\$17,900	LIFE	**	5	\$6,000	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout*

Masonry: Brick	5%			LIFE	**			
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Marble Panels	5%			LIFE	**			
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Plaster	60%	Now	\$154,800	LIFE	**	5	\$54,200	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout*

SGFT/Glazed Masonry	20%			LIFE	**			
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Ceilings

AcousTile,Adhered	15%	Now	\$50,000	2032	**	5	\$12,600	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%
Location : Gymnasium*

*Staining/Discoloring, Extent : Moderate, Area Affected : 35%
Location : Gymnasium*

AcousTileConcealSpLn	25%	Now	\$36,300	2032	**	5	\$26,200	
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 20%
Location : Kitchen And Cafeteria*

Plaster	60%			LIFE	**	5	\$63,000	
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*Recent Repair Evident, Extent : Light, Area Affected : 5%
Location : Auditorium, Room 320*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room*

Explanation : One 1200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2053	**	5	\$2,900	
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*Recent Installation, Extent : Light, Area Affected : 100%
Location : Electrical Room*

Raceway

Conduit	80%			2027		1	\$178,200	
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Conduit	20%			2053	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$300	
Molded Case Bkrs	90%			2049	**	5	\$2,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wiring								
Braided Cloth	70%	2-4	\$223,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025		5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$97,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$13,400	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2022		10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$8,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$20,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2047	**	5	\$34,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 -10,000 Gallon Tank</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$14,400	2025	\$718,400	1	\$98,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 #4 Oil Burning Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2027	\$1,878,600	4	\$5,500	
Terminal Devices Air Handler	20%			2022	\$312,200	1	\$13,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convector/Radiator	65%			2025	\$386,300	1	\$23,300	
Convector/Radiator	15%	0-2	\$89,100	2047	**	1	\$4,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell, Leaky Radiator</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Climate Control System</i>								
Air Conditioning								
Energy Source								
Electricity	10%			2043	**	1		
No Component	90%							
Conversion Equipment								
Split Unit	10%			2035	**			
Window/Wall Unit	65%			2025	\$150,300	1		
Window/Wall Unit	10%	0-2	\$23,100	2027	\$23,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Classroom, Multiple Mechanical And Or Electrical Defects</i>								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,900	
Exhaust Fans								
Interior	30%			2022	\$118,500	2	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Fan Room</i>								
Roof	70%			2022	\$129,000	2	\$2,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger HTHW/HW	100%			2027	\$193,700			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank And Not Energy Efficient</i>								
Sanitary Piping								
Cast Iron	90%			LIFE	**	1		
Cast Iron	10%	Now	\$81,200	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Kindergarten Classroom Toilet Rooms</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$16,900	4	\$3,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Backflow Preventer								
No Component	80%							
Generic	20%			2035	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Unit Serves Boiler Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,600	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 58 - Q
Address : 72-24 GRAND AVENUE
Borough : QUEENS **Agency's Number** : Q058
Program / Asset # : BOE1026.000 / 13468 **Yr Built/Renovated** : 2002 / 2015
Area Sq Ft : 141,201 **Project Type** : EDUCATION
Date of Survey : 02-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2802 **Lot** : 94 **BIN** : 4062861

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$208,700	\$221,500
Interior Architecture	\$173,000	\$130,800
Electrical		\$1,527,600
Mechanical	\$35,000	\$1,081,400
Total	\$416,700	\$2,961,200
Importance Code A	\$208,700	\$221,500
Importance Code B	\$208,000	\$2,739,700
Total	\$416,700	\$2,961,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$66,100			
Interior Architecture	\$116,500		\$29,700	\$7,200
Electrical	\$32,400	\$13,800	\$23,800	\$14,600
Mechanical	\$124,800	\$57,800	\$87,300	\$53,400
Site Pavements	\$29,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$376,700	\$79,400	\$148,700	\$83,000
Importance Code A	\$83,300	\$14,000	\$14,000	\$14,000
Importance Code B	\$218,900	\$65,500	\$134,700	\$67,100
Importance Code C	\$74,500			\$2,000
Total	\$376,700	\$79,400	\$148,700	\$83,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$253,900	
Metal Panel	3%			2050	**	5-10	\$27,600	
Pre-Cast Concrete	2%			LIFE	**	5	\$17,400	
Windows								
Aluminum	97%	4+	\$27,400	2046	**	5	\$15,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Window Perimeter In Room 314, Library Windows</i>								
Metal Louvers	3%	4+	\$1,500	2039	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Penthouse Louver Perimeter</i>								
<i>Explanation : Deteriorated Caulking</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$95,800	
Pre-Cast Concrete	10%	4+	\$3,000	LIFE	**	5	\$9,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	95%			2035	**	10	\$94,500	
Skylight, Plastic	5%			2043	**	1		
Soffits								
Stucco Cement	100%	0-2	\$25,500	2043	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Grant Avenue</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$92,500	
Ceramic Tile	5%			2039	**	5	\$10,600	
Terrazzo	5%			LIFE	**	5	\$16,500	
Vinyl Tile	75%			2035	**	3	\$59,400	
Wood	5%			2058	**	5	\$19,800	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$3,900	
Concrete Masonry Unit	25%			LIFE	**	5	\$26,100	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	20%			LIFE	**	5-10	\$44,400	
SGFT/Glazed Masonry	50%			LIFE	**	10	\$32,700	
Ceilings								
AcousTileSusp.Lay-In	80%			2043	**	5	\$169,100	
Exposed Struc: Steel	10%			LIFE	**	10	\$42,300	
Gypsum Board	7%			LIFE	**	5-10	\$50,900	
Gypsum Board	3%	2-4	\$1,400	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium And Library Near Windows</i>								
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	20%			2050	**			
Iron Picket	80%			2065	**			
Free Standing Walls								
Cast in Place Concrete	75%			2065	**			
Masonry: Brick	25%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	90%	0-2	\$29,000	2043	**			
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Play Yard</i>						
Rubber Matting	10%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2040	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>						
Fused Disc Sw	10%			2040	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Basement</i>						
		<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$600	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$300	
Molded Case Bkrs	90%			2038	**	5	\$3,300	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$43,400	
Generators								
Diesel	100%			2033	**	1	\$54,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 400 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$31,500	
Fuel Storage								
Day Tank								
	50%			2038	**	5	\$13,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 75 Gallons Capacity</i>								
Main Tank								
	50%			2045	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	94%			2030	\$312,600	10	\$121,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	4%			2030	\$13,300	10	\$5,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Auditorium</i>								
HID								
	2%			2030	\$4,800	10	\$100	
Egress Lighting								
Emergency, Service								
	50%			2030	\$37,100	1		
Exit, Service								
	50%			2030	\$20,300	1		
Exterior Lighting								
HID	100%			2030	\$569,300	10	\$400	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2038	**	1	\$15,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Outside, Exit Doors And Some Offices</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2030	\$468,400	1-3	\$26,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	90%			2043	**	1	\$125,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Steam Boiler	10%	0-2	\$4,600	2043	**	1	\$12,600	
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : No.1 Boiler</i>							
Distribution								
Steam Piping/Pump	10%	0-2	\$18,700	2050	**			
	<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Pneumatic Controls, Throughout, And Vacuum Pump In Basement</i>							
Steam Piping/Pump	90%			2050	**			
Terminal Devices								
Air Handler	80%			2035	**	1	\$69,900	
Convactor/Radiator	20%			2043	**	1	\$9,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2039	**	1	\$114,600	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
Split Unit	10%			2030	\$301,400			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2050	**	4	\$7,800	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%			2035	**	1	\$65,500	
Fan Coil - 2 Pipe	10%			2030	\$228,300	1	\$4,600	
No Component	15%							

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DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	10%			2030	\$65,300	2	\$9,800	
Water Cooling Tower	75%	0-2	\$34,200	2028	\$341,600	2	\$85,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$124,700	
Exhaust Fans								
Interior	75%			2035	**	2	\$3,200	
Roof	25%			2030	\$58,600	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%	0-2	\$8,600	2029	\$86,100	2	\$1,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : One Smaller Temporary Unit Is Being Used, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$21,500	4	\$4,500	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$5,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To Ground Floor, One Unit From 1st To 3rd Floor</i>								
<i>Explanation : Two Units. Defective Control Panels.</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$71,200	
Sprinkler								
Generic	100%			2050	**	1-2	\$39,600	
Fire Pump								
Generic	100%			2033	**	1	\$26,400	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 59 - BK
Address : 211 THROOP AVENUE @ PARK AVE
Borough : BROOKLYN **Agency's Number** : K059
Program / Asset # : BOE0387.000 / 1104 **Yr Built/Renovated** : 1956 / 1999
Area Sq Ft : 96,000 **Project Type** : EDUCATION
Date of Survey : 17-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1749 **Lot** : 1 **BIN** : 3048546

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$229,700	\$138,100
Interior Architecture	\$509,600	\$58,800
Electrical	\$1,117,400	\$340,200
Mechanical	\$282,000	\$601,800
Total	\$2,138,700	\$1,138,900
Importance Code A	\$354,000	\$138,100
Importance Code B	\$1,436,200	\$942,000
Importance Code C	\$348,600	\$58,800
Total	\$2,138,700	\$1,138,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,400		\$35,900	
Interior Architecture	\$71,500	\$2,400	\$24,100	\$17,100
Electrical	\$12,600	\$2,700	\$29,300	\$3,000
Mechanical	\$27,600	\$16,200	\$21,200	\$13,900
Total	\$164,100	\$21,400	\$110,500	\$34,000
Importance Code A	\$52,400	\$9,500	\$45,600	\$9,500
Importance Code B	\$84,600	\$11,900	\$65,000	\$24,400
Importance Code C	\$27,100			
Total	\$164,100	\$21,400	\$110,500	\$34,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	20%	0-2	\$28,600	LIFE	**	5	\$76,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Park Avenue</i>								
Masonry: Brick	75%			LIFE	**	5	\$61,400	
Masonry: Limestone	5%	0-2	\$23,900	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$86,800	2044	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$9,500	
Metal: Cage/Fence	5%			2033	**	5-10	\$4,600	
No Component	15%							
Roof								
Built-Up (BUR)	25%			2033	**	10	\$33,200	
IRMA/Protected Membrane	75%			2033	**	10	\$99,600	
Soffits								
Cast in Place Concrete	100%	4+	\$43,300	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
Ceramic Tile	3%			2037	**	5	\$4,800	
Ceramic Tile	2%	0-2	\$66,500	2043	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	35%			2033	**	3	\$28,100	
Vinyl Tile	45%			2036	**	3	\$36,200	
Vinyl Tile 9" X 9"	5%	Now	\$28,400	2023	\$94,500	3	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corridors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%	0-2	\$27,100	2037	**	5	\$4,600	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Concrete Masonry Unit	80%	2-4	\$348,600	LIFE	**	5	\$58,800	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Glazed Ceramic Panel	10%			LIFE	**			
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Marble Panels	5%			LIFE	**			
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Ceilings

AcousTile,Adhered	30%			2033	**	5	\$48,200	
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Exposed Concrete	55%			LIFE	**	5	\$13,800	
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Exposed Struc: Steel	10%			LIFE	**			
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Metal Panel	5%			LIFE	**	5	\$10,000	
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Site Enclosure

Fence/Gates

Iron Picket	100%			2063	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 800 Ampere Main Disconnect Switches For Service No.1 And No.2*

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$400	
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Raceway

Conduit	95%			2028	\$175,100	1		
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Conduit	5%			2048	**	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Fused Disc Sw	5%			2027	\$9,600	5	\$100	
Fused Knife Sw	5%	Now	\$9,600	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	65%	Now	\$124,500	2053	**	5	\$700	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	20%			2044	**	5	\$500	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$84,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$69,100	10	\$11,600	
Exit, Service	50%			2023	\$13,800	1		
Exterior Lighting								
HID	100%			2023	\$387,100	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$10,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$318,500	1-3	\$17,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	\$37,700	2048	**	5	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$124,300	2033	**	1	\$85,600	
<i>Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tubes, Bricks, Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$7,100	
Terminal Devices								
Air Handler	20%	Now	\$5,400	2028	\$270,000	1	\$10,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Coil Leak</i>								
Convactor/Radiator	80%			2033	**	1	\$24,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2023	\$120,000	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,500	
Exhaust Fans								
Interior	80%			2028	\$273,200	2	\$2,400	
Roof	20%	Now	\$6,400	2028	\$31,900	2	\$500	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2027	\$58,600	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$10,000	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : In Fan Room, Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$3,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s) Electric	100%			2033	**	4	\$5,700	
Fixtures								
Generic	100%	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component Generic	95%			2048	**	1-2	\$1,400	
Chemical System								
No Component Generic	80%			2026	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 6 - BK
Address : 43 SNYDER AVE. BTWN: FLATBUSH AVE - BEDFORD AVE
Borough : BROOKLYN **Agency's Number** : K006
Program / Asset # : BOE0978.000 / 4141 **Yr Built/Renovated** : 1993 / 2006
Area Sq Ft : 77,487 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 5103 **Lot** : 79 **BIN** : 3117230

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,430,300	\$224,300
Interior Architecture	\$236,800	\$90,400
Electrical		\$604,000
Mechanical	\$330,800	\$2,843,400
Site Pavements	\$36,000	
Total	\$2,034,000	\$3,762,100
Importance Code A	\$1,430,300	\$224,300
Importance Code B	\$603,700	\$3,537,800
Total	\$2,034,000	\$3,762,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,500			
Interior Architecture	\$87,100		\$6,600	\$12,000
Electrical	\$21,600	\$12,700	\$20,300	\$12,700
Mechanical	\$81,700	\$13,400	\$46,300	\$11,800
Site Pavements	\$15,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$245,000	\$30,000	\$77,100	\$40,500
Importance Code A	\$43,200	\$7,700	\$7,700	\$7,700
Importance Code B	\$179,600	\$22,300	\$69,500	\$32,800
Importance Code C	\$22,200			
Total	\$245,000	\$30,000	\$77,100	\$40,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$56,100	
Masonry: Brick Cavity	83%	0-2	\$238,600	LIFE	**	5	\$59,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Perimeter</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Story - Top Of Window Heads - Continuing At Expansion Joint</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades - 1st Story</i>								
Window Wall	12%	2-4	\$132,800	2050	**	5	\$16,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	93%	2-4	\$908,700	2055	**	5	\$10,200	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Condensation Present, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Crack/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Headers - 1st Floor Classrooms</i>								
Glass Block	5%			LIFE	**	5	\$1,400	
Metal Louvers	2%			2039	**	10	\$2,700	
Parapets								
Masonry: Brick Cavity	75%	0-2	\$2,700	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bedford Avenue</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2056	**	5	\$1,400	
Metal Rail	5%	0-2	\$1,000	2043	**	5	\$1,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Anchor Connections</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$4,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	82%			2035	**	10	\$164,700	
		<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Metal Panel	15%			2043	**	10	\$55,200	
Skylight, Metal/Glass	3%	Now	\$95,000	2050	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Cafeteria</i>						
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								
Floors								
Carpet	2%	Now	\$29,200	2032	**	3	\$3,200	
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Cast in Place Concrete	5%	2-4	\$5,900	LIFE	**	5	\$11,700	
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	8%			2039	**	5	\$8,600	
Panel/Paver: Bluestone	5%			LIFE	**	5	\$8,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stairwells</i>						
		<i>Explanation : Stair Treads</i>						
Quarry Tile	2%			2043	**	5	\$3,200	
Terrazzo	20%	Now	\$106,300	LIFE	**	5	\$16,700	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Outside Cafeteria Entrance</i>						
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Traffic Topping	3%			2035	**	5	\$4,000	
Vinyl Tile	50%	2-4	\$24,300	2035	**	3	\$20,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Wood	5%			2058	**	5	\$10,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
Glass Block	5%			LIFE	**	10	\$600	
Gypsum Board	40%	Now	\$2,500	LIFE	**	5	\$6,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Soffits</i>								
Plaster	15%	Now	\$3,600	LIFE	**	5	\$1,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$4,200	
Wood	5%			LIFE	**	5	\$11,200	
Ceilings								
AcousTileConcealSpLn	55%			2043	**	5	\$73,600	
Gypsum Board	40%			LIFE	**	5-10	\$147,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$13,400	
Site Enclosure								
Fence/Gates								
Iron Picket	75%			2065	**			
Masonry: Brick	25%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$36,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	70%	0-2	\$5,300	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	30%			2039	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

50% 2-4 \$9,800 2033 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Cast in Place Concrete

35% 2043 **

Rubber Matting

15% 2035 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2040 ** 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2040 ** 5 \$300

Raceway

Conduit

100% 2040 ** 1

Panelboards

Fused Disc Sw

10% 2038 ** 5 \$200

Molded Case Bkrs

90% 2038 ** 5 \$1,800

Wiring

Thermoplastic

100% 2040 ** 1

Motor Controllers

Locally Mounted

95% 2035 ** 5 \$500

Variable Frequency Drive

5% 2047 **

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$2,300

Stand-by Power

Transfer Switches

Automatic

100% 2035 ** 1 \$23,800

Generators

Diesel

100% 2033 ** 1 \$30,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room - Roof**Explanation : One 248 Kilowatt Capacity*

Batteries

Lead/Acid

100% 2023 \$1,600 5 \$2,900

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2038	**	5	\$7,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 27.5 Gallons</i>						
Main Tank	50%			2045	**	5	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 10,000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	70%			2030	\$127,700	10	\$49,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2030	\$18,200	10	\$7,100	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	10%	Now	\$300	2030	\$13,300			
		<i>Damaged Fixtures, Extent : Moderate, Area Affected : 1%</i>						
		<i>Location : Back Of Auditorium Staircase</i>						
Incandescent	10%			2030	\$91,900	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Auditorium, Corridor And Kitchen Serving Area</i>						
		<i>Explanation : Halogen And Incandescent Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2030	\$20,300	1		
Exit, Service	10%			2030	\$2,200	1		
Exit, Battery	40%			2038	**	10	\$2,100	
		<i>Recent Installation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Throughout The Building</i>						
Exterior Lighting								
HID	99%	Now	\$6,200	2030	\$309,300			
		<i>Damaged Fixtures, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : School Yard</i>						
LED	1%			2040	**			
		<i>Recent Installation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Building Perimeter</i>						
Alarm								
Security System								
Generic	100%			2035	**	1	\$28,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$47,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$76,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Dual Fuel Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2050	**			
Terminal Devices								
Convactor/Radiator	50%	Now	\$20,700	2035	**	1	\$11,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, Defective Building Management System</i>								
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : The Air Handling Equipment Is Already Accounted For Under The Air Conditioning Section Of This Report</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	100%	Now	\$330,800	2030	\$1,654,100			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Of 10 Units Are Not Working</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$126,000	
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	\$866,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,400	
Exhaust Fans								
Interior	100%			2030	\$275,700	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2028	\$47,300	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 100 Gallon Unit, One 200 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2023	\$2,600	4	\$2,500	
Sewage Ejector(s) Electric	100%			2030	\$22,300	4	\$4,600	
Backflow Preventer Generic	100%			2035	**	1	\$4,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$39,100	
Sprinkler No Component Generic	90%			2050	**	1-2	\$2,200	
Chemical System No Component Generic	95%			2028	\$1,400	1-3	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 6 - BX
Address : 1000 EAST TREMONT AVENUE @VYSE AVE.
Borough : BRONX **Agency's Number** : X006
Program / Asset # : BOE0159.000 / 526 **Yr Built/Renovated** : 1904 / 1999
Area Sq Ft : 71,914 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3005 **Lot** : 10 **BIN** : 2010892

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$45,300	\$432,800
Interior Architecture	\$116,700	\$879,300
Electrical	\$798,500	\$639,900
Mechanical	\$179,600	\$625,300
Site Pavements	\$68,100	
Total	\$1,208,200	\$2,577,300
Importance Code A	\$45,300	\$472,300
Importance Code B	\$1,117,500	\$2,067,900
Importance Code C	\$45,400	\$37,100
Total	\$1,208,200	\$2,577,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,100		\$7,900	\$30,000
Interior Architecture	\$7,100	\$10,800		
Electrical	\$2,300	\$3,000	\$22,000	\$2,000
Mechanical	\$54,300	\$10,100	\$21,800	\$10,100
Site Pavements	\$14,300			
Total	\$95,100	\$23,800	\$51,700	\$42,100
Importance Code A	\$24,200	\$7,100	\$15,100	\$37,100
Importance Code B	\$66,400	\$16,700	\$36,500	\$5,000
Importance Code C	\$4,400			
Total	\$95,100	\$23,800	\$51,700	\$42,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$123,700	
Masonry: Brick	80%			LIFE	**	5	\$126,700	
Masonry: Limestone	5%			LIFE	**	5	\$5,900	
Stucco Cement	5%			2041	**	5	\$19,800	
Windows								
Wood	100%			2044	**	5	\$60,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$100	
Masonry: Brick	60%			LIFE	**	5	\$200	
Masonry: Limestone	5%			LIFE	**	5		
Metal Rail	30%			2041	**	5-10	\$2,100	
Roof								
Built-Up (BUR)	72%			2033	**	10	\$45,300	
Copper/Terne	5%			2043	**	10	\$7,900	
Modified Bitumen	20%			2028	\$182,400	10	\$12,600	
Skylight, Metal/Glass	3%	4+	\$6,000	2038	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Skylight</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$15,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,500	
Ceramic Tile	5%			2031	**	5	\$5,400	
Traffic Topping	5%	Now	\$71,300	2038	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	80%			2028	\$781,700	3	\$32,300	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$8,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	10%	Now	\$45,400	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Exit, Stair E Below Bathroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 304</i>								
Plaster	60%			LIFE	**	5	\$31,800	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,700	
Plaster	90%			LIFE	**	5	\$60,500	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%			2054		**		
Iron Picket	15%			2072		**		
Free Standing Walls								
Cast in Place Concrete	100%			2063		**		
Retaining Walls								
Cast in Place Concrete	10%			2072		**		
Masonry: Fieldstone	90%			2054		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$68,100	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Various Locations</i>								
On-Site Walkways								
Cast in Place Concrete	70%			2041		**		
Pavers/Stone	30%			2037		**		
Parking/Driveway								
Asphalt	100%			2037		**		
Activity Yard								
Asphalt	90%	4+	\$14,300	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	10%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,700	
Wiring								
Braided Cloth	80%	0-2	\$148,500	2053		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$37,100	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$64,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$51,800	10	\$8,700	
Exit, Service	50%			2023	\$10,400	1		
Exterior Lighting								
HID	100%			2023	\$290,000	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$69,700	1	\$8,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
		<i>Explanation : Intrusion Alarm, Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$238,600	1-3	\$13,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Tanks 4000 Gallons Each</i>						
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$71,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$60,900	2038	**	4	\$3,500	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Condensate Return Pipes, Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen Service Area, Electrical Room</i>								
Terminal Devices								
Air Handler	20%	Now	\$20,200	2028	\$202,200	1	\$8,000	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
Convactor/Radiator	80%			2033	**	1	\$18,600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2023	\$74,900	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,100	
Exhaust Fans								
Interior	10%			2028	\$25,600	2	\$200	
Roof	90%	Now	\$21,500	2028	\$107,500	2	\$1,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 90%</i>								
<i>Location : All Bathrooms Exhausts Not Working</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$315,500	1		
Water Heater								
Gas Fired	100%			2023	\$43,900	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$3,300	2028	\$11,000	4	\$1,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Of 3 Pumps In The Basement Are Not Working</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2048	**	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Fire Suppression

Chemical System

No Component

Generic

80%

20%

2023

\$5,600

1-3

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Fire Extinguishers*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 60 - Q
Address : 91-02 88 AVENUE
Borough : QUEENS **Agency's Number** : Q060
Program / Asset # : BOE0715.000 / 2278 **Yr Built/Renovated** : 1965 / 2010
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8929 **Lot** : 58 **BIN** : 4184144

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,400	\$77,400
Interior Architecture	\$621,800	\$77,700
Electrical	\$388,700	\$518,200
Mechanical	\$121,900	\$427,900
Total	\$1,189,800	\$1,101,200
Importance Code A	\$57,400	\$116,900
Importance Code B	\$1,090,000	\$984,200
Importance Code C	\$42,400	
Total	\$1,189,800	\$1,101,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,900	\$8,400		
Interior Architecture	\$56,600	\$12,600		
Electrical	\$3,000	\$3,000	\$2,200	\$2,200
Mechanical	\$33,500	\$10,700	\$19,000	\$11,600
Total	\$97,000	\$34,800	\$21,200	\$13,700
Importance Code A	\$11,600	\$16,300	\$7,700	\$7,700
Importance Code B	\$55,200	\$18,500	\$13,500	\$6,000
Importance Code C	\$30,200			
Total	\$97,000	\$34,800	\$21,200	\$13,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$77,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,100	
Windows								
Aluminum	100%			2052	**	5	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$24,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$3,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2040	**	5-10	\$23,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	93%			2032	**	10	\$57,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 44%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2042	**	10	\$7,700	
Skylight, Metal/Glass	2%	Now	\$3,900	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$7,800	2030	\$77,700	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$2,900	
Vinyl Tile	85%			2022	\$579,400	3	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2067	**	5	\$7,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$30,200	2036	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$2,100	
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$10,300	
SGFT/Glazed Masonry	30%	2-4	\$42,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	25%	Now	\$18,600	2032	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	3%			2032	**	5	\$2,300	
Embossed Metal	5%			LIFE	**	5	\$1,700	
Exposed Concrete	60%			LIFE	**	5	\$7,000	
Exposed Struc: Steel	2%			LIFE	**			
Plaster	5%			LIFE	**	5	\$2,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$125,200	5	\$300	
Fused Disc Sw	20%			2037	**	5	\$100	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	70%			2026	\$100,500	5	\$1,400	
Molded Case Bkrs	20%			2035	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2025	\$64,500	5	\$400	
Locally Mounted	20%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$68,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
LED	3%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$9,400	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	20%			2035	**			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$258,800	1-3	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 7500 Gallons Each</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2032	**	1	\$77,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$5,800	
Terminal Devices								
Air Handler	20%			2027	\$219,400	1	\$9,700	
Convactor/Radiator	80%			2032	**	1	\$20,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2021	\$121,900	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500	
Exhaust Fans								
Interior	30%			2027	\$83,300	2	\$700	
Roof	60%	Now	\$7,800	2027	\$77,700	2	\$1,100	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
No Component								
	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : No Ventilation For The Kitchen. One Wall Or Roof Type Exhaust Recommended</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%	Now	\$4,800	2025	\$47,600	2	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Circulating Pump, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exterior Drain At Rear Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storm Water Comes Through Rear Entrance On 88th Avenue</i>								
<i>Explanation : Clogged Drain Causing Water Penetration Into First Floor And Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2032	**	4	\$1,600	
	Sewage Ejector(s)							
	Electric	100%		2027	\$22,500	4	\$3,100	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2037	**	1-2	\$400	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 60 - Q MINISCHOOL
Address : 91-02 88 AVENUE
Borough : QUEENS **Agency's Number** : Q860
Program / Asset # : BOE0715.010 / 2284 **Yr Built/Renovated** : 1987 / 2010
Area Sq Ft : 12,000 **Project Type** : EDUCATION
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8929 **Lot** : 58 **BIN** : 4184144

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$144,300
Interior Architecture		\$137,200
Electrical	\$39,800	
Mechanical		\$255,200
Total	\$39,800	\$536,700
Importance Code A		\$144,300
Importance Code B	\$39,800	\$392,400
Total	\$39,800	\$536,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,500	\$32,800		
Interior Architecture	\$8,200	\$7,700		\$1,900
Electrical	\$300	\$500	\$300	\$300
Mechanical	\$900	\$34,800	\$1,800	\$600
Total	\$11,000	\$75,800	\$2,200	\$2,900
Importance Code A	\$2,100	\$60,200	\$600	\$600
Importance Code B	\$2,700	\$15,600	\$1,600	\$2,300
Importance Code C	\$6,100			
Total	\$11,000	\$75,800	\$2,200	\$2,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q MINISCHOOL

Asset # : 2284

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	7%	0-2	\$1,500	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	93%			2057	**	5-10	\$115,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2052	**	5	\$1,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2042	**	10	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%			2040	**	10	\$60,000	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$1,000	
Ceramic Tile	2%			2036	**	5	\$300	
Vinyl Tile	95%			2027	\$137,200	3	\$7,600	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,300	
Gypsum Board	95%	0-2	\$5,500	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2032	**	5	\$15,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	100%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q MINISCHOOL

Asset # : 2284

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$300	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$11,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,400	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2027		10	\$9,700	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022		1-3	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2037	**	1		
Natural Gas	95%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q MINISCHOOL

Asset # : 2284

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	95%			2022	\$26,800	1	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Radiant Heater	5%			2027	\$10,600	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Some Class Rooms</i>						
		<i>Explanation : 10 Units</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$255,200	2	\$700	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2027	\$19,900	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2037	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 60 - SI
Address : 55 MERRILL AVENUE
Borough : STATEN ISLAND **Agency's Number** : R060
Program / Asset # : BOE0942.000 / 1418 **Yr Built/Renovated** : 1974 / 2010
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 05-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1580 **Lot** : 44 **BIN** : 5031151

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$129,000	\$972,800
Interior Architecture	\$353,300	
Electrical	\$527,200	\$1,048,600
Mechanical	\$337,400	\$712,900
Total	\$1,346,900	\$2,734,300
Importance Code A	\$129,000	\$1,051,200
Importance Code B	\$1,134,100	\$1,683,100
Importance Code C	\$83,800	
Total	\$1,346,900	\$2,734,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$8,900
Interior Architecture	\$17,400	\$8,600	\$13,200	
Electrical	\$1,900	\$25,500	\$1,000	\$800
Mechanical	\$34,700	\$28,500	\$30,400	\$18,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,900	\$66,500	\$48,600	\$32,200
Importance Code A	\$7,600	\$7,800	\$7,600	\$16,500
Importance Code B	\$50,300	\$50,100	\$41,000	\$15,700
Importance Code C		\$8,600		
Total	\$57,900	\$66,500	\$48,600	\$32,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	30%	Now	\$129,000	LIFE	**	5	\$107,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%			LIFE	**	5	\$50,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2049	**	5	\$17,800	
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$44,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5	\$3,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	100%			2027	\$690,600	10	\$81,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,700	LIFE	**	5	\$14,500	
<i>Water Penetration, Extent : Light, Area Affected : 8%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$13,700	2036	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%			LIFE	**	5	\$10,300	
Vinyl Tile	80%			2032	**	3	\$39,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$36,300	2036	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Metal Panel	5%			LIFE	**			
Mosaic Tile	3%			LIFE	**			
Operable Wall	2%			2037	**	5	\$17,300	
Marble Panels	5%			LIFE	**			
Plaster	45%	Now	\$47,500	LIFE	**	5	\$33,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	40%			2040	**	5	\$49,900	
AcousTileConcealSpLn	25%	0-2	\$269,500	2047	**	5	\$19,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$12,500	
Exposed Concrete	15%			LIFE	**	5	\$2,900	
Plaster	10%			LIFE	**	5	\$7,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$164,400	5	\$300	
Fused Disc Sw	10%			2047	**	5		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	10%			2043	**	5	\$200	
Molded Case Bkrs	80%			2026	\$153,200	5	\$1,900	
Wiring								
Thermoplastic	90%			2027	\$245,500	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2040	**	5	\$100	
Locally Mounted	40%			2025	\$32,300	5	\$200	
Motor Control Center	50%			2025	\$156,100	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	4%			2037	**	10	\$3,300	
				<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Gymnasium And 1st Floor Lobby</i>				
Fluorescent	96%			2037	**	10	\$79,200	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-8 Lamps</i>				
Egress Lighting								
Emergency, Battery	50%			2022	\$64,800	10	\$10,900	
Exit, Service	50%			2022	\$13,000	1		
Exterior Lighting								
HID	100%			2022	\$362,900	10	\$300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2037	**	1	\$3,400	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$99,500	1-3	\$5,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	30%			2030	\$38,900	1	\$13,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units Used For Hydronic Loops</i>								
Steam Boiler	70%			2032	**	1	\$62,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2035	**	4	\$1,300	
Central Plant Steam Piping/Pmp	70%	Now	\$53,300	2037	**	4	\$3,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump And Condensate Pump Not Working In Basement</i>								
Terminal Devices								
Air Handler	30%			2032	**	1	\$16,700	
Convactor/Radiator	30%			2032	**	1	\$8,700	
Fan Coil Unit/Heat	40%			2027	\$539,100	1	\$11,600	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2022	\$229,200	1	\$12,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$2,000	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	\$90,800	1	\$16,700	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2027	\$44,100	2	\$18,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
No Component	70%							
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,200	
Exhaust Fans								
Interior	30%	Now	\$9,600	2032	**	2	\$700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Fan Room 2nd Floor</i>						
Roof	70%			2032	**	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$54,900	2	\$1,300	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$13,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$13,700	4	\$1,900	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : One Unit - Not In Service</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$45,400	
Sprinkler								
No Component	90%							
Generic	10%			2037	**	1-2	\$2,500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 61 - M
Address : 610 EAST 12 STREET @AVENUE B
Borough : MANHATTAN **Agency's Number** : M061
Program / Asset # : BOE0038.000 / 1701 **Yr Built/Renovated** : 1913 / 2013
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 394 **Lot** : 12 **BIN** : 1079053

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,700	\$830,200
Interior Architecture	\$108,000	\$158,900
Electrical	\$260,600	\$248,800
Mechanical	\$245,000	\$419,900
Total	\$700,400	\$1,657,800
Importance Code A	\$86,700	\$830,200
Importance Code B	\$576,900	\$787,900
Importance Code C	\$36,800	\$39,700
Total	\$700,400	\$1,657,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,000	\$28,300		\$7,900
Interior Architecture	\$26,700	\$12,100	\$12,200	\$12,800
Electrical	\$1,300	\$1,300	\$1,800	\$48,400
Mechanical	\$50,500	\$10,200	\$10,600	\$37,400
Site Pavements	\$34,000			
Total	\$115,500	\$51,900	\$24,500	\$106,400
Importance Code A	\$10,400	\$35,800	\$7,400	\$15,500
Importance Code B	\$105,100	\$16,200	\$8,300	\$91,000
Importance Code C			\$8,800	
Total	\$115,500	\$51,900	\$24,500	\$106,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$61,900	
Copper/Terne	5%			2049	**	10	\$18,600	
Masonry: Brick	85%	Now	\$86,700	LIFE	**	5	\$134,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Foundation Wall</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Foundation Wall</i>								
Granite Panels	5%			LIFE	**	5	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Base Of Building</i>								
<i>Explanation : Covered In Paint</i>								
Windows								
Aluminum	100%			2051	**	5	\$6,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%			LIFE	**	5	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%			2057	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Courtyard Parapets</i>								
<i>Explanation : This Is Actually And Iron Picket Fence</i>								
Roof								
Built-Up (BUR)	65%			2029	\$592,800	10	\$40,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Roof Perimeter At Parapets</i>								
Copper/Terne	5%			2044	**	10	\$7,900	
Paver: Asphalt	30%			2032	**	10	\$28,300	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$11,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Pit Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2038	**	5	\$5,400	
Quarry Tile	5%			2042	**	5	\$8,100	
Terrazzo	5%	4+	\$26,700	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%	0-2	\$71,300	2039	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	60%			2034	**	3	\$24,200	
<i>Recent Installation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%			2029	\$63,300	3	\$2,000	
Wood	10%			2044	**	5	\$20,200	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$17,700	
Glass: Single Pane	5%			LIFE	**	5	\$6,600	
Masonry: Brick	10%	Now	\$36,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Foundation Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Foundation Walls</i>								
Plaster	75%			LIFE	**	5	\$39,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2034	**	5	\$5,400	
Exposed Concrete	5%			LIFE	**	5	\$800	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	2%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Metal Ceiling Tiles</i>								
Plaster	83%			LIFE	**	5	\$55,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$34,000	2034	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : East 12th Street

On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Under Construction	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : One 1200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$300	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	90%			2045	**	5	\$1,800	

Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2034	**	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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Lighting

Interior Lighting

Fluorescent	80%			2024	\$141,300	10	\$55,000	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout

Fluorescent	15%			2034	**	10	\$10,300	
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T-5 Lamps And Fixtures, Extent : Light, Area Affected : 15%
Location : Basement

HID	2%			2029	\$2,600	10		
Incandescent	3%			2024	\$26,700	2	\$100	

Egress Lighting

Emergency, Battery	50%			2024	\$54,000	10	\$9,100	
Exit, Service	50%			2024	\$10,800	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	10%			2029	\$30,200	10		
No Component	90%							

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2029	\$248,800	1-3	\$13,900	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : System Upgrade Underway*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2049	**	1		
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Conversion Equipment

Steam Boiler	100%			2042	**	1	\$74,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump	100%	Now	\$16,600	2039	**			
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*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Basement Vacuum Pump**Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Mechanical Rooms*

Terminal Devices

Air Handler	10%			2024	\$105,500	1	\$4,600	
Convactor/Radiator	80%			2027	\$321,200	1	\$19,400	
Unit Heater - Steam	10%			2024	\$26,800	4	\$700	

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Split Unit	10%			2034	**			
Window/Wall Unit	60%			2022	\$93,800	1		
No Component	30%							

Ventilation

Distribution

Ductwork/Diffusers	10%			LIFE	**	2-5	\$4,200	
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	10%			2034	**	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$98,700	1		
Water Heater								
Gas Fired	100%			2024	\$45,700	2	\$1,100	
Sanitary Piping								
Cast Iron	100%	Now	\$11,000	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$11,400	2039	**	4	\$1,600	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s)								
Electric	100%			2029	\$21,600	4	\$4,500	
Backflow Preventer								
No Component	80%							
Generic	20%			2034	**	1	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement Fire Service</i>						
		<i>Explanation : Fire Service</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$22,000	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 62 - Q
Address : 97-25 108 STREET
Borough : QUEENS **Agency's Number** : Q062
Program / Asset # : BOE0717.000 / 554 **Yr Built/Renovated** : 1955 / 2003
Area Sq Ft : 107,384 **Project Type** : EDUCATION
Date of Survey : 03-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 9410 **Lot** : 1 **BIN** : 4197909

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,051,500	\$1,213,400
Interior Architecture	\$691,100	
Electrical	\$191,200	\$1,636,700
Mechanical	\$177,400	\$1,175,600
Total	\$2,111,200	\$4,025,800
Importance Code A	\$1,051,500	\$1,213,400
Importance Code B	\$1,059,700	\$2,812,400
Total	\$2,111,200	\$4,025,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,300	\$6,100	\$29,600	\$4,700
Interior Architecture	\$56,900	\$4,000	\$31,600	\$17,100
Electrical	\$30,300	\$15,400	\$11,900	\$15,500
Mechanical	\$52,000	\$29,700	\$76,900	\$32,200
Site Enclosure	\$10,400			
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$204,300	\$59,100	\$153,900	\$73,300
Importance Code A	\$59,900	\$16,700	\$40,500	\$15,300
Importance Code B	\$106,400	\$42,400	\$113,500	\$58,000
Importance Code C	\$38,000			
Total	\$204,300	\$59,100	\$153,900	\$73,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%	Now	\$4,300	LIFE	**	5	\$11,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Walls</i>								
Masonry: Brick	40%	Now	\$105,500	LIFE	**	5	\$32,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1955 Wing - Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1955 Wing West Facade</i>								
Masonry: Brick Cavity	20%	Now	\$65,500	LIFE	**	5	\$16,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Classrooms - 1991 Addition</i>								
Masonry: Brick Cavity	25%			LIFE	**	5	\$20,500	
Pre-Cast Concrete	12%	Now	\$17,300	LIFE	**	5	\$31,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd Floor Classrooms - Window Openings</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Classrooms - Window Openings</i>								
Windows								
Aluminum	40%	Now	\$399,400	2053	**	5	\$3,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 102, 140, 140a, 240</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor 1991 Addition</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor 1991 Addition</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And South Facing Windows - 1955/1991 Additions</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	48%			2044	**	5	\$9,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Windows Located Within The 2001 Addition</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Windows Located Within The 2001 Addition</i>								
Glass Block	5%	Now	\$5,200	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, Gymnasium</i>								
Metal Louvers	2%			2031	**	10	\$2,400	
Steel	5%			2027		5	\$12,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$5,900	
Masonry: Brick	15%	Now	\$10,900	LIFE	**	5	\$1,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls - 2001 Addition</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls - 2001 Addition</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Rail	10%			2033	**	5-10	\$21,400	
Metal: Cage/Fence	15%			2041	**	5-10	\$13,800	
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Repair Failure - Coping Stones Atop 2001 Addition</i>								
Roof								
Built-Up (BUR)	25%	Now	\$481,100	2038	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Kitchen</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roofs Above Kitchen</i>								
Built-Up (BUR)	30%			2028	\$577,300	10	\$39,800	
Copper/Terne	5%			2043	**	10	\$16,600	
IRMA/Protected Membrane	40%			2028	\$452,200	10	\$53,100	
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$8,000	
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	45%			2033	**	3	\$36,200	
Vinyl Tile	35%	Now	\$510,700	2038	**	3	\$21,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1/2/3 Floor Classrooms, 2/3 Floor Corridors - 1991/1955 Portion</i>								
Vinyl Tile 9" X 9"	5%	Now	\$94,500	2038	**	3	\$3,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms 017, 140, 140a, 240</i>								
Wood	5%			2043	**	5	\$15,100	
Interior Walls								
Concrete Masonry Unit	30%	Now	\$26,100	LIFE	**	5	\$22,000	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$22,000	
SGFT/Glazed Masonry	20%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%			2033	**	5	\$48,200	
AcousTileSusp.Lay-In	27%			2041	**	5	\$43,400	
Exposed Concrete	20%			LIFE	**	5	\$5,000	
Exposed Struc: Steel	2%			LIFE	**			
Metal Panel	3%	Now	\$86,000	LIFE	**	5	\$6,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Plaster	18%			LIFE	**	5	\$18,100	
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%			2048	**			
Chain Link	90%	Now	\$10,400	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Concrete Curbs That Anchor Fence Posts</i>								
<i>Explanation : Cracking / Crumbling</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entry Ramps - 108th Street Façade</i>								
<i>Tripping Hazard, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry Ramps - 108th Street Façade</i>								
Activity Yard								
Pavers/Stone	10%			2037	**			
Rubber Matting	10%			2033	**			
Traffic Topping	80%			2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : 109th Street Play Yard - Various Locations</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2038	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement And Penthouse</i>								
<i>Explanation : One 5,000 Ampere And 1,200 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2038	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	**	5	\$500
Raceway								
	Conduit	80%			2028	\$178,200	1	
	Conduit	20%			2038	**	1	
Panelboards								
	Fused Disc Sw	10%			2036	**	5	\$200
	Fused Toggle Switch	10%	2-4	\$19,200	2053	**	5	\$100
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
	Molded Case Bkrs	50%			2027	\$95,800	5	\$1,400
	Molded Case Bkrs	30%			2036	**	5	\$800
Wiring								
	Braided Cloth	60%	2-4	\$191,200	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Building</i>								
	Thermoplastic	20%			2038	**	1	
	Thermoplastic	20%			2028	\$63,700	1	
Motor Controllers								
	Locally Mounted	50%			2026	\$61,400	5	\$400
	Locally Mounted	50%			2033	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,600
Stand-by Power								
Transfer Switches								
	Automatic	100%			2033	**	1	\$33,000
Generators								
	Diesel	100%			2031	**	1	\$41,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 275 Kilowatt</i>								
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$4,000

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Fuel Storage Day Tank	50%			2044	**	5	\$10,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : No Available Nameplate Capacity Ratings</i>						
Main Tank	50%			2043	**	5	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallon Capacity</i>						
Lighting								
Interior Lighting Fluorescent	76%			2028	\$192,200	10	\$74,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2028	\$5,100	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
Fluorescent	20%			2028	\$50,600	10	\$19,700	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : New Wing</i>						
HID	2%			2028	\$3,700	10	\$100	
Egress Lighting								
Emergency, Service	60%			2028	\$33,800	1		
Exit, Service	40%			2028	\$12,400	1		
Exterior Lighting								
HID	100%			2028	\$433,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$104,100	1	\$12,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways, Offices, Inside And Outside The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$356,200	1-3	\$19,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$106,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$23,700	2038	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Of 3 Vacuum Pump, Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Defective Pneumatic Control Valves</i>								
Terminal Devices								
Air Handler	25%			2028	\$377,500	1	\$16,600	
Convactor/Radiator	75%			2033	**	1	\$26,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	\$5,500	2028	\$273,400	1	\$13,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2 Sets, Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Not Sufficient Cold Air For The New Wing.</i>								
Window/Wall Unit	50%			2023	\$111,900	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2038	**	4	\$2,400	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2028	\$289,000	1	\$19,900	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2028	\$140,200	2	\$22,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,900	
Exhaust Fans								
Interior	25%			2028	\$95,500	2	\$800	
Roof	75%			2033	**	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater							
	Gas Fired	100%		2023	\$65,500	2	\$1,600	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2028	\$16,400	4	\$2,300	
	Sewage Ejector(s)							
	Electric	100%		2028	\$30,900	4	\$4,300	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2038	**	1-5	\$54,100	
	Sprinkler							
	No Component	60%						
	Generic	40%		2038	**	1-2	\$12,000	
	Fire Pump							
	Generic	100%		2031	**	1	\$20,100	
	Chemical System							
	Generic	100%		2023	\$27,900	1-3	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 63 - M
Address : 121 EAST 3 STREET BTWN: 1 AVE., AVE. A
Borough : MANHATTAN **Agency's Number** : M063
Program / Asset # : BOE0039.000 / 1675 **Yr Built/Renovated** : 1905 / 2017
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 02-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 431 **Lot** : 14 **BIN** : 1005760

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$327,300	\$228,400
Interior Architecture	\$175,700	\$178,000
Electrical	\$513,900	\$949,100
Mechanical	\$205,400	\$1,311,200
Total	\$1,222,300	\$2,666,600
Importance Code A	\$327,300	\$268,000
Importance Code B	\$719,300	\$2,318,700
Importance Code C	\$175,700	\$80,000
Total	\$1,222,300	\$2,666,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,400		\$31,300
Interior Architecture	\$14,700		\$31,700	\$31,200
Electrical	\$10,500	\$2,700	\$3,300	\$3,300
Mechanical	\$60,000	\$11,200	\$18,600	\$11,200
Total	\$85,200	\$18,300	\$53,600	\$77,000
Importance Code A	\$8,400	\$12,800	\$8,400	\$39,900
Importance Code B	\$76,800	\$5,500	\$18,500	\$37,100
Importance Code C			\$26,700	
Total	\$85,200	\$18,300	\$53,600	\$77,000



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DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$109,400	
Masonry: Brick	85%			LIFE	**	5	\$119,000	
Masonry: Limestone	5%			LIFE	**	5	\$5,300	
Windows								
Aluminum	100%	4+	\$327,300	2045	**	5	\$18,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	35%			LIFE	**	5	\$33,300	
Masonry: Brick	60%			LIFE	**	5	\$7,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Copper/Terne	5%			2057	**	10	\$6,000	
Metal Panel	5%			2042	**	10	\$4,400	
Modified Bitumen	65%			2034	**	10	\$31,300	
Paver: Asphalt	25%			2038	**	10	\$18,000	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$41,000	
Ceramic Tile	8%			2038	**	5	\$10,000	
Marble Panels	2%			LIFE	**	5	\$1,900	
Vinyl Tile	65%	4+	\$14,700	2034	**	3	\$30,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance Lobby</i>								
Wood	10%			2044	**	5	\$23,400	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$53,400	
Glass: Single Pane	5%	4+	\$85,600	LIFE	**	5	\$20,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	10%	Now	\$44,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			
Plaster	50%	4+	\$45,700	LIFE	**	5	\$80,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell At Third Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2034	**	5	\$18,700	
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	2%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : This Is Actually A Metal Ceiling Tile</i>								
Plaster	73%			LIFE	**	5	\$57,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Fused Toggle Switch	5%	2-4	\$9,600	2054	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Auditorium</i>								
Molded Case Bkrs	80%			2028	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2037	**	5	\$200	
Wiring								
Braided Cloth	85%	2-4	\$231,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	85%			2027	\$68,600	5	\$500	
Locally Mounted	15%			2034	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2029	\$190,200	10	\$74,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2029	\$10,000	10	\$3,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$61,200	10	\$10,300	
Exit, Service	50%			2029	\$12,200	1		
Exterior Lighting								
HID	30%			2037	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Courtyard And Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$282,000	2039	**	1-3	\$14,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Obsolete Equipment, Manual Pull Stations And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 8,000 Gallon Tank For No.2 Fuel Oil</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$7,500	2029	\$375,800			
<i>Leak Evident, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Back Stage Of Auditorium</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Chemical And Water Feeder Pumps, Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$22,800	2027	\$455,100	1	\$24,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Regulators, Various Location</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps In Need Of Repair</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2024	\$132,800	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,400	
Exhaust Fans								
Interior	80%	Now	\$72,600	2029	\$241,900	2	\$1,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Interior Exhaust System Not Working For Long Time, Basement</i>								
Roof	20%	0-2	\$1,400	2029	\$28,200	2	\$400	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	**	1		
Galvanized Steel	50%	0-2	\$18,600	2027	\$186,500	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2027	\$51,800	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$13,000	4	\$2,700
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2029	\$16,600	1-2	\$500

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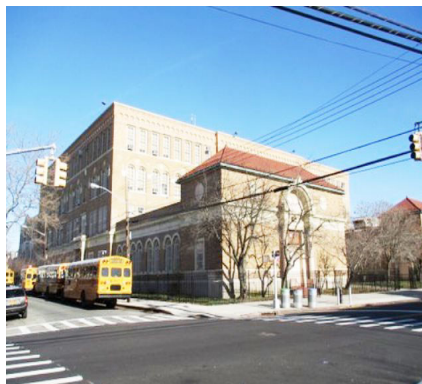
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 63 - Q
Address : 90-15 SUTTER AVENUE
Borough : QUEENS **Agency's Number** : Q063
Program / Asset # : BOE0718.000 / 555 **Yr Built/Renovated** : 1926 / 1999
Area Sq Ft : 118,840 **Project Type** : EDUCATION
Date of Survey : 06-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9155 **Lot** : 25 **BIN** : 4190727

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$473,800	\$245,100
Interior Architecture	\$898,400	\$168,800
Electrical	\$202,400	\$616,500
Mechanical	\$1,157,700	\$2,329,000
Total	\$2,732,300	\$3,359,500
Importance Code A	\$473,800	\$301,100
Importance Code B	\$2,258,500	\$3,058,400
Total	\$2,732,300	\$3,359,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,200	\$1,300	\$14,300	
Interior Architecture	\$4,100	\$32,800	\$5,600	\$1,100
Electrical	\$4,300	\$3,800	\$4,600	\$3,300
Mechanical	\$17,500	\$20,200	\$30,800	\$16,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,000	\$62,100	\$59,200	\$25,200
Importance Code A	\$15,800	\$12,200	\$24,900	\$10,600
Importance Code B	\$15,200	\$49,900	\$34,300	\$14,600
Importance Code C	\$4,100			
Total	\$35,000	\$62,100	\$59,200	\$25,200



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DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$81,900	
Masonry: Brick	58%	Now	\$279,800	LIFE	**	5	\$86,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Rooms 215, 315, Boiler Room</i>								
Masonry: Brick Cavity	25%			LIFE	**	5	\$37,400	
Marble Panels	2%			LIFE	**	5	\$2,200	
Pre-Cast Concrete	3%			LIFE	**	5	\$14,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$24,300	
Windows								
Aluminum	98%			2043	**	5	\$28,600	
Metal Louvers	2%			2036	**	10	\$3,700	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$11,600	
Metal Panel	5%			2047	**	5	\$2,600	
Pre-Cast Concrete	10%	Now	\$5,200	LIFE	**	5	\$8,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1926 Wing</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping 1926 Wing</i>								
Roof								
Built-Up (BUR)	50%	Now	\$59,900	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 1926 Wing</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 1926 Wing</i>								
Clay Tile	15%	Now	\$44,200	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1926 Wing</i>								
Copper/Terne	3%			2055	**	10	\$6,200	
Metal Panel	5%			2040	**	10	\$7,600	
Modified Bitumen	25%	Now	\$89,900	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2000 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2000 Wing</i>								
Skylight, Plastic	2%			2040	**	1		

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Floors

Cast in Place Concrete	15%			LIFE	**	5	\$58,400	
Ceramic Tile	3%			2030	\$110,400	5	\$5,300	
Terrazzo	2%			LIFE	**	5	\$2,800	
Vinyl Tile	5%	0-2	\$80,700	2037	**	3	\$3,300	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Small Gymnasium**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Small Gymnasium*

Vinyl Tile	25%			2032	**	3	\$16,700	
Vinyl Tile 9" X 9"	35%			2022	\$732,200	3	\$23,300	
Wood	15%			2042	**	5	\$50,000	

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
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*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler Room*

Ceramic Tile	5%			2036	**	5	\$8,100	
Gypsum Board	20%			LIFE	**	5	\$19,500	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	58%			LIFE	**	5	\$28,300	

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 215, 217*

Ceilings

AcousTileSusp.Lay-In	10%			2040	**	5	\$17,800	
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*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 330, 332, 336*

AcousTileSusp.Lay-In	25%			2040	**	5	\$44,500	
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*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 334, 336, 338*

Exposed Concrete	30%			LIFE	**	5	\$8,300	
Exposed Concrete	7%	Now	\$85,500	LIFE	**	5	\$1,900	

*Exposed Reinforcement, Extent : Moderate, Area Affected : 10%**Location : Under Front Steps**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Boiler Room, Under Front Steps, Under Sidewalk*

Metal Panel	3%			LIFE	**	5	\$6,700	
Plaster	25%			LIFE	**	5	\$27,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$500	
Raceway								
Conduit	70%			2027	\$155,900	1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$300	
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,900	
Molded Case Bkrs	30%			2043	**	5	\$900	
Wiring								
Braided Cloth	30%	2-4	\$95,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2047	**	1		
Thermoplastic	40%			2027	\$127,400	1		
Motor Controllers								
Locally Mounted	30%			2025	\$36,900	5	\$200	
Locally Mounted	20%			2040	**	5	\$200	
Variable Frequency Drive	50%			2040	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$106,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2027	\$2,000	10		
Incandescent	1%			2027	\$14,100	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$85,600	10	\$14,300	
Exit, Service	50%			2027	\$17,100	1		
Exterior Lighting								
HID	20%			2027	\$95,800	10	\$100	
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$13,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$22,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Toilets, Basement**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

20%

2047

* *

1

Interruptible Gas/Dual

80%

2047

* *

1

Fuel

Conversion Equipment

Furnace

20%

2027

\$56,000

1

\$11,800

*Other Observation, Extent : Light, Area Affected : 20%**Location : New Wing Roof**Explanation : 6 Rooftop Package Units*

Steam Boiler

80%

2040

* *

1

\$94,200

*Other Observation, Extent : Light, Area Affected : 80%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

80%

2027

\$1,609,100

4

\$4,700

Piping/Pmp

No Component

20%

Terminal Devices

Air Handler

15%

2022

\$250,700

1

\$11,000

Convactor/Radiator

40%

2025

\$254,500

1

\$15,400

Fan Coil Unit/Heat

25%

2022

\$444,900

1

\$9,600

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2027	\$297,600	2	\$1,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 6 Rooftop Package Units</i>								
Window/Wall Unit	50%			2022	\$123,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$53,000	
Ductwork/Diffusers	20%			LIFE	**	2-5	\$13,300	
Exhaust Fans								
Interior	80%			2022	\$338,200	2	\$2,900	
Roof	20%			2027	\$39,500	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$72,500	2	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Abandoned</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,500	
Backflow Preventer								
Generic	100%			2027	\$30,200	1	\$7,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2047	**	1-5	\$12,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%		2047	**	1-2	\$8,300	
Chemical System								
	Generic	100%		2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 64 - M (OL 71)
Address : 600 EAST 6 STREET BTWN: AVE. B, AVE. C
Borough : MANHATTAN **Agency's Number** : M064
Program / Asset # : BOE0040.000 / 2771 **Yr Built/Renovated** : 1954 / 2010
Area Sq Ft : 134,000 **Project Type** : EDUCATION
Date of Survey : 26-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 387 **Lot** : 1 **BIN** : 1004627

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$538,100	\$111,900
Interior Architecture	\$1,110,400	\$449,600
Electrical	\$444,600	\$883,600
Mechanical	\$268,200	\$1,479,700
Total	\$2,361,300	\$2,924,800
Importance Code A	\$538,100	\$111,900
Importance Code B	\$1,746,100	\$2,812,900
Importance Code C	\$77,100	
Total	\$2,361,300	\$2,924,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$6,800
Interior Architecture	\$7,300	\$38,800	\$16,300	\$44,600
Electrical	\$12,500	\$15,400	\$12,500	\$30,500
Mechanical	\$27,800	\$22,800	\$34,100	\$22,800
Total	\$47,700	\$77,000	\$62,900	\$104,700
Importance Code A	\$13,300	\$13,300	\$13,300	\$20,300
Importance Code B	\$34,400	\$63,800	\$44,900	\$84,400
Importance Code C			\$4,700	
Total	\$47,700	\$77,000	\$62,900	\$104,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OL 71)

Asset # : 2771

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$111,900		
<i>Painted Surfaces, Extent : Light, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
Masonry: Limestone	5%	Now	\$68,700	LIFE	**	5	\$4,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	95%	Now	\$287,000	2045	**	5	\$32,100		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Auditorium</i>									
Metal Louvers	5%			2038	**	10	\$21,100		
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,100		
Masonry: Brick	95%	Now	\$92,400	LIFE	**	5	\$15,000		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)	92%	Now	\$90,000	2034	**				
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Over 3rd Floor Principals Office</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Over 3rd Floor Roof</i>									
<i>Explanation : Rooftop Garden</i>									
Modified Bitumen	5%			2034	**	10	\$6,800		
Skylight, Metal/Glass	3%			2039	**	10	\$13,500		
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$7,300	LIFE	**	5	\$28,900		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement Room B64</i>									
Ceramic Tile	5%			2038	**	5	\$13,200		
Terrazzo	5%			LIFE	**	5	\$10,300		
Vinyl Tile	15%			2029	\$360,100	3	\$14,900		
Vinyl Tile 9" X 9"	60%	2-4	\$932,900	2034	**	3	\$59,500		
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	10%			2044	**	5	\$49,600		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OL 71)

Asset # : 2771

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**		
Ceramic Tile	5%			2038	**	5	\$9,400
Concrete Masonry Unit	10%			LIFE	**	5	\$7,500
Glazed Ceramic Panel	3%			LIFE	**		
Masonry: Brick	5%	Now	\$39,200	LIFE	**		

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Mechanical Bulkhead

Plaster	47%	Now	\$37,900	LIFE	**	5	\$26,500
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

SGFT/Glazed Masonry	25%			LIFE	**		
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Ceilings

AcousTile,Adhered	20%			2042	**	5	\$47,800
AcousTileConcealSpLn	10%			2042	**	5	\$29,900
Exposed Concrete	10%			LIFE	**	5	\$3,700
Plaster	60%	Now	\$100,400	LIFE	**	5	\$89,600

Water Penetration, Extent : Light, Area Affected : 10%

Location : Principal 3rd Floor Office And Room 314

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$600
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches Rated At 1200 Amperes Each

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$600
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Raceway

Conduit	40%			2049	**	1	
Conduit	60%			2029		1	\$158,500

Panelboards

Fused Disc Sw	5%			2045	**	5	\$200
Molded Case Bkrs	95%			2045	**	5	\$3,400

Wiring

Braided Cloth	20%			2028		1	\$74,200
Thermoplastic	80%			2049	**	1	

Motor Controllers

Locally Mounted	90%			2027		5	\$110,600
Locally Mounted	5%			2042	**	5	\$800
Variable Frequency Drive	5%			2042	**		

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OL 71)

Asset # : 2771

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$120,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 98%</i>						
		<i>Location : Throughout The Building</i>						
LED	2%			2034	**			
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Gymnasium</i>						
		<i>Explanation : Led Fixtures</i>						
Egress Lighting								
Emergency, Service	10%			2034	**	1		
Emergency, Battery	40%			2034	**	10	\$12,900	
Exit, Battery	50%			2034	**	10	\$4,500	
Exterior Lighting								
HID	100%	Now	\$324,200	2029	\$540,300			
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof And Building Perimeter</i>						
		<i>Explanation : Defective Ballasts</i>						
Alarm								
Security System								
Generic	90%			2037	**	1	\$45,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2034	**	1	\$5,000	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$82,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Alarm Bells, Manual Pull Stations, Strobe Lights And Horns, Smoke And Heat Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OL 71)

Asset # : 2771

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 1 - 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$132,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	25%			2029	\$471,100	1	\$20,700	
Convactor/Radiator	75%			2034	**	1	\$32,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2024	\$209,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,700	
Exhaust Fans								
Interior	100%			2029	\$476,700	2	\$4,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2039	**	1		
Galvanized Steel	70%			2027	\$411,600	1		
Galvanized Steel	10%	Now	\$58,800	2049	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water Circulators Leaking cold Water Booster Leaking</i>								
Water Heater								
Gas Fired	100%			2028	\$81,700	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 225 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$20,400	4	\$4,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - M (OL 71)

Asset # : 2771

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s) Electric	100%			2029	\$38,600	4	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2 Duplex Sets</i>									
	Backflow Preventer Generic	100%			2034	**	1	\$8,200	
Fixtures									
	Generic	100%							
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Fire Suppression									
	Sprinkler No Component Generic	80%			2039	**	1-2	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Storage Areas</i>									
<i>Explanation : Serves Storage Areas</i>									
	Fire Pump Generic	100%			2032	**	1	\$25,000	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Sub-basement</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

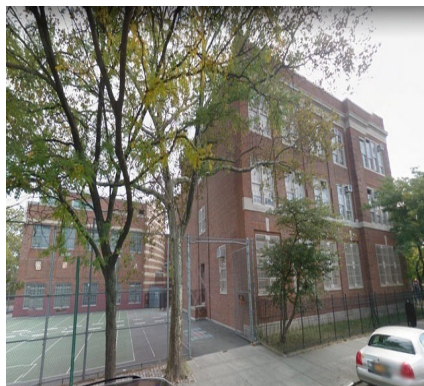
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 64 - Q
Address : 82-01 101 AVENUE BTWN: 82 ST., 83 ST.
Borough : QUEENS **Agency's Number** : Q064
Program / Asset # : BOE0719.000 / 556 **Yr Built/Renovated** : 1939 / 2011
Area Sq Ft : 68,828 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9053 **Lot** : 14 **BIN** : 4188214

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$298,500
Interior Architecture	\$72,400	\$261,800
Electrical	\$465,000	\$401,100
Mechanical	\$277,900	\$2,137,300
Total	\$815,300	\$3,098,800
Importance Code A		\$767,700
Importance Code B	\$815,300	\$2,331,100
Total	\$815,300	\$3,098,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,400	\$25,000		
Interior Architecture	\$33,200	\$12,600	\$3,600	\$22,800
Electrical	\$11,100	\$10,100	\$7,200	\$19,200
Mechanical	\$37,300	\$11,200	\$18,700	\$63,100
Site Pavements	\$11,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$105,400	\$62,800	\$33,400	\$109,100
Importance Code A	\$15,300	\$31,800	\$6,800	\$7,000
Importance Code B	\$62,500	\$31,000	\$26,600	\$102,100
Importance Code C	\$27,700			
Total	\$105,400	\$62,800	\$33,400	\$109,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$37,600	
Masonry: Brick	58%			LIFE	**	5	\$62,300	
Masonry: Granite	2%			LIFE	**	5	\$1,600	
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	35%			2045	**	5	\$9,100	
Aluminum	65%			2051	**	5	\$16,900	
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$23,500	
Masonry: Brick	10%			LIFE	**	5	\$2,300	
Masonry: Brick	63%			LIFE	**	5	\$14,400	
Masonry: Limestone	2%			LIFE	**	5	\$600	
Metal Rail	10%			2042	**	5-10	\$41,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,200	
Roof								
Built-Up (BUR)	65%			2037	**	10	\$35,600	
IRMA/Protected Membrane	35%			2029	\$163,100	10	\$19,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,500	
Ceramic Tile	5%	0-2	\$5,300	2038	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%			2034	**	5	\$3,100	
Terrazzo	15%			LIFE	**	5	\$12,100	
Vinyl Tile	12%	0-2	\$11,200	2034	**	3	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	28%			2029	\$261,800	3	\$10,800	
Vinyl Tile 9" X 9"	3%			2024	\$36,300	3	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 123, 322, 232, 171, 212</i>								
<i>Explanation : Old Tiles</i>								
Wood	5%			2057	**	5	\$9,700	
Wood	20%			2044	**	5	\$38,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$3,800	
Gypsum Board	10%			LIFE	**	5	\$5,700	
Masonry: Brick	10%			LIFE	**			
Plaster	40%	Now	\$16,300	LIFE	**	5	\$11,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	15%			2042	**	5	\$15,500	
Exposed Concrete	15%			LIFE	**	5	\$2,400	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$12,900	
Plaster	50%	0-2	\$36,100	LIFE	**	5	\$32,200	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%	4+	\$6,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	4+	\$4,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Fused Disc Sw	60%			2029	\$23,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	40%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Fused Disc Sw	60%			2029	\$93,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	10%			2049	**	1		
Conduit	90%			2029	\$119,000	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	40%			2037	**	5	\$700	
Molded Case Bkrs	40%			2028	\$57,500	5	\$700	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2039	**	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$40,300	5	\$200	
Locally Mounted	45%			2034	**	5	\$200	
Locally Mounted	5%	Now	\$4,000	2049	**	5		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$21,200	
Generators								
Natural Gas	100%			2032	**	1	\$26,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,600	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2034	**	10	\$60,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2024	\$2,400	10		
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	30%			2034	**	1		
Emergency, Battery	20%			2034	**	10	\$3,300	
Exit, Service	30%			2024	\$5,900	1		
Exit, Service	20%			2034	**	1		
Exterior Lighting								
HID	30%			2024	\$83,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$66,700	1	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2024	\$228,300	1-3	\$13,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$21,300	
Conversion Equipment								
Steam Boiler	100%			2027	\$445,400	1	\$68,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units, Both Are Scheduled To Be Replaced. 1 Temporary Steam Boiler Being Used.</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$15,200	2029	\$304,300			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Temperature Control, New Wing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Steam Traps Scheduled To Be Replaced</i>								
Terminal Devices								
Air Handler	20%			2029	\$193,600	1	\$8,500	
<i>Not Energy Efficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Due To Coil Cleaning Issue In Fan Room</i>								
Convactor/Radiator	40%	0-2	\$2,900	2027	\$147,400	1	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : New Wing Entrance And Hallway</i>								
<i>Explanation : Condensate Drip Down</i>								
Fan Coil Unit/Heat	20%			2024	\$206,200	1	\$4,500	
Fan Coil Unit/Heat	20%			2034	* *	1	\$4,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2029	\$116,800	1	\$6,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room, New Addition</i>								
Window/Wall Unit	50%			2024	\$71,700	1		
No Component	30%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2029	\$107,700	1		
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2029	\$52,400	2	\$9,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$6,300	LIFE	* *	2-5	\$3,800	
<i>Broken, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Operation Motors Of The Louvers- 3rd Floor Mechanical Room</i>								
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$34,500	
Exhaust Fans								
Interior	80%			2029	\$195,900	2	\$1,700	
Roof	20%			2029	\$22,900	2	\$400	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping	Brass/Copper	100%		2029	\$513,100	1		
Water Heater	Electric	100%		2028	\$60,600	4	\$400	
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%		2024	\$10,500	4	\$1,500	
Backflow Preventer	No Component	20%						
	Generic	80%		2029	\$14,000	1	\$3,400	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	No Component	80%						
	Generic	20%		2049	**	1-5	\$6,900	
Sprinkler								
	No Component	97%						
	Generic	3%		2029	\$20,200	1-2	\$600	
Chemical System								
	Generic	100%		2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

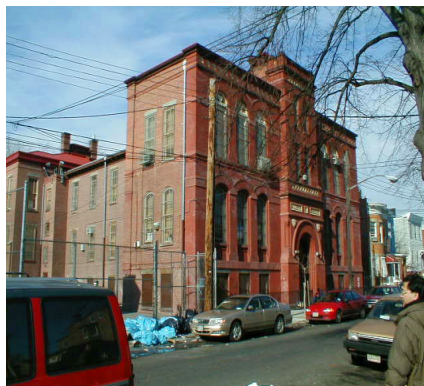
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 65 - BK
Address : 158 RICHMOND STREET BTWN: FULTON ST. - RIDGEWOOD AVE
Borough : BROOKLYN **Agency's Number** : K065
Program / Asset # : BOE0390.000 / 1387 **Yr Built/Renovated** : 1873 / 1999
Area Sq Ft : 23,000 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4126 **Lot** : 47 **BIN** : 3092063

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$389,100	\$144,500
Interior Architecture	\$40,000	\$191,600
Electrical	\$196,800	\$179,900
Mechanical	\$36,500	\$65,800
Total	\$662,400	\$581,700
Importance Code A	\$389,100	\$144,500
Importance Code B	\$233,300	\$437,200
Importance Code C	\$40,000	
Total	\$662,400	\$581,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$17,400		
Interior Architecture	\$17,800	\$18,000		\$1,100
Electrical	\$700	\$46,400	\$500	\$400
Mechanical	\$3,800	\$18,500	\$3,400	\$3,300
Total	\$22,200	\$100,400	\$4,000	\$4,700
Importance Code A	\$2,300	\$19,800	\$2,300	\$2,300
Importance Code B	\$20,000	\$79,100	\$1,700	\$2,400
Importance Code C		\$1,500		
Total	\$22,200	\$100,400	\$4,000	\$4,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$342,500	LIFE	**	5	\$97,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Brownstone	10%			LIFE	**	5	\$8,200	
Windows								
Wood	100%			2052	**	5	\$93,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$5,000	
Wood Cornice	25%			2037	**	5-10	\$21,900	
Roof								
Metal Panel	65%			2040	**	10	\$26,700	
Modified Bitumen	35%			2032	**	10	\$7,800	
Interior								
Floors								
Ceramic Tile	5%			2042	**	5	\$1,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Traffic Topping	25%			2027	\$123,700	5	\$10,700	
Vinyl Tile	5%	Now	\$17,000	2037	**	3	\$600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Nurses Room</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Nurses Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Nurses Room</i>								
Vinyl Tile	20%			2027	\$67,900	3	\$3,400	
Vinyl Tile	15%			2037	**	3	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%			2042	**	5	\$19,300	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%			2042	**	5	\$2,900	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Masonry: Brick

15%	Now	\$40,000	LIFE	**				
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*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler And Book Storage Rooms At Basement Level*

Plaster

70%			LIFE	**	5	\$12,400		
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Wood

10%			LIFE	**	5	\$23,600		
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Ceilings

Embossed Metal	90%			LIFE	**	5	\$13,900	
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Plaster	10%			LIFE	**	5	\$2,200	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$5,600	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Raceway

Conduit	95%			2027	\$57,900	1		
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Conduit	5%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$8,700	5	\$100	
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Molded Case Bkrs	80%			2026	\$69,400	5	\$500	
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Molded Case Bkrs	10%			2043	**	5	\$100	
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Wiring

Braided Cloth	65%	2-4	\$50,200	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2027	\$23,200	1		
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Thermoplastic	5%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2025	\$52,600	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

78%

2022

\$45,900

10

\$16,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

20%

2032

* *

10

\$4,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID

2%

2022

\$900

10

Egress Lighting

Emergency, Battery

50%

2022

\$18,000

10

\$2,800

Exit, Service

50%

2022

\$3,600

1

Exterior Lighting

HID

100%

2022

\$100,800

10

\$100

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$4,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2047

* *

1

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$22,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2037

* *

4

\$1,700

Piping/Pmp

Terminal Devices

Convactor/Radiator

90%

2040

* *

1

\$6,700

*Not in Service, Extent : Moderate, Area Affected : 5%**Location : Rooms # 105, 205*

Fan Coil Unit/Heat

10%

2032

* *

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Window/Wall Unit

70%

2022

\$36,500

1

No Component

30%

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2037	**	1		
Galvanized Steel	60%			2025	\$65,800	1		
Water Heater								
Gas Fired	100%			2022	\$15,200	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$3,800	4	\$500	
Backflow Preventer								
Generic	100%			2032	**	1	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$300	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 66 - BX
Address : 1001 JENNINGS STREET BTWN: LONGFELLOW AVE., BOONE A
Borough : BRONX **Agency's Number** : X066
Program / Asset # : BOE0207.000 / 678 **Yr Built/Renovated** : 1924 / 2010
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 03-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 3008 **Lot** : 1 **BIN** : 2010916

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$42,400	\$1,257,400
Interior Architecture	\$426,600	\$1,101,100
Electrical	\$917,600	\$753,000
Mechanical	\$1,337,100	\$445,800
Site Pavements		\$87,900
Total	\$2,723,600	\$3,645,200
Importance Code A	\$42,400	\$1,302,200
Importance Code B	\$2,681,300	\$2,294,800
Importance Code C		\$48,200
Total	\$2,723,600	\$3,645,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,500	\$10,200		
Interior Architecture	\$26,300	\$26,400	\$10,800	\$16,400
Electrical	\$12,600	\$4,100	\$4,400	\$32,500
Mechanical	\$35,600	\$16,300	\$23,300	\$16,300
Site Enclosure	\$5,400			
Site Pavements	\$6,100			
Total	\$92,500	\$56,900	\$38,500	\$65,100
Importance Code A	\$17,300	\$21,000	\$10,800	\$11,000
Importance Code B	\$75,200	\$36,000	\$22,000	\$54,100
Importance Code C			\$5,700	
Total	\$92,500	\$56,900	\$38,500	\$65,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
Masonry: Brick	77%			LIFE	**	5	\$125,500	
Masonry: Brick Cavity	5%	Now	\$6,500	LIFE	**	5	\$8,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs K/G And B/C</i>								
Masonry: Granite	3%			LIFE	**	5	\$3,700	
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Stucco Cement	5%			2042	**	5	\$20,400	
Windows								
Aluminum	95%	4+	\$42,400	2045	**	5	\$23,700	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
Masonry: Brick Cavity	90%			LIFE	**	5	\$19,900	
Roof								
Built-Up (BUR)	98%			2029	\$999,200	10	\$69,000	
Copper/Terne	2%			2057	**	10	\$3,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
Ceramic Tile	5%			2038	**	5	\$10,100	
Quarry Tile	5%			2042	**	5	\$15,100	
Terrazzo	5%			LIFE	**	5	\$7,900	
Vinyl Tile	50%	Now	\$18,300	2029	\$914,600	3	\$37,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Classrooms</i>								
Vinyl Tile 9" X 9"	15%	Now	\$71,100	2024	\$355,500	3	\$11,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Wood	10%			2057	**	5	\$37,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$11,500	
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$48,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	20%	4+	\$8,000	2034	**	5	\$20,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,600	
Plaster	75%			LIFE	**	5	\$94,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	24%	Now	\$1,200	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Wall At Play Yard</i>								
Masonry: Fieldstone	76%	Now	\$4,200	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Wall At Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$4,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boone Avenue Side Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	70%			2034	**			
Pavers/Stone	30%			2032	**			
Activity Yard								
Asphalt	45%			2038	**			
Pavers/Stone	5%	Now	\$1,300	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : By Tree Pits</i>								
Rubber Matting	20%			2034	**			
Traffic Topping	30%			2029			\$87,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Play Yard</i>								
<i>Explanation : This Is Actually Artificial Grass</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$208,700	5	\$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$222,800	1		
Panelboards								
Fused Disc Sw	15%			2028	\$28,700	5	\$400	
Fused Toggle Switch	5%	2-4	\$9,600	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	80%			2028	\$153,200	5	\$2,300	
Wiring								
Braided Cloth	60%	2-4	\$191,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2039	**	1		
Motor Controllers								
Locally Mounted	90%			2027	\$110,600	5	\$700	
Locally Mounted	10%			2042	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$50,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Toilet Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2029	\$12,800	10	\$5,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	5%			2024	\$64,600	2	\$100	
LED	40%			2024	\$445,400			
Egress Lighting								
Emergency, Battery	50%			2024	\$78,500	10	\$13,200	
Exit, Service	50%			2024	\$15,700	1		
Exterior Lighting								
HID	20%			2024	\$87,900	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Timer Roof And Outside Perimeter</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Camera</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$20,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$108,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Steam Piping/Pump

100%

2039

* *

Terminal Devices

Air Handler

20%

2024

\$306,500

1

\$13,500

Convactor/Radiator

60%

2027

\$350,100

1

\$21,100

Fan Coil Unit/Heat

20%

2024

\$326,500

1

\$7,000

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Split Unit

10%

2034

* *

Window/Wall Unit

40%

2024

\$90,900

1

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

95%

LIFE

* *

2-5

\$57,700

Ductwork Stainless Steel

5% Now

\$159,000

LIFE

* *

*Corroded, Extent : Severe, Area Affected : 100%**Location : Kitchen Exhaust Riser By Playground*

Exhaust Fans

Interior

100%

2024

\$387,800

2

\$3,300

Plumbing

H/C Water Piping

Brass/Copper

80%

2039

* *

1

Galvanized Steel

20%

2027

\$95,700

1

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2024	\$66,500	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$11,400	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Vault</i>								
Sump Pump(s) Non-Submersible	50%			2029	\$8,300	4	\$1,700	
Non-Submersible	50%	Now	\$8,300	2039	**	4	\$1,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Broken Units Causing Flooding In Basement</i>								
Backflow Preventer No Component Generic	60%							
	40%			2029	\$11,100	1	\$2,700	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	98%							
	2%			2029	\$21,300	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING
Address : 421 EAST 88 STREET @FIRST - YORK AVES.
Borough : MANHATTAN **Agency's Number** : M066
Program / Asset # : BOE0042.000 / 1676 **Yr Built/Renovated** : 1908 / 2008
Area Sq Ft : 58,000 **Project Type** : EDUCATION
Date of Survey : 09-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1568 **Lot** : 8 **BIN** : 1050618

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$37,700	\$132,600
Interior Architecture	\$510,200	\$479,200
Electrical	\$275,600	\$660,600
Mechanical	\$1,003,700	\$256,500
Total	\$1,827,300	\$1,528,900
Importance Code A	\$37,700	\$132,600
Importance Code B	\$1,474,300	\$1,355,300
Importance Code C	\$315,200	\$41,000
Total	\$1,827,300	\$1,528,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,500		\$1,500	\$14,100
Interior Architecture	\$43,700	\$5,400	\$3,300	
Electrical	\$6,700	\$6,200	\$21,200	\$6,500
Mechanical	\$65,700	\$10,700	\$31,100	\$11,500
Total	\$122,600	\$22,300	\$57,000	\$32,200
Importance Code A	\$12,200	\$5,700	\$7,400	\$19,900
Importance Code B	\$81,600	\$16,500	\$49,600	\$12,300
Importance Code C	\$28,700			
Total	\$122,600	\$22,300	\$57,000	\$32,200



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DEPARTMENT OF EDUCATION - 040
P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING
Asset # : 1676

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$63,900	
Masonry: Brick	84%			LIFE	**	5	\$68,700	
Masonry: Limestone	5%			LIFE	**	5	\$3,100	
Metal Panel	1%			2048	**	5-10	\$5,600	
Windows								
Aluminum	98%			2044	**	5	\$28,300	
Metal Louvers	1%			2037	**	10	\$1,800	
Wood	1%			2036	**	5	\$2,900	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5		
Masonry: Brick	85%			LIFE	**	5		
Roof								
Built-Up (BUR)	95%	Now	\$37,700	2033	**			
			<i>Water Penetration, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Room 509</i>					
Metal Panel	5%			2041	**	10	\$5,000	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$4,800	LIFE	**	5	\$19,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
Ceramic Tile	5%	Now	\$4,500	2037	**	5	\$2,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 1st Floor Bathroom</i>					
Quarry Tile	4%			2041	**	5	\$5,200	
Vinyl Tile	30%			2038	**	3	\$9,800	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
Vinyl Tile	50%			2028		3	\$16,300	
Wood	1%			2056	**	5	\$1,600	

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DEPARTMENT OF EDUCATION - 040
P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING
Asset # : 1676

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$28,700	2037	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Bathroom, Staircase To Basement</i>								
Glass: Single Pane	5%			LIFE	**	5	\$7,300	
Masonry: Brick	10%	Now	\$81,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$234,000	LIFE	**	5	\$41,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staircase To Basement, Gymnasium, Corridors, Rooms 304, 505, 506, 507 And 509</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staircase To Basement, Rooms 304, 505, 506, 507 And 509</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2041	**	5	\$4,300	
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$5,400	
Plaster	80%	Now	\$195,000	LIFE	**	5	\$43,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 304, 505, 506, 507 And 509</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2048	**			
Iron Picket	15%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Rubber Matting	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING

Asset # : 1676

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$20,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$2,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$200	
Raceway								
Conduit	95%			2028	\$125,600	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Molded Case Bkrs	90%			2027	\$100,500	5	\$1,400	
Wiring								
Thermoplastic	95%			2028	\$176,400	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$52,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2038	**	10	\$1,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fuel Storage And Gas Meter Room</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$41,800	10	\$7,000	
Exit, Service	50%			2023	\$8,400	1		
Exterior Lighting								
HID	100%			2023	\$233,900	10	\$200	
Alarm								
Security System								
Generic	100%			2033	**	1	\$21,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : 25 CCTV</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$36,800	

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DEPARTMENT OF EDUCATION - 040
P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING
Asset # : 1676

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (1) 7,500 Gallon Tank</i>						
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$57,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Dual Fuel Steam Boilers</i>						
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$25,600	2028	\$256,500			
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement Area, Deteriorating Condensate Return Piping, Defective Branch Riser Isolation Valve</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout, Defective Climate Controls, Vacuum Pump In Boiler Room</i>						
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Terminal Devices								
Air Handler	10%			2033	**	1	\$3,600	
Convactor/Radiator	90%	Now	\$14,000	2033	**	1	\$15,200	
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various</i>						
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2023	\$295,400	1	\$16,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
Split Unit	5%			2033	**			
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-410a</i>						
Window/Wall Unit	10%			2023	\$12,100	1		
No Component	25%							
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2028	\$31,800	4	\$1,700	
No Component	40%							

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DEPARTMENT OF EDUCATION - 040
P. S. 66 - M SCHOOL FOR LANGUAGE AND HEARING
Asset # : 1676

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	60%			2023	\$496,600	1	\$11,200
	Fan Coil - 2 Pipe	5%			2033	**	1	\$900
	No Component	35%						
Heat Rejection								
	Air Cooled Condenser Unit	60%			2023	\$52,600	2	\$24,200
	Evaporative Condenser	5%			2033	**	2	\$2,000
	No Component	35%						
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$19,400
	No Component	40%						
Exhaust Fans								
	Interior	60%			2023	\$123,800	2	\$1,100
	No Component	40%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2023	\$35,400	2	\$800
Sanitary Piping								
	Cast Iron	100%	0-2	\$8,500	LIFE	**	1	
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
Storm Drain Piping								
	Cast Iron	100%	Now	\$2,400	LIFE	**	1	
			<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>					
			<i>Location : Room 206</i>					
Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$1,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2038	**	1-2	\$300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 66 - Q
Address : 85-11 102 STREET
Borough : QUEENS **Agency's Number** : Q066
Program / Asset # : BOE0720.000 / 557 **Yr Built/Renovated** : 1898 / 2011
Area Sq Ft : 31,000 **Project Type** : EDUCATION
Date of Survey : 15-Sep-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9183 **Lot** : 1 **BIN** : 4191497

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$40,900
Interior Architecture	\$53,100	\$278,000
Electrical	\$113,100	\$110,200
Mechanical	\$56,200	\$732,400
Total	\$222,300	\$1,161,500
Importance Code A		\$40,900
Importance Code B	\$222,300	\$1,120,600
Total	\$222,300	\$1,161,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,100	\$3,000		
Interior Architecture	\$3,500	\$5,600	\$1,200	\$3,500
Electrical	\$400	\$4,400	\$700	\$1,000
Mechanical	\$4,200	\$4,300	\$5,400	\$4,300
Total	\$50,300	\$17,200	\$7,300	\$8,700
Importance Code A	\$45,200	\$6,100	\$3,100	\$3,100
Importance Code B	\$5,100	\$11,100	\$4,200	\$5,700
Importance Code C				
Total	\$50,300	\$17,200	\$7,300	\$8,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,800	
Masonry: Brick	85%			LIFE	**	5	\$40,900	
Masonry: Limestone	5%			LIFE	**	5	\$1,800	
Stucco Cement	5%			2032	**	5	\$6,000	
Windows								
Wood	100%	Now	\$20,700	2035	**	5	\$31,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
Masonry: Brick	20%			LIFE	**	5	\$1,000	
No Component	75%							
Roof								
Built-Up (BUR)	18%	Now	\$21,500	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
Skylight, Metal/Glass	2%			2037	**	10	\$2,500	
Slate	80%			LIFE	**			
Interior								
Floors								
Asphalt Poured	10%			2032	**	5	\$2,300	
Vinyl Tile	60%			2027	\$278,000	3	\$14,100	
Vinyl Tile	20%			2032	**	3	\$3,500	
Wood	10%			2042	**	5	\$8,800	
Interior Walls								
Glass: Single Pane	10%			LIFE	**	5	\$7,400	
Masonry: Brick	15%			LIFE	**			
Plaster	75%			LIFE	**	5	\$22,300	
Ceilings								
Embossed Metal	30%	Now	\$53,100	LIFE	**	5	\$5,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	70%			LIFE	**	5	\$19,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$100	
Raceway								
Conduit	50%			2027	\$30,500	1		
Conduit	50%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	50%			2049	**	5	\$400	
Molded Case Bkrs	45%			2026	\$39,000	5	\$400	
Wiring								
Braided Cloth	50%	2-4	\$38,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2053	**	1		
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$100	
Locally Mounted	50%			2044	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$28,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$3,700	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	30%			2027	\$40,700	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$21,800	1	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$74,500	2037	**	1-3	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm Systems; Alarm Bells And Pull Stations Only</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$570,100	4	\$1,500	
Terminal Devices								
Convactor/Radiator	90%			2025	\$162,300	1	\$9,000	
Unit Heater - Steam	10%			2027	\$12,000	4	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$56,200	1		
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2026	\$20,500	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 125 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$5,100	4	\$700	
Backflow Preventer								
Generic	100%			2037	**	1	\$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2027	\$6,600	1-2	\$200	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 67 - BK
Address : 51 SAINT EDWARDS STREET @ PARK AVE.
Borough : BROOKLYN **Agency's Number** : K067
Program / Asset # : BOE0391.000 / 1388 **Yr Built/Renovated** : 1923 / 2009
Area Sq Ft : 115,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2039 **Lot** : 2 **BIN** : 3332507

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,600	\$210,400
Interior Architecture	\$675,600	\$192,500
Electrical	\$912,800	\$830,600
Mechanical	\$1,182,000	\$776,600
Site Pavements	\$41,100	
Total	\$2,856,100	\$2,010,100
Importance Code A	\$44,600	\$250,800
Importance Code B	\$2,384,900	\$1,714,600
Importance Code C	\$426,600	\$44,700
Total	\$2,856,100	\$2,010,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$32,300		\$52,800
Interior Architecture	\$117,200			\$15,100
Electrical	\$12,800	\$4,300	\$4,500	\$82,900
Mechanical	\$36,900	\$16,500	\$27,000	\$44,700
Site Enclosure	\$2,000			
Site Pavements	\$48,200			
Total	\$217,200	\$53,000	\$31,500	\$195,500
Importance Code A	\$11,400	\$43,600	\$11,400	\$64,400
Importance Code B	\$190,700	\$9,300	\$20,100	\$131,000
Importance Code C	\$15,100			
Total	\$217,200	\$53,000	\$31,500	\$195,500



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	1%			LIFE	**	5	\$8,200		
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700		
Masonry: Brick	90%			LIFE	**	5	\$146,700		
Masonry: Granite	2%			LIFE	**	5	\$2,400		
Masonry: Limestone	2%			LIFE	**	5	\$2,400		
Windows									
Aluminum	100%	Now	\$44,600	2045	**	5	\$24,900		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100		
Masonry: Brick	90%			LIFE	**	5	\$19,900		
Roof									
Built-Up (BUR)	45%			2034	**	10	\$31,700		
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Metal Panel	25%			2042	**	10	\$32,300		
Modified Bitumen	30%			2034	**	10	\$21,100		
Interior									
Floors									
Cast in Place Concrete	7%	Now	\$7,800	LIFE	**	5	\$30,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Ceramic Tile	3%	0-2	\$6,300	2038	**	5	\$3,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Quarry Tile	5%	2-4	\$30,900	2042	**	5	\$7,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Kitchen</i>									
Vinyl Tile	34%	0-2	\$124,400	2034	**	3	\$25,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	21%			2039	**	3	\$21,200		
Vinyl Tile 9" X 9"	5%	Now	\$23,700	2024	\$118,500	3	\$3,800		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Stairs</i>									
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Stairs Throughout</i>									
Wood	25%			2044	**	5	\$94,500		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$67,600	2038	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs 6 And 7</i>								
Masonry: Brick	10%	Now	\$95,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$127,700	LIFE	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	0-2	\$94,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$8,700	2034	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$34,600	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	80%			LIFE	**	5	\$100,600	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$2,000	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Play Yard And Stairs</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$19,000	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$15,100	2034		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	100%	Now	\$41,100	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Activity Yard

Asphalt	80%	2-4	\$14,100	2032		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Rubber Matting	20%			2034		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2029	\$40,400	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	10%			2049		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$208,700	5	\$500	
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Raceway

Conduit	95%			2029	\$211,600	1		
Conduit	5%			2049		**	1	

Panelboards

Fused Disc Sw	10%			2028	\$19,200	5	\$300	
Fused Toggle Switch	5%	2-4	\$9,600	2054		**	5	\$100

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Basement

Molded Case Bkrs	75%			2028	\$143,600	5	\$2,300	
Molded Case Bkrs	10%			2045		**	5	\$300

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$254,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2049	**	1		
Thermoplastic	15%			2029	\$47,800	1		
Motor Controllers								
Locally Mounted	20%			2042	**	5	\$200	
Locally Mounted	80%			2027	\$98,300	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Hallways And Multi Purpose Room</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	76%			2039	**	10	\$80,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2024	\$27,300	2	\$100	
LED	2%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$82,800	10	\$13,900	
Exit, Service	50%			2024	\$16,600	1		
Exterior Lighting								
HID	100%			2024	\$463,700	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$111,400	1	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$21,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2042	**	1	\$113,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$194,600	2039	**	4	\$5,700	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$16,200	2024	\$323,400	1	\$12,800	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Air Handlers Steam Leaks, Basement</i>								
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2027	\$492,500	1	\$29,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2024	\$143,800	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,100	
Exhaust Fans								
Interior	100%	Now	\$40,900	2024	\$409,100	2	\$2,800	
<i>Not in Service, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Penthouse</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$100,900	1		
Water Heater								
Gas Fired	100%			2024	\$70,100	2	\$1,700	
HW Heat Exchanger								
Steam Fired	100%			2029	\$183,100	4	\$17,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2039	**	4	\$2,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room.</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$33,800	1-2	\$1,000	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 67 - BX
Address : 2024 MOHEGAN AVENUE @E. 179 STREET
Borough : BRONX **Agency's Number** : X067
Program / Asset # : BOE0208.000 / 679 **Yr Built/Renovated** : 1925 / 2009
Area Sq Ft : 108,000 **Project Type** : EDUCATION
Date of Survey : 18-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3123 **Lot** : 3 **BIN** : 2013142

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,681,600	\$256,800
Interior Architecture	\$1,055,900	\$1,980,400
Electrical	\$856,700	\$897,200
Mechanical	\$313,800	\$2,324,600
Total	\$5,907,900	\$5,459,100
Importance Code A	\$3,681,600	\$256,800
Importance Code B	\$2,094,900	\$4,617,000
Importance Code C	\$131,500	\$585,200
Total	\$5,907,900	\$5,459,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$10,100		
Interior Architecture	\$55,400	\$7,600	\$142,300	\$10,100
Electrical	\$15,100	\$16,900	\$3,100	\$3,600
Mechanical	\$27,100	\$33,000	\$27,000	\$17,400
Total	\$97,600	\$67,500	\$172,400	\$31,200
Importance Code A	\$10,700	\$21,000	\$10,700	\$10,700
Importance Code B	\$57,100	\$46,500	\$161,700	\$20,500
Importance Code C	\$29,800			
Total	\$97,600	\$67,500	\$172,400	\$31,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	0-2	\$656,500	LIFE	**	5	\$40,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Walls, Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : Water Infiltration Through Foundation Walls And Floor, Even After Repairs Were Done</i>								
Masonry: Brick	70%	2-4	\$735,200	LIFE	**	5	\$114,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Windows								
Aluminum	100%	Now	\$2,230,100	2052	**	5	\$24,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Ptrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$19,900	
Metal Panel	3%			2047	**	5	\$2,600	
Pre-Cast Concrete	7%			LIFE	**	5	\$9,700	
Roof								
Built-Up (BUR)	85%			2032	**	10	\$59,800	
Copper/Terne	5%			2042	**	10	\$8,800	
Modified Bitumen	10%			2027	\$102,000	10	\$7,000	
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2023	\$137,300	3	\$15,100	
Cast in Place Concrete	5%	0-2	\$11,200	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	5%			2030	\$208,500	5	\$10,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Six Bathrooms Recently Renovated</i>								
Sheet Vinyl/Rubber	5%			2027	\$319,200	5	\$15,100	
Terrazzo	5%			LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Traffic Topping	15%	Now	\$120,100	2022	\$400,300	5	\$18,900	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs And Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs And Corridors</i>								
Vinyl Tile	40%	Now	\$146,300	2027	\$731,700	3	\$30,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Wood	15%			2042	**	5	\$56,700	
Wood	5%			2062	**	5	\$18,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$77,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Tunnel In Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%	0-2	\$54,100	2030	\$540,500	5	\$9,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwells</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Six Bathrooms Recently Upgraded</i>								
Glass: Single Pane	2%			LIFE	**	5	\$3,400	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	5%	Now	\$29,800	LIFE	**			
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairwell Windows</i>								
Marble Panels	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$44,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2040	**	5	\$10,100	
Exposed Concrete	15%			LIFE	**	5	\$4,700	
Metal Panel	2%	4+	\$14,300	LIFE	**	5	\$5,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Plaster	78%	0-2	\$219,900	LIFE	**	5	\$98,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Evidence Of Water Penetration Through The Walls. Main Service Protector Rated At 1,600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2027	\$200,500	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$9,600	5	\$100	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	90%			2026	\$172,400	5	\$2,600	
Wiring								
Braided Cloth	90%	2-4	\$286,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$400	
Locally Mounted	50%			2040	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$89,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	7%			2032	**	10	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	3%			2022	\$38,400	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$13,000	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$435,500	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$104,700	1	\$12,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$358,300	1-3	\$20,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil	100%			2047	**	5	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5,000 And One 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$107,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 #2 Fuel Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	20%			2047	**	4	\$1,100	
Central Plant Steam Piping/Pmp	80%			2027	\$1,462,300	4	\$4,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Beyond The Boiler Room</i>								
Terminal Devices								
Air Handler	40%			2032	**	1	\$26,700	
Convactor/Radiator	48%			2025	\$277,500	1	\$16,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	2%	0-2	\$11,600	2047	**	1	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Library And Various Other Locations, Defective Thermostats</i>								
Fan Coil Unit/Heat	10%	Now	\$161,700	2037	**	1	\$3,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Multiple Mechanical And Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Multi-purpose Rooms</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium And Multi-purpose Rooms</i>								
<i>Explanation : Unit Ventilators</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$67,500	1		
Window/Wall Unit	20%	0-2	\$45,000	2027	\$45,000	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classroom Throughout, Multiple Mechanical And Or Electrical Defects</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,200	
Exhaust Fans								
Interior	100%			2032	**	2	\$3,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2025	\$473,900	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater	Gas Fired	100%			2025	\$65,900	2	\$1,600
Sanitary Piping	Cast Iron	95%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Cast Iron	5%	Now	\$39,500	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Basement Stairwell And Other Locations</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)	Non-Submersible	100%			2032	**	4	\$2,300
Backflow Preventer	No Component	80%						
	Generic	20%			2032	**	1	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Unit Serves Boilers Only</i>								
Fixtures	Generic	100%						
Fire Suppression								
Sprinkler	No Component	98%						
	Generic	2%			2037	**	1-2	\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 68 - BX MINISCHOOL
Address : 4011 MONTICELLO AVENUE @STRANG AVE.
Borough : BRONX **Agency's Number** : X068
Program / Asset # : BOE0209.010 / 13421 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 9,000 **Project Type** : EDUCATION
Date of Survey : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4986 **Lot** : 81 **BIN** : 2067852

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$123,600
Electrical	\$36,300	\$100,600
Mechanical		\$89,000
Total	\$36,300	\$313,200
Importance Code A		\$123,600
Importance Code B	\$36,300	\$189,600
Total	\$36,300	\$313,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,800	\$23,400		
Interior Architecture	\$9,200	\$1,100		\$1,500
Electrical	\$300	\$400	\$16,300	\$300
Mechanical	\$18,200	\$100	\$5,800	\$100
Total	\$42,500	\$24,900	\$22,200	\$1,900
Importance Code A	\$14,800	\$23,400	\$100	
Importance Code B	\$27,700	\$400	\$22,000	\$1,900
Importance Code C		\$1,100		
Total	\$42,500	\$24,900	\$22,200	\$1,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX MINISCHOOL

Asset # : 13421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$8,000	
Metal Panel	90%	2-4	\$5,500	2048	**	5	\$27,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	60%	0-2	\$9,300	2050	**	5	\$500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Security Grates</i>								
Metal Louvers	40%			2037	**	10	\$4,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2027		5	\$46,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access</i>								
Interior								
Floors								
Sheet Vinyl/Rubber	10%			2036	**	5	\$2,100	
Vinyl Tile	90%			2033	**	3	\$6,100	
Interior Walls								
Ceramic Tile	10%			2037	**	5	\$2,300	
Gypsum Board	90%			LIFE	**	5	\$12,200	
Ceilings								
AcousTileSusp.Lay-In	100%			2041	**	5	\$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Wall Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Base Of Wall, No Other Water On Site</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Wall Drains</i>								
<i>Explanation : Drains Clogged With Vegetative Growth</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX MINISCHOOL

Asset # : 13421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	85%			2037		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Previous Repair Patches Present</i>						
Rubber Matting	15%			2033		**		
		<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Vegetative Growth</i>						

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$2,700	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$52,200	5	\$200	
Raceway								
Conduit	100%			2038		**	1	
Panelboards								
Fused Disc Sw	5%			2027	\$1,200	5		
Molded Case Bkrs	95%			2027	\$22,700	5	\$200	
Wiring								
Thermoplastic	100%			2028	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$100
Lighting								
Interior Lighting								
Fluorescent	100%			2033		**	10	\$8,300
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2023	\$6,500	10	\$1,100	
Exit, Service	50%			2036		**	1	
Exterior Lighting								
HID	100%			2023	\$36,300	10		

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX MINISCHOOL

Asset # : 13421

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2028

\$8,700

1

\$1,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$1,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

100%

2048

* *

1

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

Now

\$17,800

2029

\$89,000

2

\$400

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : 2 Out Of 10 Units Not Working On 1st Floor**Other Observation, Extent : Light, Area Affected : 100%**Location : One In Each Classroom**Explanation : 10 Units*

Ventilation

Exhaust Fans

Roof

20%

Now

\$300

2028

\$3,000

2

*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Roof*

No Component

80%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Classrooms**Explanation : Ventilation Is Carried Out Through The Air Conditioning Units*

Plumbing

H/C Water Piping

Brass/Copper

100%

2048

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

Fire Suppression

Chemical System

No Component

80%

Generic

20%

2023

\$5,600

1-3

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Fire Extinguishers*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 68 - BX MINISCHOOL
Asset # : 13421

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 68 - Q
Address : 59-09 SAINT FELIX AVENUE @ 60TH ST.
Borough : QUEENS **Agency's Number** : Q068
Program / Asset # : BOE0722.000 / 559 **Yr Built/Renovated** : 1908 / 1999
Area Sq Ft : 72,000 **Project Type** : EDUCATION
Date of Survey : 13-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3579 **Lot** : 1 **BIN** : 4437837

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$98,600
Interior Architecture	\$336,900	\$53,700
Electrical	\$101,800	\$399,000
Mechanical	\$75,000	\$864,700
Total	\$513,800	\$1,416,000
Importance Code A		\$98,600
Importance Code B	\$513,800	\$1,317,400
Total	\$513,800	\$1,416,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$25,500		\$42,200
Interior Architecture	\$39,900	\$16,900	\$3,800	\$21,100
Electrical	\$2,000	\$3,000	\$2,600	\$11,000
Mechanical	\$45,200	\$9,700	\$16,100	\$12,500
Site Pavements	\$7,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$98,700	\$59,100	\$26,400	\$90,700
Importance Code A	\$8,300	\$31,600	\$6,100	\$48,400
Importance Code B	\$82,800	\$27,500	\$16,600	\$42,300
Importance Code C	\$7,600		\$3,800	
Total	\$98,700	\$59,100	\$26,400	\$90,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,900	
Masonry: Brick	55%			LIFE	**	5	\$57,600	
Masonry: Brick Cavity	30%			LIFE	**	5	\$31,400	
Masonry: Limestone	10%			LIFE	**	5	\$7,900	
Windows								
Aluminum	100%			2045	**	5	\$36,200	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered With Metal Panels</i>								
Metal Rail	20%			2042	**	5-10	\$42,000	
Pre-Cast Concrete	10%			LIFE	**	5	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered With Metal Panels</i>								
Roof								
Built-Up (BUR)	65%			2034	**	10	\$28,900	
Copper/Terne	5%			2057	**	10	\$5,600	
Single Ply Membrane	30%			2034	**	10	\$13,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
Ceramic Tile	5%	Now	\$11,900	2038	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys Toilets Throughout</i>								
Quarry Tile	3%			2042	**	5	\$5,200	
Vinyl Tile	47%	0-2	\$24,400	2034	**	3	\$20,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria, Connecting Corridor At 2nd Floor</i>								
Vinyl Tile 9" X 9"	25%			2024	\$336,900	3	\$14,300	
Wood	10%			2044	**	5	\$21,500	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$7,500	
Gypsum Board	25%			LIFE	**	5	\$22,600	
Masonry: Brick	10%			LIFE	**			
Plaster	60%			LIFE	**	5	\$27,100	
Ceilings								
AcousTileSusp.Lay-In	25%			2042	**	5	\$28,600	
Plaster	75%			LIFE	**	5	\$53,700	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2049	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Parking/Driveway

Cast in Place Concrete	100%	0-2	\$7,600	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Parking Lot*

Activity Yard

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Ratings*

Switchgear / Switchboard

Fused Disc Sw	100%			2039	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit	70%			2029	\$92,600	1		
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Conduit	30%			2039	**	1		
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Panelboards

Fused Disc Sw	10%			2037	**	5	\$200	
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Molded Case Bkrs	30%			2037	**	5	\$600	
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Molded Case Bkrs	60%			2028	\$86,200	5	\$1,100	
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Wiring

Braided Cloth	20%	2-4	\$37,100	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Wing Of The Building*

Thermoplastic	30%			2039	**	1		
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Thermoplastic	50%			2029	\$92,800	1		
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Motor Controllers

Locally Mounted	50%			2042	**	5	\$200	
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Locally Mounted	50%			2027	\$40,300	5	\$200	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$64,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,700	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2029	\$87,100	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And All Sides Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$13,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Horns, Smoke Detectors And Strobe Lights</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	30%			2049	**	1		
Interruptible Gas/Dual Fuel	70%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	25%			2034	**	1	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 7 Rooftop Units</i>								
Furnace	5%	0-2	\$800	2034	**	1	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : Defective Control System For The Rooftop Units</i>								
Steam Boiler	70%	0-2	\$6,500	2042	**	1	\$44,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Boiler Room - Boiler Tubes - Water Leaks On Both Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	70%	Now	\$11,100	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
No Component	30%							
Terminal Devices								
Convactor/Radiator	50%			2027		1	\$11,600	
Fan Coil Unit/Heat	20%			2029		1	\$4,700	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	0-2	\$2,900	2029		2	\$400	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Unit For Lunch Area, Old Wing Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units, Old Wing Roof</i>								
Ext Pkg Unit - Heating/Cooling	30%			2029		2	\$1,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 7 Units, New Wing Roof</i>								
Window/Wall Unit	50%	0-2	\$15,000	2024		1		
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various Locations In Old Wing</i>								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$12,000	
Ductwork/Diffusers	70%			LIFE	**	2-5	\$28,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	70%			2029	\$83,700	2	\$1,500	
Roof	30%			2037	**	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	50%			2028	\$22,000	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Wing Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Gas Fired	50%			2027	\$22,000	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$3,000	LIFE	**	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : Room 101</i>						
Sump Pump(s)								
Non-Submersible	100%	0-2	\$200	2029	\$11,000	4	\$1,500	
		<i>Broken, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : 1 Pump, Basement</i>						
Backflow Preventer								
Generic	100%			2037	**	1	\$4,400	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Various Locations</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cellar To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2049	**	1-5	\$10,900	
Sprinkler								
No Component	70%							
Generic	30%			2049	**	1-2	\$6,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchen</i> <i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 69 - BK
Address : 6302 9TH AVENUE @ 63RD ST
Borough : BROOKLYN **Agency's Number** : K069
Program / Asset # : BOE1022.000 / 13464 **Yr Built/Renovated** : 2002 / 2002
Area Sq Ft : 101,590 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,Ph
Block : 5735 **Lot** : 32 **BIN** : 3387646

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$79,800	\$941,900
Interior Architecture	\$175,300	\$92,300
Electrical		\$88,500
Mechanical		\$459,500
Total	\$255,100	\$1,582,300
Importance Code A	\$79,800	\$941,900
Importance Code B	\$175,300	\$640,400
Total	\$255,100	\$1,582,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$97,300		\$24,000	
Interior Architecture	\$118,600		\$28,800	\$4,800
Electrical	\$15,200	\$9,500	\$13,300	\$11,100
Mechanical	\$98,000	\$57,000	\$68,800	\$55,700
Site Pavements	\$1,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$338,500	\$74,400	\$142,700	\$79,600
Importance Code A	\$107,400	\$10,100	\$34,000	\$10,100
Importance Code B	\$180,100	\$64,400	\$108,700	\$68,600
Importance Code C	\$51,000			\$900
Total	\$338,500	\$74,400	\$142,700	\$79,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	**	5	\$13,300	
Masonry: Brick	40%			LIFE	**	5	\$37,800	
Metal/Glass Curt Wall	5%	Now	\$8,000	LIFE	**	5	\$4,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Curtain Wall Above Entrance Canopy</i>								
Metal Panel	25%			2050	**	5-10	\$81,200	
Pre-Cast Concrete	27%			LIFE	**	5	\$83,000	
Windows								
Aluminum	80%	Now	\$28,600	2046	**	5	\$16,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 401, Gymnasium</i>								
Aluminum	20%			2046	**	5	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$44,900	
Metal Rail	10%			2043	**	5-10	\$19,800	
Metal Rail	10%			2043	**	5-10	\$19,800	
Pre-Cast Concrete	20%			LIFE	**	5	\$27,500	
Roof								
Built-Up (BUR)	95%	Now	\$16,800	2030			\$841,300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Damaged Pitch Pockdet</i>								
Paver: Asphalt	5%	0-2	\$600	2039	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Area</i>								
<i>Explanation : Interlocking Rubber Asphalt Tiles</i>								
Soffits								
Cast in Place Concrete	40%			LIFE	**	5		
Fiberglass Panel	60%			2039	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2029	\$42,800	3	\$4,700	
Cast in Place Concrete	10%	0-2	\$8,700	LIFE	**	5	\$34,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Dextex Coated Floors</i>								
Ceramic Tile	5%			2039	**	5	\$7,900	
Granite Panels	2%			LIFE	**	5	\$4,700	
Quarry Tile	3%			2043	**	5	\$7,100	
Vinyl Tile	68%			2035	**	3	\$40,100	
Wood	3%	Now	\$83,000	2058	**	5	\$4,400	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Auditorium Stage And Gymnasium</i>								
Wood	7%			2058	**	5	\$20,600	
Interior Walls								
Cast in Place Concrete	8%			LIFE	**	10	\$11,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Behind Main Electrical Panel</i>								
Ceramic Tile	3%			2039	**	5	\$1,700	
Concrete Masonry Unit	40%	2-4	\$10,900	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Acoustic Block</i>								
Gypsum Board	10%			LIFE	**	5-10	\$9,800	
Metal Panel	3%			LIFE	**	10	\$800	
SGFT/Glazed Masonry	21%			LIFE	**	10	\$6,000	
Wood	5%			LIFE	**	5	\$23,000	
Ceilings								
AcousTileSusp.Lay-In	55%			2043	**	5	\$86,400	
Exposed Concrete	5%			LIFE	**	5-10	\$9,800	
Exposed Struc: Steel	7%			LIFE	**	10	\$22,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	8%			LIFE	**	5-10	\$43,200	
Metal Panel	25%			LIFE	**	5	\$98,200	

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Iron Picket

100%

2065

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Metal Decorative Panel Fence*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

* *

On-Site Walkways

Asphalt

40%

0-2

\$1,600

2039

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Schoolyard*

Cast in Place Concrete

60%

2043

* *

Electrical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw

100%

2050

* *

5

\$400

Raceway

Conduit

100%

2050

* *

1

Panelboards

Fused Disc Sw

10%

2046

* *

5

\$200

Molded Case Bkrs

90%

2046

* *

5

\$2,400

Wiring

Thermoplastic

100%

2050

* *

1

Motor Controllers

Locally Mounted

100%

2043

* *

5

\$700

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$3,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Connected To Main Water Pipe*

Stand-by Power

Transfer Switches

Automatic

100%

2043

* *

1

\$31,300

Generators

Diesel

100%

2039

* *

1

\$39,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 375 Kilowatt Genset*

Batteries

Lead/Acid

100%

2024

\$1,600

5

\$3,800

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	10%			2046	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallons</i>								
Main Tank	90%			2058	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 550 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$88,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	4%			2035	**	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Mercury</i>								
LED	1%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Lobby</i>								
<i>Explanation : LED Lighting Installed In 2018</i>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	40%			2035	**	10	\$100	
No Component	60%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$3,000	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$7,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2035	**	1-3	\$18,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 7,500 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$100,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$9,000	2050	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps In Basement</i>								
Terminal Devices								
Air Handler	90%			2035	**	1	\$56,500	
Convactor/Radiator	10%			2043	**	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2039	**	1	\$104,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Split Unit	5%			2030			\$108,400	
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2050	**	4	\$3,800	
Ductwork/Diffusers	50%			LIFE	**	2	\$82,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$62,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And Basement</i>								
<i>Explanation : Units Located In Multiple Locations</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$204,800	2	\$70,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,700	
Exhaust Fans								
Interior	50%			2035	**	2	\$1,600	
Roof	50%			2030	\$84,300	2	\$1,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2043	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2028	\$62,000	2	\$1,500	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$2,100	
Sewage Ejector(s) Electric	100%			2035	**	4	\$4,000	
Backflow Preventer Generic	100%			2035	**	1	\$6,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$51,200	
Sprinkler Generic	100%			2050	**	1-2	\$28,500	
Fire Pump Generic	100%			2039	**	1	\$19,000	
Chemical System No Component Generic	95% 5%			2028	\$1,400	1-3	\$200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 69 - Q
Address : 77-02 37 AVENUE
Borough : QUEENS **Agency's Number** : Q069
Program / Asset # : BOE0724.000 / 544 **Yr Built/Renovated** : 1924 / 2005
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 21-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1288 **Lot** : 1 **BIN** : 4029892

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$461,000	\$298,700
Interior Architecture	\$280,800	\$101,100
Electrical		\$782,900
Mechanical	\$957,400	\$3,841,900
Site Pavements		\$89,300
Total	\$1,699,300	\$5,113,900
Importance Code A	\$461,000	\$298,700
Importance Code B	\$1,238,300	\$4,815,200
Total	\$1,699,300	\$5,113,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,600		\$38,300	
Interior Architecture	\$60,200		\$2,400	\$15,600
Electrical	\$57,000	\$9,800	\$11,700	\$9,200
Mechanical	\$59,400	\$33,700	\$86,600	\$32,500
Site Enclosure	\$5,900			
Site Pavements	\$7,200			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$232,200	\$53,400	\$148,900	\$67,100
Importance Code A	\$41,900	\$9,300	\$47,800	\$9,300
Importance Code B	\$180,600	\$44,100	\$101,100	\$57,800
Importance Code C	\$9,700			
Total	\$232,200	\$53,400	\$148,900	\$67,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,500	
Masonry: Brick	50%	Now	\$307,300	LIFE	**	5	\$95,400	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Window Openings With Glass Block Infill</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs A And B, G And H And Chimney</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Facade And Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs A And B, G And H And Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs A And B, G And H And Chimney</i>								
Masonry: Brick Cavity	35%	4+	\$53,500	LIFE	**	5	\$66,800	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations On Multiple Facades - 1994 Addition</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Upper Storys</i>								
Pre-Cast Concrete	10%	Now	\$13,500	LIFE	**	5	\$62,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1994 Addition - 77th Street Façade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Decoritive Banding And Sills</i>								
Windows								
Aluminum	50%			2050	**	5	\$27,800	
Aluminum	25%			2036	**	5	\$13,900	
Aluminum	20%			2050	**	5	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	5%	Now	\$59,300	LIFE	**	5	\$1,700	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Steel Framing Glass Block Openings</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping At 1924 Wing</i>								
Masonry: Brick	55%			LIFE	**	5	\$11,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls - 1924 Wing</i>								
Masonry: Brick Cavity	35%			LIFE	**	5	\$7,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%			2033	**	10	\$34,000	
IRMA/Protected Membrane	5%			2033	**	10	\$4,300	
Metal Panel	20%	Now	\$41,000	2041	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Modified Bitumen	15%			2036	**	10	\$12,800	
Paver: Asphalt	15%	Now	\$12,200	2031	**			
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Area Above Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Auditorium Stage</i>								
Skylight, Plastic	5%			2045	**	1		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$27,900	
Ceramic Tile	5%			2031	**	5	\$8,000	
Marble Panels	2%			LIFE	**	5	\$2,400	
Sheet Vinyl/Rubber	2%			2028	\$101,100	5	\$4,800	
Vinyl Tile	78%			2033	**	3	\$62,200	
Wood	5%	Now	\$280,800	2068	**	5	\$7,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Gymnasium Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium Floor</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$4,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,400	
Gypsum Board	8%			LIFE	**	5	\$4,100	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	47%			LIFE	**	5	\$12,000	
SGFT/Glazed Masonry	17%			LIFE	**			
Wood	1%			LIFE	**	5	\$3,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	70%	Now	\$13,800	2033	**	5	\$34,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fifth Floor Corridor Near Elevator</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fifth Floor Corridor Near Elevator</i>								
AcousTileSusp.Lay-In	5%			2041	**	5	\$5,000	
Exposed Struc: Steel	5%	0-2	\$22,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Mechanical Areas In 1994 Wing</i>								
<i>Explanation : This Component Is Actually Concrete Metal Decking</i>								
Plaster	10%			LIFE	**	5	\$6,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Exposed Struc: Steel	10%			LIFE	**			
Iron Picket	40%			2048	**			
Free Standing Walls								
Cast in Place Concrete	21%			2048	**			
Masonry: Brick	79%	Now	\$5,900	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 77th Street Enrty Gate</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	75%			2033	**			
Masonry: Granite	5%	Now	\$1,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard Stair</i>								
Pavers/Stone	20%			2037	**			
Parking/Driveway								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	80%	Now	\$5,500	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Play Yard At Drain</i>								
Rubber Matting	20%			2028			\$89,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Molded Case Bkrs	50%			2038	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Raceway								
Conduit	90%			2038	**	1		
Conduit	10%			2028		1	\$18,400	
Panelboards								
Fused Disc Sw	5%			2036	**	5	\$100	
Molded Case Bkrs	85%			2036	**	5	\$2,100	
Molded Case Bkrs	10%			2027		5	\$200	
Wiring								
Braided Cloth	10%	2-4	\$27,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section</i>								
Thermoplastic	90%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2033	**	5	\$500	
Locally Mounted	20%	Now	\$16,100	2048	**	5	\$100	
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$28,900	
Generators								
Diesel	100%			2031	**	1	\$36,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2021		5	\$3,500	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Fuel Storage Main Tank	100%			2043	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallons Rated Capacity</i>								
Lighting Interior Lighting Fluorescent	98%			2028	\$216,900	10	\$84,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2028	\$2,200	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	1%			2028	\$9,600			
Egress Lighting Emergency, Service Exit, Service	50%			2028	\$24,700	1		
	50%			2028	\$13,500	1		
Exterior Lighting HID No Component	10%			2028	\$37,900	10		
	90%							
Alarm Security System No Component Generic	70%			2028	\$91,100	1	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2028	\$311,800	1-3	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Strobe Lights, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$93,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers, 2 Heat Exchangers For Hot Water Devices</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2027	\$73,300	4	\$2,300	
Steam Piping/Pump	50%			2028	\$207,800			
Terminal Devices								
Air Handler	20%			2028	\$264,400	1	\$11,600	
Convactor/Radiator	25%			2033	**	1	\$7,600	
Fan Coil Unit/Heat	50%			2028	\$703,900	1	\$15,200	
Unit Heater - Hot Water	5%			2023	\$17,600			
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2024	\$957,400	1	\$91,600	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement AC Room</i>								
<i>Explanation : R-123 Being Used</i>								
Reciprocating Compr/Chiller	5%			2028	\$39,900	1	\$2,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Roof</i>								
Split Unit	5%			2028	\$100,300			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2038	**	4	\$6,600	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	45%			2028	\$474,400	1	\$26,200	
Fan Coil - 2 Pipe	5%			2028	\$89,400	1	\$1,500	
Fan Coil - 4 Pipe	50%			2028	\$1,100,400	1	\$15,200	
Heat Rejection								
Evaporative Condenser	10%			2028	\$29,100	2	\$6,500	
Water Cooling Tower	90%	0-2	\$16,100	2026	\$321,100	2	\$68,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	95%			2028	\$317,700	2	\$2,700	
Roof	5%	Now	\$200	2028	\$7,800	2	\$100	
<i>Damaged, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Housing, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$14,000	2038	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Hot Water Leaks, Cross Bay</i>								
Water Heater								
Gas Fired	100%			2026	\$57,300	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$14,300	4	\$2,000	
Backflow Preventer								
Generic	100%			2033	**	1	\$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$47,400	
Sprinkler								
No Component	90%							
Generic	10%			2028	\$92,000	1-2	\$2,600	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 69 - Q MINISCHOOL
Address : 77-02 37 AVENUE
Borough : QUEENS **Agency's Number** : Q069
Program / Asset # : BOE0724.010 / 4361 **Yr Built/Renovated** : 1996 / 2008
Area Sq Ft : 8,000 **Project Type** : EDUCATION
Date of Survey : 21-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1288 **Lot** : 1 **BIN** : 4029892

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$141,300	\$418,000
Mechanical		\$431,700
Total	\$141,300	\$849,700
Importance Code A	\$141,300	\$559,700
Importance Code B		\$289,900
Total	\$141,300	\$849,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$35,000			\$1,500
Electrical	\$300	\$300	\$200	\$200
Mechanical	\$7,300	\$400	\$8,700	\$400
Total	\$42,600	\$700	\$8,900	\$2,200
Importance Code A	\$7,100		\$700	
Importance Code B	\$35,500	\$700	\$8,200	\$2,200
Total	\$42,600	\$700	\$8,900	\$2,200



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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q MINISCHOOL

Asset # : 4361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Stucco Cement	100%			2045	**	5	\$38,500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : All Facades**Explanation : This Component Actually And Eifs System*

Windows

Aluminum	100%	Now	\$57,700	2053	**	5	\$600	
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*Hardware Missing, Extent : Severe, Area Affected : 25%**Location : Protective Grilles Are Installed Over Windows Providing No Access To Clean Univent Filters**Unit Inoperable, Extent : Moderate, Area Affected : 100%**Location : Windows Beyond Useful Life*

Roof

Single Ply Membrane	100%	Now	\$83,600	2028	\$418,000			
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*Seams Open/Split, Extent : Moderate, Area Affected : 20%**Location : At Expansion Joints**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Various Classrooms*

Interior

Floors

Vinyl Tile	75%			2033	**	3	\$4,600	
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Vinyl Tile	25%	Now	\$27,700	2038	**	3	\$1,100	
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 50%**Location : Throughout Corridors*

Interior Walls

Fiberglass Panel	100%			LIFE	**			
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Ceilings

AcousTileSusp.Lay-In	100%			2041	**	5	\$12,200	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%			2038	**	1		
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Panelboards

Molded Case Bkrs	100%			2036	**	5	\$200	
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Wiring

Thermoplastic	100%			2038	**	1		
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Lighting

Interior Lighting

Fluorescent	100%			2028	\$18,800	10	\$7,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q MINISCHOOL

Asset # : 4361

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service

50%

2028

\$2,100

1

Exit, Service

50%

2028

\$1,200

1

Exterior Lighting

HID

10%

2028

\$3,200

10

No Component

90%

Alarm

Security System

No Component

70%

Generic

30%

2028

\$7,800

1

\$900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2028

\$26,500

1-3

\$1,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

100%

2038

**

1

Conversion Equipment

Radiant Heater

100%

Now

\$7,100

2028

\$141,800

2

\$3,000

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Rm # P04**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout 1st Floor**Explanation : 10 Units*

Terminal Devices

Fan Coil Unit/Heat

100%

2028

\$119,800

1

\$2,600

Air Conditioning

Energy Source

Electricity

100%

2036

**

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2026

\$170,100

2

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : 4 Units*

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q MINISCHOOL

Asset # : 4361

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	90%			2028	\$25,600	2	\$200	
Roof	10%			2028	\$1,300	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Electric	100%			2023	\$7,000	4		
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1 Out Of 4 Units. Rm# P04</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 69 - SI
Address : 144 KEATING PLACE @ TRAVIS AVE.
Borough : STATEN ISLAND **Agency's Number** : R069
Program / Asset # : BOE0944.000 / 1420 **Yr Built/Renovated** : 1976 / 2010
Area Sq Ft : 116,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2366 **Lot** : 73 **BIN** : 5037541

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$39,000	\$138,800
Interior Architecture	\$51,700	\$52,100
Electrical	\$697,700	\$1,090,200
Mechanical	\$36,300	\$205,600
Site Pavements	\$49,100	
Total	\$873,700	\$1,486,600
Importance Code A	\$39,000	\$183,700
Importance Code B	\$834,700	\$1,303,000
Total	\$873,700	\$1,486,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$5,900	\$3,300
Interior Architecture	\$65,800	\$30,900	\$4,100	
Electrical	\$3,300	\$4,300	\$4,800	\$23,500
Mechanical	\$55,900	\$29,500	\$35,400	\$42,500
Site Enclosure	\$13,800			
Site Pavements	\$24,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$167,400	\$68,700	\$54,100	\$73,300
Importance Code A	\$11,500	\$11,500	\$17,400	\$15,000
Importance Code B	\$79,000	\$57,200	\$36,700	\$58,300
Importance Code C	\$76,800			
Total	\$167,400	\$68,700	\$54,100	\$73,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$49,200	
		<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Metal Panel	3%			2049	**	5-10	\$11,900	
Pre-Cast Concrete	12%			LIFE	**	5	\$22,600	
Windows								
Aluminum	100%			2045	**	5	\$21,100	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$1,600	
Pre-Cast Concrete	90%			LIFE	**	5	\$89,600	
Roof								
Modified Bitumen	95%	Now	\$39,000	2034	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Solar Panels</i>						
Roll Roofing	5%			2028		5	\$31,200	\$11,800
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$18,000	
Ceramic Tile	5%			2038	**	5	\$8,200	
Quarry Tile	5%			2042	**	5	\$12,400	
Terrazzo	4%			LIFE	**	5	\$5,200	
Vinyl Tile	75%			2034	**	3	\$46,400	
Wood	6%			2057	**	5	\$18,600	

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	8%			LIFE	**			
Ceramic Tile	5%	2-4	\$12,800	2038	**	5	\$4,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	5%	Now	\$20,500	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Folding Partition	5%			2045	**	5	\$21,700	
Gypsum Board	2%			LIFE	**	5	\$2,100	
Metal Panel	10%			LIFE	**			
Plaster	40%	Now	\$29,700	LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	65%	Now	\$51,700	2042	**	5	\$52,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Classrooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Classrooms</i>								
Exposed Concrete	25%			LIFE	**	5	\$6,300	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%	2-4	\$2,900	LIFE	**	5	\$10,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%	4+	\$13,800	2064	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$24,600	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042		**		
Parking/Driveway								
Cast in Place Concrete	100%			2042		**		
Activity Yard								
Asphalt	85%	4+	\$49,100	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basketball Court</i>								
Rubber Matting	15%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$208,700	5	\$500	
Raceway								
Conduit	100%			2029	\$222,800	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$300	
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,700	
Wiring								
Thermoplastic	100%			2029	\$318,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$267,700	10	\$104,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$4,000	10	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	55%			2024	\$91,900	10	\$15,400	
Exit, Service	45%			2029	\$15,000	1		
Exterior Lighting								
HID	50%			2034	**	10	\$200	
HID	50%			2024	\$233,900	10	\$200	

Alarm

Security System								
No Component	70%							
Generic	30%			2037	**	1	\$13,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$21,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$114,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$5,700	
Terminal Devices								
Air Handler	30%			2034	**	1	\$21,500	
Convactor/Radiator	60%			2042	**	1	\$22,500	
Fan Coil Unit/Heat	10%			2034	**	1	\$3,800	

Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	\$29,500	2034	**	1	\$14,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	15%			2024	\$36,300	1		
No Component	55%							

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2049	**	4	\$2,600
	No Component	70%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2034	**	1	\$14,400
	Fan Coil - 4 Pipe	10%			2034	**	1	\$3,800
	No Component	70%						
Heat Rejection								
	Dry Cooler	30%			2034	**	2	\$24,200
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,700
Exhaust Fans								
	Interior	30%			2034	**	2	\$1,100
	Roof	70%			2029	\$134,800	2	\$2,500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2029	\$70,700	2	\$1,700
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$17,700	4	\$3,700
Sewage Ejector(s)								
	Electric	100%			2029	\$33,400	4	\$6,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$58,500
Sprinkler								
	No Component	80%						
	Generic	20%			2049	**	1-2	\$6,500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 7 - BX
Address : 3201 KINGSBRIDGE AVENUE @ W. 232 ST.
Borough : BRONX **Agency's Number** : X007
Program / Asset # : BOE0160.000 / 527 **Yr Built/Renovated** : 1929 / 2013
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 13-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 5756 **Lot** : 195 **BIN** : 2083564

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$225,100
Interior Architecture		\$688,000
Electrical	\$169,200	\$389,500
Mechanical	\$746,300	\$707,000
Total	\$915,500	\$2,009,600
Importance Code A		\$264,600
Importance Code B	\$915,500	\$1,745,100
Total	\$915,500	\$2,009,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$19,100
Interior Architecture	\$20,700	\$13,400	\$34,200	\$400
Electrical	\$2,700	\$2,600	\$19,100	\$2,400
Mechanical	\$38,900	\$10,100	\$27,600	\$10,800
Site Enclosure	\$21,200			
Total	\$83,500	\$26,100	\$80,900	\$32,700
Importance Code A	\$6,900	\$6,900	\$7,100	\$26,100
Importance Code B	\$76,600	\$16,300	\$73,800	\$6,700
Importance Code C		\$2,900		
Total	\$83,500	\$26,100	\$80,900	\$32,700



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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$52,600	
Masonry: Brick	25%			LIFE	**	5	\$33,700	
Masonry: Brick	45%			LIFE	**	5	\$60,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repair Work In 2013</i>								
Masonry: Fieldstone	20%			LIFE	**	5	\$20,200	
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
Windows								
Aluminum	100%			2044	**	5	\$38,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Work In 2013</i>								
Masonry: Brick	95%			LIFE	**	5	\$17,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Work In 2013</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$78,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Work In 2013</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$51,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2037	**	5	\$5,900	
Terrazzo	5%			LIFE	**	5	\$4,600	
Vinyl Tile	52%			2028	\$554,300	3	\$22,900	
Vinyl Tile 9" X 9"	3%	2-4	\$20,700	2028	\$41,400	3	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : AcM Tiles</i>								
Wood	15%			2043	**	5	\$33,000	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$5,700	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	57%			LIFE	**	5	\$32,600	
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2033	**	5	\$13,600	
AcousTileSusp.Lay-In	20%			2033	**	5	\$21,800	
Exposed Concrete	10%			LIFE	**	5	\$1,700	
Plaster	60%			LIFE	**	5	\$40,800	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2048	**			
Iron Picket	25%			2063	**			
Retaining Walls								
Cast in Place Concrete	10%	4+	\$300	2063	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Masonry: Fieldstone	90%	4+	\$20,800	2048	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	40%			2037	**			
Cast in Place Concrete	50%			2041	**			
Rubber Matting	10%			2033	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$300	
Raceway								
Conduit	90%			2028	\$119,000	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	30%			2036	**	5	\$600	
Molded Case Bkrs	60%			2027	\$86,200	5	\$1,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$111,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2028	\$18,600	1		
Thermoplastic	30%			2038	**	1		
Motor Controllers								
Locally Mounted	90%			2033	**	5	\$400	
Locally Mounted	10%			2026	\$8,100	5		
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$500	
Generic	50%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$57,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2036	**	10	\$3,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases, Janitor And Storage Room</i>								
Incandescent	2%			2023	\$16,600	2		
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$50,400	10	\$8,400	
Exit, Service	50%			2028	\$10,100	1		
Exterior Lighting								
HID	100%			2036	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$67,800	1	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Door And Offices</i>								
<i>Explanation : CCTV Surveillance, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$13,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$15,500	2028	\$309,500			
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Return Pipe In Basement Fan Rm. Vacuum Pump And Steam Valves In Cross Bay.</i>								
Terminal Devices								
Air Handler	20%			2023	\$196,900	1	\$8,700	
Convactor/Radiator	60%			2026	\$224,800	1	\$13,600	
Fan Coil Unit/Heat	20%			2023	\$209,700	1	\$4,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2023	\$72,900	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$12,900	LIFE	**	2-5	\$39,000	
<i>Other Observation, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Exhaust Ductwork Is Under Sized For Sub-Basement</i>								
Exhaust Fans								
Interior	90%			2023	\$224,100	2	\$1,900	
Roof	10%	Now	\$200	2023	\$11,600	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2 Units On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$61,400	1		
Water Heater								
Gas Fired	100%	Now	\$42,700	2028	\$42,700	2	\$800	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bottom Of The Unit, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$10,700	4	\$1,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Backflow Preventer							
	No Component	50%						
	Generic	50%		2028	\$8,900	1	\$2,100	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : New Wing</i>					
			<i>Explanation : In New Wing Only</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%		2028	\$68,500	1-2	\$2,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 70 - Q
Address : 30-45 42 STREET BTWN: 30 AVE., NEWTOWN RD.
Borough : QUEENS **Agency's Number** : Q070
Program / Asset # : BOE0723.000 / 666 **Yr Built/Renovated** : 1924 / 2014
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,Ph
Block : 696 **Lot** : 14 **BIN** : 4442503

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$106,400	\$490,500
Interior Architecture	\$406,100	\$88,200
Electrical	\$246,000	\$278,300
Mechanical	\$397,800	\$46,400
Total	\$1,156,300	\$903,400
Importance Code A	\$106,400	\$490,500
Importance Code B	\$945,300	\$377,400
Importance Code C	\$104,600	\$35,500
Total	\$1,156,300	\$903,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,100			
Interior Architecture	\$42,000		\$3,000	\$41,600
Electrical	\$8,000	\$8,000	\$8,000	\$26,600
Mechanical	\$29,000	\$41,700	\$35,400	\$27,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$106,900	\$59,500	\$56,200	\$106,100
Importance Code A	\$34,300	\$6,000	\$6,000	\$6,000
Importance Code B	\$72,600	\$53,500	\$50,200	\$100,000
Importance Code C				
Total	\$106,900	\$59,500	\$56,200	\$106,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$35,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$81,800	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,400	
Windows								
Aluminum	85%	Now	\$106,400	2045	**	5	\$11,900	
<i>Trwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 1924 Side</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1924 Side</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Lower Floors Throughout 1924 Side</i>								
<i>Explanation : Steel Security Guards Present</i>								
Glass Block	10%			LIFE	**	5	\$1,700	
Metal Louvers	5%			2038	**	10	\$8,700	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$5,200	
Metal Rail	20%			2046	**	5-10	\$27,000	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,700	
Roof								
Built-Up (BUR)	60%	Now	\$7,500	2029	\$373,200			
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1924 Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Old Building Bulkhead Stair</i>								
Panel/Paver: Cer/Brk	40%			2055	**	10	\$22,900	
Soffits								
Metal Panel	100%			2055	**	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$52,700	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1924 Side Basement</i>								
Ceramic Tile	5%			2038	**	5	\$6,000	
Marble Panels	2%	2-4	\$9,300	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	3%	0-2	\$17,900	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
Traffic Topping	2%			2034	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Dexotex Like Material</i>								
Vinyl Tile	45%	Now	\$49,200	2034	**	3	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 1924 Side</i>								
Wood	23%			2044	**	5	\$52,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 1924 Side Class Rooms</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	25%	Now	\$104,600	2038	**	5	\$35,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilets In 1924 Side</i>								
Glass: Single Pane	2%			LIFE	**	5	\$4,300	
Gypsum Board	20%			LIFE	**	5	\$34,100	
Masonry: Brick	8%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$25,600	
Ceilings								
AcousTileConcealSpLn	10%			2034	**	5	\$14,700	
AcousTileSusp.Lay-In	25%			2046	**	5	\$29,500	
Exposed Concrete	25%	Now	\$202,700	LIFE	**	5	\$4,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Behind Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Behind Boiler Room</i>								
Gypsum Board	10%			LIFE	**	5	\$14,700	
Plaster	30%	Now	\$49,600	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

50%

2039

* *

Chain Link

50%

2049

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

On-Site Walkways

Cast in Place Concrete

100%

2046

* *

Activity Yard

Asphalt

75%

2038

* *

Rubber Matting

25%

2034

* *

Electrical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2055

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 4,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100%

2055

* *

5

\$300

Raceway

Conduit

60%

2029

\$79,300

1

Conduit

40%

2055

* *

1

Panelboards

Fused Disc Sw

5%

2028

\$7,200

5

\$100

Fused Disc Sw

5%

2051

* *

5

\$100

Molded Case Bkrs

50%

2028

\$71,800

5

\$1,000

Molded Case Bkrs

40%

2051

* *

5

\$800

Wiring

Braided Cloth

50%

2-4

\$92,800

2054

* *

1

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout The Old Building*

Thermoplastic

40%

2055

* *

1

Thermoplastic

10%

2029

\$18,600

1

Motor Controllers

Locally Mounted

50%

2027

\$40,300

5

\$300

Locally Mounted

50%

2046

* *

5

\$300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,100

Stand-by Power

Transfer Switches

Automatic

100%

2046

* *

1

\$23,400

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2042	**	1	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 250 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,800	
Fuel Storage								
Main Tank	100%			2064	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	92%			2037	**	10	\$64,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2037	**	10	\$4,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Main Lobby</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Emergency, Battery	10%			2024	\$10,900	10	\$1,800	
Exit, Service	10%			2024	\$2,200	1		
Exit, Service	30%			2037	**	1		
Exterior Lighting								
HID	50%			2037	**	10	\$100	
HID	50%			2024	\$153,200	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$8,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$14,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	40%			2046	**	1	\$15,000	
Steam Boiler	60%	Now	\$14,800	2034	**	1	\$40,600	
<i>Leak Evident, Extent : Severe, Area Affected : 55%</i>								
<i>Location : Boiler Tube - Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2051	**	4	\$1,500	
Central Plant Steam Piping/Pmp	60%	Now	\$77,200	2039	**	4	\$2,200	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%			2024	\$320,600	1	\$14,100	
Convactor/Radiator	70%			2046	**	1	\$17,200	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$1,900	
Window/Wall Unit	10%			2024	\$15,800	1		
No Component	50%							
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2	\$39,600	
No Component	60%							
Heat Rejection								
Water Cooling Tower	40%			2033	**	2	\$30,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$25,400	
Ductwork/Diffusers	40%			LIFE	**	2-5	\$17,000	
Exhaust Fans								
Interior	60%			2034	**	2	\$1,400	
Roof	40%			2037	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2039	**	1		
Brass/Copper	40%			2055	**	1		
Water Heater								
Gas Fired	100%			2028	\$46,400	2	\$1,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,400	
Backflow Preventer								
Generic	100%	Now	\$400	2037	**	1	\$4,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof.</i>								
<i>Explanation : Leak</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2055	**	1-5	\$15,300	
Sprinkler								
No Component	60%							
Generic	40%			2055	**	1-2	\$8,500	
Fire Pump								
No Component	60%							
Generic	40%			2042	**	1	\$5,700	
Chemical System								
Generic	100%			2022	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 71 - Q
 Address : 62-85 FOREST AVENUE @ BLEECKER ST.
 Borough : QUEENS Agency's Number : Q071
 Program / Asset # : BOE0725.000 / 531 Yr Built/Renovated : 1906 / 2002
 Area Sq Ft : 82,000 Project Type : EDUCATION
 Date of Survey : 13-Apr-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 3492 Lot : 7 BIN : 4083519

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$911,100	\$126,900
Interior Architecture	\$1,198,100	\$112,800
Electrical	\$581,700	\$394,800
Mechanical	\$366,900	\$604,400
Site Pavements	\$50,400	
Total	\$3,108,100	\$1,238,900
Importance Code A	\$911,100	\$126,900
Importance Code B	\$1,805,000	\$1,058,900
Importance Code C	\$392,000	\$53,100
Total	\$3,108,100	\$1,238,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,200	\$5,300		
Interior Architecture		\$4,800	\$2,700	\$25,800
Electrical	\$34,000	\$2,500	\$3,200	\$11,900
Mechanical	\$42,200	\$32,400	\$15,800	\$9,700
Site Enclosure				
Total	\$77,400	\$44,900	\$21,700	\$47,300
Importance Code A	\$8,400	\$12,500	\$7,200	\$7,400
Importance Code B	\$69,100	\$32,400	\$14,500	\$40,000
Importance Code C				
Total	\$77,400	\$44,900	\$21,700	\$47,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$31,300	
Masonry: Brick	90%			LIFE	**	5	\$120,200	
			<i>Efflorescence, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout Near Top Of Building</i>					
Masonry: Brick	5%	Now	\$43,000	LIFE	**	5	\$6,700	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Stairs A, B, G, H</i>					
Masonry: Limestone	2%			LIFE	**	5	\$2,000	
Windows								
Aluminum	100%	0-2	\$630,400	2045	**	5	\$14,100	
			<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$11,700	
			<i>Efflorescence, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof Parapet Wall</i>					
Pre-Cast Concrete	5%	0-2	\$1,200	LIFE	**	5	\$3,900	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof Parapet Wall Below Copings</i>					
Roof								
Built-Up (BUR)	95%	Now	\$237,700	2034	**			
			<i>Air/Water Blisters, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Main Roof</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Stair B</i>					
Metal Panel	5%			2042	**	10	\$5,300	
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,800	
Ceramic Tile	5%			2038	**	5	\$5,400	
Vinyl Tile	25%			2037	**	3	\$10,200	
Vinyl Tile	40%	Now	\$197,200	2034	**	3	\$16,300	
			<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Auditorium</i>					
			<i>Patching Evident, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Auditorium</i>					
Wood	20%			2044	**	5	\$40,700	

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$88,900	2038	**	5	\$5,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Glass: Single Pane	5%			LIFE	**	5	\$7,500	
Marble Panels	2%			LIFE	**			
Plaster	88%	Now	\$303,200	LIFE	**	5	\$53,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout And Toilet Rooms</i>								
Ceilings								
AcousTileConcealSpLn	2%			2027	\$18,800	5	\$2,700	
Metal Panel	10%			LIFE	**	5	\$13,600	
Plaster	80%	Now	\$608,800	LIFE	**	5	\$54,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Rooms 451, 351, 251</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms 452, 351, 251</i>								
Plaster	8%			LIFE	**	5	\$5,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2039	**			
Iron Picket	80%			2049	**			
Retaining Walls								
Cast in Place Concrete	20%	0-2		2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Play Yard</i>								
Masonry: Brick	80%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2027				
Activity Yard								
Asphalt	93%	Now	\$50,400	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Play Yard</i>								
Cast in Place Concrete	5%			2042	**			
Rubber Matting	2%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$200	
Molded Case Bkrs	85%			2028	\$162,800	5	\$1,800	
Molded Case Bkrs	5%			2045	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$163,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	80%			2042	**	5	\$400	
Variable Frequency Drive	20%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$66,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,800	
Exit, Service	50%			2029	\$10,500	1		
Exterior Lighting								
HID	20%			2029	\$66,100	10	\$100	
HID	10%	Now	\$33,100	2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Functioning</i>								
No Component	70%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2024

\$79,500

1

\$9,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 0-2

\$272,000 2039

* *

1-3

\$13,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Obsolete Alarm System. Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$71,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100% 0-2

\$16,000 2039

* *

*Other Observation, Extent : Light, Area Affected : 50%**Location : Basement**Explanation : All Traps Have Been Replaced, Live Steam Leaks Still Occur*

Terminal Devices

Convactor/Radiator

90%

2027

\$349,700

1

\$21,100

Fan Coil Unit/Heat

10%

2024

\$108,700

1

\$2,300

*Other Observation, Extent : Light, Area Affected : 1%**Location : Lunch Area**Explanation : 1 Condemned Air Handler In Lunch Area.*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

15%

2022

\$22,700

1

No Component

85%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Ductwork Has Been Disconnected Due To No Forced Air In The Building.</i>								
Exhaust Fans								
Interior	100%	0-2	\$258,200	2039	**	2	\$1,800	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2039	**	1		
Galvanized Steel	80%	0-2	\$5,100	2027	\$254,700	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main Valve, Basement</i>								
Water Heater								
Electric	50%			2027	\$32,000	4	\$200	
Gas Fired	50%			2028	\$22,100	2	\$500	
Sanitary Piping								
Cast Iron	100%	0-2	\$10,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$12,500	4	\$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$21,300	1-2	\$600	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 72 - BK ANNETTE P. GOLDMAN
Address : 605 SHEPHERD AVENUE BTWN: BLAKE AVE. AND DUMONT AVE.
Borough : BROOKLYN **Agency's Number** : K072
Program / Asset # : BOE0394.000 / 187 **Yr Built/Renovated** : 1975 / 2000
Area Sq Ft : 124,000 **Project Type** : EDUCATION
Date of Survey : 22-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4069 **Lot** : 1 **BIN** : 3090219

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$465,000	\$146,700
Interior Architecture	\$52,800	\$159,400
Electrical	\$111,500	\$1,412,900
Mechanical	\$670,800	\$2,358,100
Total	\$1,300,100	\$4,077,000
Importance Code A	\$505,200	\$191,500
Importance Code B	\$794,900	\$3,885,400
Total	\$1,300,100	\$4,077,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,200	\$12,900		
Interior Architecture	\$16,100	\$18,800	\$8,000	\$7,000
Electrical	\$8,300	\$11,300	\$9,900	\$23,900
Mechanical	\$52,300	\$23,700	\$52,300	\$61,400
Site Pavements	\$18,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$107,300	\$70,600	\$74,200	\$96,300
Importance Code A	\$8,200	\$25,200	\$12,300	\$12,500
Importance Code B	\$83,000	\$45,400	\$56,800	\$83,700
Importance Code C	\$16,100		\$5,200	
Total	\$107,300	\$70,600	\$74,200	\$96,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	10%	Now	\$58,700	LIFE	**	5	\$14,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exterior Wall Of Room 225, Storage Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facade Facing Dumont Avenue</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main School Facade - Dumont Avenue</i>								
Masonry: Brick Cavity	90%			LIFE	**	5	\$132,000	
Windows								
Aluminum	30%	Now	\$316,300	2054	**	5	\$3,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Facade Facing Dumont Avenue</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facade Facing Dumont Avenue</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Facade Facing Dumont Avenue</i>								
Aluminum	70%			2051	**	5	\$16,500	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$3,700	
Metal Security Bars	10%			2057	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
Stucco Cement	40%			2042	**	5	\$8,400	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$90,000	
Metal Panel	5%			2042	**	10	\$8,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$41,100	
Ceramic Tile	3%			2038	**	5	\$5,600	
Sheet Vinyl/Rubber	5%			2034	**	5	\$14,100	
Terrazzo	2%			LIFE	**	5	\$2,900	
Vinyl Tile	80%			2034	**	3	\$56,300	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$10,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,300	
Folding Partition	5%			2045	**	5	\$26,000	
Metal Panel	10%			LIFE	**			
Plaster	45%	4+	\$16,100	LIFE	**	5	\$28,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit 5 And Room B8</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	45%			2034	**	5	\$105,600	
Exposed Concrete	35%			LIFE	**	5	\$10,300	
Fiber Board	5%			2029	\$65,500			
Plaster	15%			LIFE	**	5	\$17,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around Play Area</i>								
<i>Explanation : Fence Is Owned By Parks But The School Maintains And Repairs W/ Reimbursement From Parks</i>								
Iron Picket	50%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$18,400	2042	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shepherd Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	98%			2042	**			
Masonry: Granite	2%			LIFE	**			
Activity Yard								
Asphalt	60%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Large Playground - Dumont Avenue Between Berriman Street and Shepherd Avenue</i>								
<i>Explanation : Large Playground Owned By Parks But Maintained By School</i>								
Cast in Place Concrete	30%			2034	**			
Rubber Matting	10%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$208,700	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	100%			2029	\$222,800	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$23,900	5	\$300	
Molded Case Bkrs	90%			2028	\$215,400	5	\$2,900	
Wiring								
Thermoplastic	100%			2029	\$318,600	1		
Motor Controllers								
Locally Mounted	80%			2027	\$98,300	5	\$700	
Motor Control Center	20%			2027	\$154,200	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$111,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$15,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2029	\$150,000	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$13,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$76,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$38,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$40,100	2034	**	1	\$110,500	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bricks, Doors And Tubes Of Both Units.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Two Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2037	**	4	\$1,800	
Steam Piping/Pump	80%			2039	**			
Terminal Devices								
Air Handler	25%			2029	\$435,900	1	\$19,200	
Convactor/Radiator	65%			2027	\$431,500	1	\$26,000	
Fan Coil Unit/Heat	10%			2024	\$185,700	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2024	\$315,700	1	\$17,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Sets In Basement Fan Room</i>								
Window/Wall Unit	50%			2024	\$129,200	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2039	**	4	\$1,800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	\$333,800	1	\$23,000	
No Component	70%							
Heat Rejection								
Dry Cooler	100%			2029	\$539,500	2	\$86,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,100	
Exhaust Fans								
Interior	50%			2029	\$220,600	2	\$1,900	
Roof	50%	0-2	\$10,300	2029	\$102,900	2	\$1,500	
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$197,500	4	\$18,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 72 - BK ANNETTE P. GOLDMAN
Asset # : 187

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$18,900	4	\$3,900	
	Sewage Ejector(s)								
	Electric	100%			2029	\$35,700	4	\$7,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Basement To 4th Floor</i>					
				<i>Explanation : One Unit</i>					
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$64,800	
	Sprinkler								
	No Component	95%							
	Generic	5%			2029	\$60,700	1-2	\$1,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 72 - M
Address : 131 EAST 104 STREET @LEXINGTON AVENUE
Borough : MANHATTAN **Agency's Number** : M072
Program / Asset # : BOE0044.000 / 1678 **Yr Built/Renovated** : 1924 / 2012
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 15-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1632 **Lot** : 11 **BIN** : 1081340

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$350,400	
Interior Architecture	\$138,300	\$102,100
Electrical	\$305,000	\$378,000
Mechanical	\$397,100	\$297,100
Total	\$1,190,900	\$777,200
Importance Code A	\$350,400	\$19,800
Importance Code B	\$793,500	\$757,400
Importance Code C	\$47,000	
Total	\$1,190,900	\$777,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,300			
Interior Architecture	\$61,100	\$2,900	\$10,700	\$6,400
Electrical	\$24,200	\$2,900	\$2,300	\$2,500
Mechanical	\$53,600	\$10,200	\$26,000	\$10,200
Total	\$161,100	\$15,900	\$39,100	\$19,100
Importance Code A	\$29,600	\$7,300	\$7,500	\$7,300
Importance Code B	\$103,600	\$8,600	\$31,600	\$11,800
Importance Code C	\$27,900			
Total	\$161,100	\$15,900	\$39,100	\$19,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : All Facades</i>						
		<i>Explanation : Repairs In Progress</i>						
Windows								
Aluminum	98%			2036	**	5	\$35,500	
Metal Louvers	2%			2031	**	10	\$4,500	
Parapets								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Parapets Entire</i>						
		<i>Explanation : Repairs In Progress</i>						
Roof								
Single Ply Membrane	25%			2038	**	10	\$11,100	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : South Section</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : South Side</i>						
		<i>Explanation : Section Of Roof Is Covered With Grass Carpet. A Canvas Structure Partially Covers Roof</i>						
Skylight, Metal/Glass	5%	Now	\$350,400	2058	**			
		<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Cafeteria Skylights</i>						
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Skylights Over Cafeteria</i>						
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Corners Of Skylights</i>						
Not Accessible	70%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof Entire</i>						
		<i>Explanation : Snow Covered</i>						
Interior								
Floors								
Cast in Place Concrete	15%	2-4	\$9,500	LIFE	**	5	\$37,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement Corridors</i>						
Ceramic Tile	5%			2037	**	5	\$5,700	
Traffic Topping	25%			2036	**	5	\$35,800	
Vinyl Tile	5%	Now	\$52,000	2038	**	3	\$2,100	
		<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Stairs To Roof</i>						
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Stairs To Roof</i>						
Vinyl Tile	40%			2033	**	3	\$22,900	
Wood	10%			2043	**	5	\$21,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$7,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Glass: Single Pane	5%	Now	\$24,100	LIFE	**	5	\$5,600	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	15%	Now	\$47,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Foundation Wall - Within Electrical Vault In Basement Fan Room</i>								
Plaster	70%			LIFE	**	5	\$31,600	
Ceilings								
Exposed Concrete	10%	Now	\$39,400	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	90%			LIFE	**	5	\$64,500	
Site Enclosure								
Fence/Gates								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2028	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes</i>								
Fused Disc Sw	50%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$156,500	2058	**	5	\$200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment And On Extended Life</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2028	\$119,000	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5	\$100	
Fused Toggle Switch	5%	0-2	\$7,200	2053	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment And On Extended Life</i>								
Molded Case Bkrs	10%			2036	**	5	\$200	
Molded Case Bkrs	80%			2027	\$114,900	5	\$1,600	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	70%			2026	\$56,500	5	\$300	
Locally Mounted	25%			2033	**	5	\$100	
Locally Mounted	5%	2-4	\$4,000	2048	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	1%			2036	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	99%			2036	**	10	\$67,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$8,900	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2028	\$29,800	10		
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$8,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$14,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2038

* *

1

Conversion Equipment

Steam Boiler

100%

2033

* *

1

\$73,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

Now

\$32,700

2038

* *

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Supply Line On Top Of Water Main Valve, Basement**Malfunctioning, Extent : Severe, Area Affected : 5%**Location : Condensate Return And Vacuum Pump, Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 80%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 25%**Location : South Side**Explanation : Not Enough Heat In South Side*

Terminal Devices

Air Handler

20%

2023

\$208,100

1

\$9,200

*Broken, Extent : Moderate, Area Affected : 3%**Location : Bearing Off The Unit For Auditorium, Fan Room*

Convector/Radiator

75%

2026

\$297,100

1

\$17,900

Unit Heater - Steam

5%

Now

\$700

2023

\$13,200

4

\$300

*Not in Service, Extent : Moderate, Area Affected : 5%**Location : Basement*

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	25%	0-2	\$3,900	2023	\$38,600	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$16,500	
No Component	60%							
Exhaust Fans								
Interior	40%	Now	\$5,300	2023	\$105,300	2	\$700	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2 Exhaust Fans In Penthouse</i>								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2038	**	1		
Galvanized Steel	10%			2026	\$32,500	1		
Water Heater								
Gas Fired	100%			2023	\$45,100	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 73 - BK
Address : 251 MAC DOUGAL STREET BTWN: ROCKAWAY AVE., MOTHER GAST
Borough : BROOKLYN **Agency's Number** : K073
Program / Asset # : BOE0395.000 / 1389 **Yr Built/Renovated** : 1889 / 2011
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 10-May-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 1527 **Lot** : 40 **BIN** : 3345243

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$50,000	\$367,200
Interior Architecture	\$925,400	
Electrical	\$181,500	\$593,800
Mechanical	\$500,400	\$1,048,200
Site Pavements	\$36,400	
Total	\$1,693,700	\$2,009,200
Importance Code A	\$50,000	\$410,100
Importance Code B	\$1,568,300	\$1,599,100
Importance Code C	\$75,300	
Total	\$1,693,700	\$2,009,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$15,000	\$54,600
Interior Architecture	\$42,500	\$7,500		\$2,800
Electrical	\$17,700	\$6,600	\$5,900	\$15,800
Mechanical	\$56,300	\$11,900	\$16,800	\$35,600
Total	\$116,500	\$25,900	\$37,700	\$108,900
Importance Code A	\$7,300	\$7,300	\$22,300	\$62,100
Importance Code B	\$76,200	\$16,600	\$15,400	\$46,700
Importance Code C	\$32,900	\$1,900		
Total	\$116,500	\$25,900	\$37,700	\$108,900



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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2073	**	10	\$15,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Bulkheads</i>								
<i>Explanation : Copper Cladding</i>								
Masonry: Brick	85%			LIFE	**	5	\$108,800	
Masonry: Brownstone	10%			LIFE	**	5	\$9,600	
Windows								
Aluminum	10%			2045	**	5	\$3,400	
Wood	90%	2-4	\$50,000	2045	**	5	\$153,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Copper Panels Attached To Parapet Wall</i>								
Metal Cornice	40%			2064	**	10	\$31,400	
Roof								
Built-Up (BUR)	25%			2034	**	10	\$23,300	
Copper/Terne	45%			2057	**	10	\$104,700	
Modified Bitumen	25%			2037	**	10	\$23,300	
Slate	5%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$19,400	
Ceramic Tile	5%	Now	\$49,900	2032	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,300	
Traffic Topping	2%	0-2	\$9,600	2029		5	\$1,400	
<i>Wrinkling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairway No. 9</i>								
Vinyl Tile	40%			2034	**	3	\$16,600	
Vinyl Tile 9" X 9"	20%	Now	\$85,000	2024	\$283,400	3	\$8,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 65%</i>								
<i>Location : Classrooms, Corridors, Cafeteria</i>								
Wood	20%	Now	\$254,500	2032	**	5	\$20,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$32,900	2032	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2042	**	5	\$3,900	
Masonry: Brick	20%			LIFE	**			
Plaster	63%	Now	\$75,300	LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	2%			LIFE	**			
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Embossed Metal	62%			LIFE	**	5	\$30,900	
Exposed Concrete	3%			LIFE	**	5	\$500	
Plaster	35%	Now	\$177,300	LIFE	**	5	\$24,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%			2064	**			
Retaining Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$36,400	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Macdougall Street And Rockaway Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	80%			2038	**			
Rubber Matting	20%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$42,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$170,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$129,300	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2051	**	5	\$100	
Fused Toggle Switch	1%	2-4	\$1,600	2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	90%			2028	\$140,500	5	\$1,800	
Molded Case Bkrs	4%			2051	**	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$181,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2055	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$43,800	5	\$300	
Locally Mounted	50%			2034	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$11,000	LIFE	**	5	\$1,100	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2037	**	10	\$67,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2024	\$1,400	10		
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,900	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
LED	30%			2037	**			
No Component	70%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$8,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Some Offices**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$46,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Manual Pull Stations, Smoke Detectors, Horns, Strobe Lights*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Vault**Explanation : One 5,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$73,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Boiler Room**Explanation : 2 Dual Fuel Steam Boilers*

Distribution

Steam Piping/Pump

100%

0-2

\$7,100

2039

* *

*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Basement*

Terminal Devices

Air Handler

10%

2024

\$113,200

1

\$4,600

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Sub-basement, House And Auditorium Air Handling Equipment Is Beyond Useful Life Cycle Rating*

Air Handler

10%

2037

* *

1

\$4,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Level**Explanation : 2 Units For Cafeteria, The Installation Is Still Incomplete And Not Commissioned Since They Are In Place.*

Convactor/Radiator

80%

2027

\$344,700

1

\$19,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : All Radiators Have Been Retrofitted With New Danfoss Type Valve And Steam Traps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$8,400	2024	\$83,900	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$37,100	LIFE	**	2-5	\$41,300	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Ductwork In Penthouse, And The Blower For New Wing In Sub-basement</i>								
Exhaust Fans								
Interior	10%	0-2	\$8,600	2029	\$28,600	2	\$200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Restroom Exhaust Fans</i>								
Interior	30%	2-4	\$85,900	2039	**	2	\$500	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Interior	60%			2024	\$171,800	2	\$1,400	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$30,000	2029	\$600,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Water Heater								
Electric	50%			2027	\$35,500	4	\$200	
Gas Fired	50%			2024	\$24,500	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,400	
Backflow Preventer								
Generic	100%			2029	\$20,500	1	\$4,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$39,400	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 75 - BK
Address : 95 GROVE STREET BTWN: CENTRAL AVE., EVERGREEN AV
Borough : BROOKLYN **Agency's Number** : K075
Program / Asset # : BOE0396.000 / 1081 **Yr Built/Renovated** : 1908 / 2006
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 3314 **Lot** : 1 **BIN** : 3075879

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$748,800	\$41,500
Interior Architecture	\$1,145,700	\$36,000
Electrical	\$184,500	\$436,300
Mechanical	\$206,300	\$272,300
Total	\$2,285,400	\$786,000
Importance Code A	\$818,700	\$41,500
Importance Code B	\$1,093,100	\$744,500
Importance Code C	\$373,500	
Total	\$2,285,400	\$786,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$34,300
Interior Architecture	\$33,900	\$7,300	\$2,100	\$11,700
Electrical	\$1,500	\$2,400	\$2,000	\$16,500
Mechanical	\$29,000	\$43,300	\$14,800	\$46,600
Site Enclosure	\$2,000			
Site Pavements	\$6,900			
Total	\$73,300	\$53,000	\$18,900	\$109,100
Importance Code A		\$5,300	\$5,300	\$40,000
Importance Code B	\$37,400	\$47,700	\$13,600	\$69,100
Importance Code C	\$35,900			
Total	\$73,300	\$53,000	\$18,900	\$109,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$19,100	
Masonry: Brick	85%	Now	\$133,700	LIFE	**	5	\$41,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney Stack</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,800	
Metal Panel	5%			2039	**	5-10	\$16,800	
Windows								
Aluminum	100%	Now	\$615,100	2045	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,500	
Roof								
IRMA/Protected Membrane	95%			2034	**	10	\$27,100	
Metal Panel	5%			2034	**	10	\$2,600	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,200	
Ceramic Tile	5%			2038	**	5	\$4,200	
	<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Toilets Throughout</i>							
Quarry Tile	5%			2042	**	5	\$6,300	
	<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Kitchen</i>							
Vinyl Tile	75%	Now	\$567,900	2039	**	3	\$23,500	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : 4th Floor Classrooms And Storage Room</i>							
	<i>Explanation : Substrate Dry Rot</i>							
Wood	5%			2044	**	5	\$7,800	
Interior Walls								
Ceramic Tile	5%	Now	\$33,900	2038	**	5	\$1,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stairwells</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stairwells</i>							
Glass: Special Gauge	2%			LIFE	**	1		
Masonry: Brick	25%	Now	\$239,500	LIFE	**			
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various First Floor Areas</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
Plaster	68%	Now	\$134,100	LIFE	**	5	\$15,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout 4th Floor And Basement</i>							

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$8,300	
Exposed Concrete	15%	Now	\$43,000	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Exposed Struc: Steel	2%			LIFE	**			
Metal Panel	4%			LIFE	**	5	\$4,200	
Plaster	69%	Now	\$161,300	LIFE	**	5	\$36,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 405, Various Classrooms</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$2,000	2064	**			
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Side</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%	Now	\$6,900	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Portion Of Basement Under Activity Yard, Leaking</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	40%			2029	\$8,900	5	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room Basement</i>				
				<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>				
	Fused Disc Sw	10%			2029	\$2,200	5	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room Basement</i>				
				<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>				
	Fused Disc Sw	10%			2049	**	5	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room Basement</i>				
				<i>Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump</i>				
	Molded Case Bkrs	40%			2049	**	5	\$600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room Sub-basement</i>				
				<i>Explanation : One 1600 Ampere Main Disconnect Swicth</i>				
Switchgear / Switchboard								
	Molded Case Bkrs	60%			2029	\$93,900	5	\$900
	Molded Case Bkrs	40%			2049	**	5	\$600
Raceway								
	Conduit	80%			2029	\$105,800	1	
	Conduit	20%			2049	**	1	
Panelboards								
	Fused Disc Sw	5%			2028	\$5,600	5	\$100
	Fused Disc Sw	5%			2045	**	5	\$100
	Molded Case Bkrs	60%			2028	\$67,000	5	\$900
	Molded Case Bkrs	30%			2045	**	5	\$400
Wiring								
	Thermoplastic	70%			2029	\$129,900	1	
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	10%			2027	\$4,800	5	
	Locally Mounted	10%			2042	**	5	
	Motor Control Center	80%			2042	**	5	\$1,200
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$400
	Generic	50%			LIFE	**	5	\$400
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	20%			2034	**	10	\$9,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hallways and Basement</i>								
Fluorescent	80%			2039	**	10	\$39,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	30%			2024	\$23,300	10	\$3,900	
Emergency, Battery	20%			2039	**	10	\$2,600	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	50%			2024	\$108,900	10	\$100	
LED	50%			2039	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$52,300	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alrem And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$10,000	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$69,900	2034	**	1	\$48,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler No.1 In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$91,400	2039	**	4	\$2,700	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Steam Pipe And Vacuum Pump In The Basement</i>								
Terminal Devices								
Air Handler	20%			2029	\$151,900	1	\$6,700	
Convactor/Radiator	80%	Now	\$23,100	2034	**	1	\$12,600	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third And Fourth Floor Area</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$45,000	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,100	
Exhaust Fans								
Interior	30%			2029	\$57,600	2	\$500	
Roof	70%			2029	\$62,800	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2022	\$32,900	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$8,200	4	\$1,700	
Backflow Preventer								
Generic	100%			2029	\$13,700	1	\$3,300	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$28,200	
Sprinkler								
No Component	85%							
Generic	15%			2039	**	1-2	\$2,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Fire Pump							
	Generic	100%		2032	**	1	\$10,100	
	Chemical System							
	Generic	100%		2024	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 75 - BK MINISCHOOL
Address : 95 GROVE STREET BTWN: CENTRAL AVE., EVERGREEN AV
Borough : BROOKLYN **Agency's Number** : K875
Program / Asset # : BOE0396.010 / 1390 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 9,120 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3314 **Lot** : 1 **BIN** : 3075879

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$75,600	
Interior Architecture		\$117,800
Electrical		\$48,400
Mechanical	\$341,000	
Total	\$416,600	\$166,200
Importance Code A	\$75,600	
Importance Code B	\$341,000	\$166,200
Total	\$416,600	\$166,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,200			
Interior Architecture	\$58,600			\$1,600
Electrical	\$300	\$300	\$300	\$10,300
Mechanical	\$7,400	\$500	\$1,300	\$21,900
Total	\$79,400	\$800	\$1,600	\$33,900
Importance Code A	\$13,700	\$500	\$500	\$21,900
Importance Code B	\$25,300	\$300	\$1,100	\$11,900
Importance Code C	\$40,400			
Total	\$79,400	\$800	\$1,600	\$33,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK MINISCHOOL

Asset # : 1390

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$36,800	2039	**	5	\$30,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$38,800	2037	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal, Corrugated	100%	Now	\$13,200	2034	**	1		
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2039	**	5-10		
Interior								
Floors								
Ceramic Tile	5%	0-2	\$1,400	2038	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entry</i>								
Vinyl Tile	95%	0-2	\$5,900	2029	\$117,800	3	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Classrooms</i>								
Interior Walls								
Concrete Masonry Unit	35%	0-2	\$18,800	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	65%	0-2	\$21,700	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK MINISCHOOL

Asset # : 1390

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	95%	Now	\$10,900	2034	**	5	\$6,300	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Corridor And Throughout**Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Various Classrooms, Corridor**Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Various Classrooms, Corridor**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Metal Panel	5%			LIFE	**	5	\$800	
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	30%			2029	\$800	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And Mechanical Room**Explanation : One 200 Ampere Main Disconnect Switch For Power*

Fused Disc Sw	30%			2029	\$800	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And Mechanical Room**Explanation : One 200 Ampere Main Disconnect Switch For Lighting*

Fused Disc Sw	40%			2029	\$1,100	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And Mechanical Room**Explanation : Two 200 Ampere Main Disconnect Switches For Heating And Cooling*

Raceway

Conduit	90%			2029	\$13,300	1		
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Conduit	10%			2059	**	1		
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Panelboards

Fused Disc Sw	5%			2028	\$1,200	5		
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Molded Case Bkrs	95%			2054	**	5	\$200	
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Wiring

Thermoplastic	90%			2029	\$17,800	1		
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Thermoplastic	10%			2059	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$48,400	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK MINISCHOOL

Asset # : 1390

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	100%			2039	**	10	\$8,400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting Emergency, Battery	50%			2034	**	10	\$1,100	
Exit, Service	50%			2034	**	1		

Exterior Lighting LED	100%			2039	**			
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Alarm

Security System No Component	70%							
Generic	30%			2024	\$8,800	1	\$1,000	

Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Natural Gas	100%			2039	**	1		
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Conversion Equipment Furnace	100%			2024	\$21,500	1	\$4,500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 2 Units*

Air Conditioning

Energy Source Electricity	100%			2037	**	1		
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Conversion Equipment Interior Pkg Unit - Cooling	100%	Now	\$6,800	2023	\$341,000	2	\$400	
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*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Drip Pan Of No. 2 Unit**Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 2 Units*

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,100	
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Exhaust Fans Interior	100%			2029	\$32,400	2	\$300	
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Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK MINISCHOOL

Asset # : 1390

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2039	**	1	
	Water Heater Electric	100%			2029	\$8,000	4	\$100
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Heater Room</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 75 - M
Address : 735 WEST END AVENUE BTWN: WEST 95 ST., WEST 96 ST.
Borough : MANHATTAN **Agency's Number** : M075
Program / Asset # : BOE0045.000 / 1679 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 16-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors Gnd,1,2,3
Block : 1253 **Lot** : 65 **BIN** : 1034190

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$179,200	\$126,200
Interior Architecture	\$517,200	
Electrical	\$296,600	\$648,000
Mechanical	\$143,800	\$1,008,400
Site Pavements	\$53,200	
Total	\$1,190,000	\$1,782,600
Importance Code A	\$179,200	\$126,200
Importance Code B	\$889,900	\$1,656,400
Importance Code C	\$120,900	
Total	\$1,190,000	\$1,782,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$4,400
Interior Architecture	\$46,300	\$8,300	\$3,000	\$7,100
Electrical	\$14,300	\$8,200	\$7,300	\$15,600
Mechanical	\$55,400	\$4,000	\$14,800	\$19,200
Site Enclosure	\$66,900	\$10,700		
Site Pavements	\$12,600			
Total	\$195,500	\$31,100	\$25,100	\$46,300
Importance Code A				\$4,600
Importance Code B	\$128,400	\$20,400	\$23,700	\$41,700
Importance Code C	\$67,100	\$10,700	\$1,300	
Total	\$195,500	\$31,100	\$25,100	\$46,300



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DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$73,900	
Masonry: Limestone	2%			LIFE	**	5	\$1,200	
Metal Panel	3%			2049	**	5-10	\$16,100	
Windows								
Aluminum	95%	Now	\$108,200	2045	**	5	\$12,100	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$71,000	2054	**	5	\$8,000	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair A And B</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$9,300	
Masonry: Limestone	20%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	98%			2037	**	10	\$52,300	
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : 3rd Floor Lower Roof Near Stairway C</i>								
Metal Panel	2%			2046	**	10	\$2,000	
Soffits								
Metal Panel	100%			2039	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,200	
Ceramic Tile	1%			2032	**	5	\$800	
Ceramic Tile	4%			2038	**	5	\$3,400	
Quarry Tile	5%			2042	**	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	45%			2034	**	3	\$14,200	
Vinyl Tile 9" X 9"	30%	Now	\$296,400	2039	**	3	\$9,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout, Rooms 124, G32, G26, 207, 208, 204</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2064	**	5	\$7,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	1%	Now	\$5,800	2032	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	4%			2038	**	5	\$2,600	
Concrete Masonry Unit	8%			LIFE	**	5	\$2,100	
Gypsum Board	2%			LIFE	**	5	\$800	
Plaster	55%	0-2	\$15,400	LIFE	**	5	\$10,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, Yoga Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Yoga Room</i>								
SGFT/Glazed Masonry	25%	0-2	\$67,800	LIFE	**			
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Hallways</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Vertical Cracks At Corners Of Piers</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	\$1,800	2034	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Yoga Room</i>								
Exposed Concrete	20%	Now	\$11,500	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Fiber Board	10%	4+	\$11,700	2034	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
Plaster	65%	Now	\$153,000	LIFE	**	5	\$34,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2042	**	5-10	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Roof Metal Guard Railing</i>								
Iron Picket	90%	4+	\$33,200	2064	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Yard Dumpster Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	55%			2049	**			
Masonry: Brick	45%	4+	\$33,600	2049	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tops Of Brick Wall At Front Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$53,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$12,600	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Parking Area</i>								
Activity Yard								
Asphalt	50%			2038	**			
Rubber Matting	50%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Molded Case Bkrs	50%			2049	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,200	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$163,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Thermoplastic	30%			2029	\$81,800	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$500	
Locally Mounted	10%	2-4	\$8,100	2049	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2046	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$21,700	10	\$8,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Hallways</i>								
Fluorescent	88%			2037	**	10	\$74,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Exit, Service	50%			2037	**	1		
Exit, Battery	50%			2037	**	10	\$3,100	
Exterior Lighting								
HID	30%			2024	\$111,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$89,200	1	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$56,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Boiler Room Is Under Construction, 1 Temporary Steam Boiler Is Being Used.</i>								
Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : 1 Temporary Steam Boiler Is Being Used.</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Replacement Of Steam Traps Is Under Construction</i>								
Terminal Devices								
Air Handler	15%			2029	\$194,000	1	\$8,500	
Convactor/Radiator	85%	0-2	\$8,400	2027	\$418,600	1	\$22,700	
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	15%	0-2	\$14,700	2034	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 7 Units, R-410a Refrigerant</i>								
Window/Wall Unit	75%	0-2	\$14,400	2024	\$143,800	1		
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2034	**	1	\$4,500	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$25,000	2	\$9,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2029	\$294,600	2	\$2,500	
Roof	10%			2024	\$15,300	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$13,700	2039	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Valve, Basement</i>								
Water Heater								
Gas Fired	100%			2029	\$56,100	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2039	**	4	\$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$45,000	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 75 - Q (R PERRY SCHOOL)
Address : 16-66 HANCOCK STREET @ CYPRESS AVE.
Borough : QUEENS **Agency's Number** : Q075
Program / Asset # : BOE0729.000 / 533 **Yr Built/Renovated** : 1974 / 2001
Area Sq Ft : 59,000 **Project Type** : EDUCATION
Date of Survey : 13-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3549 **Lot** : 44 **BIN** : 4085584

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$730,700	\$58,300
Interior Architecture	\$220,300	\$704,900
Electrical	\$47,600	\$700,300
Mechanical	\$122,700	\$910,000
Total	\$1,121,300	\$2,373,500
Importance Code A	\$730,700	\$58,300
Importance Code B	\$297,400	\$2,315,200
Importance Code C	\$93,200	
Total	\$1,121,300	\$2,373,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,400	\$7,100		
Interior Architecture	\$18,800	\$13,100	\$1,500	\$24,300
Electrical	\$23,400	\$5,200	\$4,700	\$17,800
Mechanical	\$36,200	\$9,500	\$14,400	\$18,300
Site Pavements	\$16,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,900	\$38,900	\$24,500	\$64,400
Importance Code A	\$22,300	\$13,000	\$5,800	\$6,000
Importance Code B	\$84,300	\$25,900	\$18,600	\$58,400
Importance Code C	\$8,400			
Total	\$114,900	\$38,900	\$24,500	\$64,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$466,500	LIFE	**	5	\$58,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Third Floor Classrooms</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$21,000	
Windows								
Aluminum	90%	Now	\$116,700	2045	**	5	\$6,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Heads Throughout, Room 319</i>								
Glass Block	5%			LIFE	**	5	\$500	
Steel	5%	Now	\$40,400	2054	**	5	\$4,500	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$7,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,500	
Roof								
Built-Up (BUR)	95%	Now	\$107,100	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Low Roof Over Locker Rooms, Therapy Room, Toilets</i>								
Metal Panel	5%			2042	**	10	\$7,100	
Soffits								
Cast in Place Concrete	80%	Now	\$16,100	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Stucco Cement	20%	0-2	\$300	2042	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,900	
Ceramic Tile	3%			2038	**	5	\$3,000	
Quarry Tile	5%			2042	**	5	\$7,500	
Terrazzo	2%			LIFE	**	5	\$1,600	
Vinyl Tile	70%	Now	\$127,100	2029	\$635,300	3	\$26,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms</i>								
Wood	10%			2057	**	5	\$18,700	

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - Q (R PERRY SCHOOL)

Asset # : 533

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$8,400	2038	**	5	\$2,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Teachers Toilet Room, Boys And Girls Toilet Rooms</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$6,800	
Folding Partition	5%			2045	**	5	\$14,200	
Mosaic Tile	2%			LIFE	**			
Plaster	48%	Now	\$93,200	LIFE	**	5	\$16,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows, Rooms 101, 108 And 112, Third Floor, Gymnasium Office, Gymnasium Storage</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$31,200	
Exposed Concrete	50%			LIFE	**	5	\$7,800	
Fiber Board	10%			2029	\$69,500			
Plaster	15%	Now	\$10,500	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Gymnasium Office And Storage, Therapy Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2055	**			
Chain Link	40%			2039	**			
Iron Picket	50%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$16,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hancock Street Near Front Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hancock Street Near Front Entrance</i>								
On-Site Walkways								
Asphalt	80%			2038	**			
Cast in Place Concrete	18%			2042	**			
Masonry: Granite	2%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	90%			2038	**			
Rubber Matting	10%			2034	**			
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2029	\$22,200	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$156,500	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
<hr/>								
Raceway								
	Conduit	95%			2029	\$125,600	1	
	Conduit	5%			2055	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	15%			2028	\$16,800	5	\$200
	Molded Case Bkrs	80%			2028	\$89,400	5	\$1,200
	Molded Case Bkrs	5%			2051	**	5	\$100
<hr/>								
Wiring								
	Thermoplastic	95%			2029	\$176,400	1	
	Thermoplastic	5%			2055	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	60%			2027	\$29,000	5	\$200
	Locally Mounted	30%	2-4	\$14,500	2049	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
	Locally Mounted	10%	Now	\$4,800	2049	**	5	
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	25%			2034	**	10	\$13,500
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement, Offices</i>								
	LED	75%			2037	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms, Cafeteria, Auditorium</i>								
<i>Explanation : LED Lights</i>								
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2029	\$42,500	10	\$7,100
	Exit, Service	50%			2029	\$8,500	1	
<hr/>								
Exterior Lighting								
	HID	20%			2024	\$47,600	10	
	HID	10%			2029	\$23,800	10	
	No Component	70%						

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DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2029

\$57,200

1

\$6,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$36,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$58,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

80%

2029

\$208,700

Steam Piping/Pump

20%

2055

* *

Terminal Devices

Air Handler

20%

2029

\$165,900

1

\$7,300

Convactor/Radiator

80%

2027

\$252,700

1

\$15,200

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

60%

2024

\$73,800

1

Window/Wall Unit

10%

0-2

\$12,300

2029

\$12,300

1

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Various Locations*

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$32,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 75 - Q (R PERRY SCHOOL)
Asset # : 533

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	50%			2029	\$105,000	2	\$900	
Roof	50%	0-2	\$4,900	2024	\$49,000	2	\$700	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	**	1		
Galvanized Steel	50%	0-2	\$6,500	2027	\$129,400	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Valve, Basement.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations In Basement</i>								
Water Heater								
Gas Fired	100%			2028	\$36,000	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$1,900	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$3,500	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$30,900	
Sprinkler								
No Component	90%							
Generic	10%			2039	**	1-2	\$1,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 76 - M
Address : 220 WEST 121 STREET @ ADAM CLAYTON POWELL BLVD.
Borough : MANHATTAN **Agency's Number** : M076
Program / Asset # : BOE0046.000 / 1680 **Yr Built/Renovated** : 1965 / 2011
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1926 **Lot** : 17 **BIN** : 1058470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,184,600	\$899,900
Interior Architecture	\$501,100	\$228,800
Electrical	\$502,500	\$901,900
Mechanical	\$116,900	\$349,300
Total	\$2,305,000	\$2,379,900
Importance Code A	\$1,184,600	\$939,400
Importance Code B	\$1,120,400	\$1,440,500
Total	\$2,305,000	\$2,379,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$6,700	
Interior Architecture	\$1,000	\$3,200	\$10,500	
Electrical	\$11,400	\$9,100	\$19,200	\$10,100
Mechanical	\$30,400	\$14,900	\$19,800	\$12,200
Total	\$42,900	\$27,100	\$56,200	\$22,300
Importance Code A	\$11,400	\$8,700	\$15,600	\$8,700
Importance Code B	\$30,500	\$18,400	\$40,600	\$13,600
Importance Code C	\$1,000			
Total	\$42,900	\$27,100	\$56,200	\$22,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	2-4	\$50,100	LIFE	**	5	\$77,800	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Playground Side</i>								
Windows								
Aluminum	95%	Now	\$1,082,200	2053	**	5	\$12,100	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$800	
Parapets								
Metal: Cage/Fence	100%			2033	**	5-10	\$89,600	
Roof								
Built-Up (BUR)	95%			2028	\$734,100	10	\$50,700	
Copper/Terne	5%			2043	**	10	\$6,700	
Interior								
Floors								
Ceramic Tile	5%	Now	\$43,500	2041	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Bathrooms On All Floors</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Bathrooms On All Floors</i>								
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	30%			2028	\$228,800	3	\$9,500	
Vinyl Tile	60%			2023	\$457,600	3	\$18,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Classroom</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Bathrooms On All Floors</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Bathrooms On All Floors</i>								
Concrete Masonry Unit	12%			LIFE	**	5	\$3,100	
Plaster	50%			LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room 219</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 219</i>								
SGFT/Glazed Masonry	35%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTile,Adhered	10%			2033	**	5	\$8,400	
Exposed Concrete	25%			LIFE	**	5	\$3,300	
Metal Panel	5%			LIFE	**	5	\$5,300	
Plaster	60%			LIFE	**	5	\$31,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	70%			2028	\$127,800	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 Vertical Sections</i>								
Fused Disc Sw	30%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Vertical Section</i>								

Raceway

Conduit	80%			2028	\$147,400	1		
Conduit	20%			2048	**	1		

Panelboards

Fused Disc Sw	5%			2044	**	5	\$100	
Molded Case Bkrs	80%			2027	\$153,200	5	\$1,900	
Molded Case Bkrs	15%			2044	**	5	\$300	

Wiring

Braided Cloth	80%	0-2	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	20%			2048	**	1		
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Motor Controllers

Locally Mounted	100%			2041	**	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2036	**	10	\$76,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps And Equipped With Occupancy Sensors</i>								
Fluorescent	3%			2036	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$10,600	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2028	\$354,800	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 14 HID Light Fixtures Are Controlled By Timer Switch</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2031	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stack Only</i>								
<i>Explanation : Lightning Rods</i>								
Alarm								
Security System Generic	100%			2023	\$284,200	1	\$32,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$55,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Addressable Fire Alarm System; Strobe Lights, Alarm Bells, Smoke Detectors, Horns And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2054	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$11,400	2041	**	1	\$78,400	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler #2 Comberson Chamber, Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	25%			2054	**	4	\$1,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, New Boiler Room Steam And Condensate Piping, New Condensate Pumping System</i>								
Central Plant Steam Piping/Pmp	75%			2038	**	4	\$4,900	
Terminal Devices								
Air Handler	5%			2036	**	1	\$2,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room, Newly Installed Steam Traps And Temperature Control System</i>								
Air Handler	15%	0-2	\$9,300	2028	\$185,600	1	\$7,300	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Air Handler Bl#1, 3rd Floor, Fan Room</i>								
<i>Explanation : Fex. Connection Damage.</i>								
Convactor/Radiator	20%			2045	**	1	\$5,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, Newly Installed Steam Traps And Temperature Control System</i>								
Convactor/Radiator	60%			2033	**	1	\$17,100	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Window/Wall Unit	60%			2026	\$110,000	1		
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	
Exhaust Fans Interior	20%			2033	**	2	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room, Newly Upgraded Exhaust Fan Drive Systems</i>								
Roof	80%	0-2	\$5,800	2023	\$116,900	2	\$1,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof, 3 Of 15 Exhaust Fans With Multiple Mechanical Or Electrical Defects</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Exhaust Fans Are At Or Approaching Their Useful Life Cycle Limit</i>								
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 76 - M

Asset # : 1680

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping	Galvanized Steel	100%		2033	**	1		
Water Heater	Gas Fired	100%		2027	\$53,700	2	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%		2033	**	4	\$2,800	
Sewage Ejector(s)	Compressed Air	100%		2038	**	4	\$1,300	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler	No Component	95%						
	Generic	5%		2038	**	1-2	\$1,200	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 76 - Q
Address : 36-36 10 STREET
Borough : QUEENS **Agency's Number** : Q076
Program / Asset # : BOE0730.000 / 534 **Yr Built/Renovated** : 1966 / 2010
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 354 **Lot** : 1 **BIN** : 4004331

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$584,800
Interior Architecture	\$170,100	\$977,100
Electrical	\$822,400	\$692,600
Mechanical	\$704,500	\$929,100
Total	\$1,696,900	\$3,183,700
Importance Code A		\$624,300
Importance Code B	\$1,619,100	\$2,504,900
Importance Code C	\$77,800	\$54,500
Total	\$1,696,900	\$3,183,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,500	\$6,200		\$38,900
Interior Architecture	\$16,200	\$12,000	\$11,200	\$30,700
Electrical	\$1,100	\$2,900	\$3,800	\$26,200
Mechanical	\$20,600	\$14,700	\$21,400	\$41,900
Total	\$64,300	\$35,800	\$36,400	\$137,700
Importance Code A	\$35,900	\$15,600	\$9,400	\$48,500
Importance Code B	\$28,400	\$20,200	\$17,900	\$89,200
Importance Code C			\$9,100	
Total	\$64,300	\$35,800	\$36,400	\$137,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$127,300	
Masonry: Limestone	3%			LIFE	**	5	\$3,000	
Metal Panel	2%			2049	**	5-10	\$18,400	
Windows								
Aluminum	100%			2051	**	5	\$16,300	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$17,200	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Metal Security Bars	15%			2044	**			
Roof								
Built-Up (BUR)	50%			2034	**	10	\$33,800	
Copper/Terne	5%			2057	**	10	\$8,500	
Metal Panel	5%			2042	**	10	\$6,200	
Single Ply Membrane	40%			2029		10	\$457,500	\$27,100
Soffits								
Cast in Place Concrete	100%	4+	\$18,400	LIFE	**	5	\$30,500	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$15,600	
Ceramic Tile	3%			2038	**	5	\$4,300	
Quarry Tile	5%			2042	**	5	\$10,700	
Terrazzo	2%			LIFE	**	5	\$2,200	
Vinyl Tile	25%	4+	\$16,200	2034	**	3	\$13,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Hallway</i>								
Vinyl Tile 9" X 9"	55%	2-4	\$92,300	2029		3	\$922,600	\$29,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Hallway</i>								
Wood	5%			2057	**	5	\$13,400	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$18,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$21,800	
Glass: Single Pane	5%			LIFE	**	5	\$13,600	
Plaster	50%	2-4	\$77,800	LIFE	**	5	\$54,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Acous Tile, Adhered	25%			2034	**	5	\$33,000	
Exposed Concrete	53%			LIFE	**	5	\$10,900	
Fiber Board	7%			2034	**			
Plaster	15%			LIFE	**	5	\$12,400	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Retaining Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	50%			2038	**			
Rubber Matting	50%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Molded Case Bkrs	85%			2028	\$162,800	5	\$2,100	
Molded Case Bkrs	10%			2045	**	5	\$300	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	30%			2034	**	5	\$200	
Locally Mounted	70%			2027	\$56,500	5	\$400	
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$85,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	10%			2034	**	10	\$2,300	
Emergency, Battery	40%			2024	\$54,700	10	\$9,200	
Exit, Service	10%			2034	**	1		
Exit, Service	40%			2024	\$10,900	1		
Exterior Lighting								
HID	30%			2024	\$114,900	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$92,100	1	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$315,100	2039	**	1-3	\$16,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 7,500 Gallon Tanks - One Currently In Use, The Other Has Been Abandoned In Place</i>								
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$94,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$42,000	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Thermostats, Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2024	\$267,200	1	\$11,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Air Handling Equipment Beyond Useful Life Cycle Rating</i>								
Convector/Radiator	70%			2027	\$356,000	1	\$21,500	
Fan Coil Unit/Heat	10%			2024	\$142,300	1	\$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$158,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,000	
Exhaust Fans								
Interior	40%	0-2	\$6,800	2029	\$135,200	2	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhaust Fans Beyond Useful Life Cycle Rating.</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : One Unit In Utility Room</i>								
Roof	60%	4+	\$94,600	2039	**	2	\$1,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop Exhaust Fans Beyond Useful Life Cycle Rating</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2039	**	1		
Galvanized Steel	80%			2027	\$333,500	1		
Water Heater								
Gas Fired	100%			2028	\$57,900	2	\$1,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 120 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$3,000	
Fixtures								
Generic	100%	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
No Component Generic	95%			2029	\$46,500	1-2	\$1,300	
Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 77 - BK
Address : 62 PARK PLACE BTWN 5TH AVE - 6TH AVE
Borough : BROOKLYN **Agency's Number** : K902
Program / Asset # : BOE0969.000 / 4481 **Yr Built/Renovated** : 1897 / 1998
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 25-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 941 **Lot** : 50 **BIN** : 3259250

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$233,900	\$194,400
Interior Architecture	\$596,200	\$90,200
Electrical		\$328,700
Mechanical		\$297,900
Site Pavements	\$68,100	
Total	\$898,200	\$911,200
Importance Code A	\$233,900	\$194,400
Importance Code B	\$555,500	\$677,100
Importance Code C	\$108,800	\$39,700
Total	\$898,200	\$911,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,900		\$9,900	
Interior Architecture	\$67,800		\$10,800	\$4,700
Electrical	\$4,600	\$2,900	\$4,300	\$3,200
Mechanical	\$49,100	\$22,200	\$23,200	\$18,000
Site Enclosure	\$11,300			
Total	\$177,700	\$25,000	\$48,200	\$25,800
Importance Code A	\$51,000	\$6,100	\$16,000	\$6,100
Importance Code B	\$104,900	\$18,900	\$32,200	\$19,700
Importance Code C	\$21,800			
Total	\$177,700	\$25,000	\$48,200	\$25,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$269,200	
Masonry: Brownstone	5%			LIFE	**	5	\$11,900	
Masonry: Granite	5%			LIFE	**	5	\$11,900	
Stucco Cement	5%			2043	**	5	\$19,800	
Windows								
Aluminum	75%			2046	**	5	\$4,500	
Aluminum	25%	2-4	\$3,900	2046	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Stained Glass</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$2,200	
Masonry: Brownstone	10%			LIFE	**	5-10	\$500	
Pre-Cast Concrete	5%			LIFE	**	5	\$200	
Roof								
Copper/Terne	3%			2045	**	10	\$4,700	
Modified Bitumen	95%			2035	**	10	\$59,800	
Skylight, Metal/Glass	2%	Now	\$99,300	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Bulkhead Stair At Lower Roof</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5	\$49,100	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	Now	\$11,100	2039	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Mosaic Tile	3%	Now	\$41,300	2035	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Sheet Vinyl/Rubber	7%	4+	\$11,900	2035	**	5	\$5,700	
<i>Uneven Substrate, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Gymnasium</i>								
Terrazzo	20%	0-2	\$106,800	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	Now	\$17,100	2035	**	3	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Classrooms</i>								
Wood	30%			2045	**	5	\$60,500	
Interior Walls								
Ceramic Tile	5%	Now	\$52,000	2039	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Masonry: Brick	10%	Now	\$14,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	10%			LIFE	**	10	\$7,100	
Plaster	75%	Now	\$56,700	LIFE	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads And Kitchen</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Stairs, Classrooms, Corridors, Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2043	**	5	\$21,500	
Exposed Concrete	5%			LIFE	**	5-10	\$6,700	
Plaster	75%	Now	\$339,400	LIFE	**	5	\$50,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Stairs, Classrooms, Corridors</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Stairs, Classrooms, Corridors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Concrete Masonry Unit	5%			2040	**			
Iron Picket	70%			2050	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$11,300	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$68,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Park Place And Sterling Place</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Cast in Place Concrete	100%			2043	**			
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$300	
Raceway								
Conduit	70%			2050	**	1		
Conduit	30%			2030		1	\$39,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	60%			2046	**	5	\$1,200	
Molded Case Bkrs	30%			2029	\$43,100	5	\$600	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	70%			2043	**	5	\$400	
Variable Frequency Drive	30%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	80%			2030	\$145,100	10	\$56,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	20%			2038	**			
		<i>Recent Installation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Cafeteria, Gymnasium, Auditorium</i>						
Egress Lighting								
Emergency, Service	10%			2030	\$4,000	1		
Emergency, Battery	40%			2030	\$44,400	10	\$7,400	
Exit, Battery	50%			2035	**	10	\$2,600	
Exterior Lighting								
HID	98%			2035	**	10	\$200	
LED	2%			2035	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$2,300	
Alarm								
Security System								
Generic	50%			2035	**	1	\$14,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Generic	50%			2035	**	1	\$14,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV System</i>						
Fire/Smoke Detection								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2039	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Steam To Hot Water Heat Exchanger For Radiators.</i>						
Steam Boiler	80%			2035	**	1	\$61,000	
		<i>Other Observation, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Steam Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	40%			2038	**	4	\$2,300	
Steam Piping/Pump	60%			2040	**			
Terminal Devices								
Air Handler	15%			2035	**	1	\$7,100	
Convactor/Radiator	5%			2043	**	1	\$1,200	
Fan Coil Unit/Heat	80%			2035	**	1	\$19,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$35,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Modular Unit On Roof</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2050	**	4	\$4,000	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$47,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans								
Interior	70%			2030	\$191,800	2	\$1,700	
Roof	30%			2030	\$38,400	2	\$700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$6,800	2035	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Water Main By Stair D</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	100%			2028	\$67,800	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Old Boiler Room In Basement</i>								
<i>Explanation : Two Units In Two Different Locations</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$11,700	4	\$2,400	
Sewage Ejector(s) Electric	100%			2030	\$22,200	4	\$4,600	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 79 - M (MULT. HANDICAP)
Address : 55 EAST 120 STREET BTWN: PARK AVE., MADISON AVE.
Borough : MANHATTAN **Agency's Number** : M079
Program / Asset # : BOE0047.000 / 1681 **Yr Built/Renovated** : 1963 / 2001
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 19-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1747 **Lot** : 1 **BIN** : 1053968

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$119,400	\$388,800
Interior Architecture	\$138,500	\$90,500
Electrical	\$236,300	\$819,500
Mechanical	\$113,900	\$963,100
Total	\$608,100	\$2,262,000
Importance Code A	\$233,300	\$428,300
Importance Code B	\$374,800	\$1,833,700
Total	\$608,100	\$2,262,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,900			
Interior Architecture	\$101,900		\$23,700	\$3,400
Electrical	\$36,200	\$4,900	\$5,000	\$6,800
Mechanical	\$33,400	\$18,000	\$21,100	\$15,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$201,400	\$26,800	\$53,700	\$29,900
Importance Code A	\$25,900	\$8,700	\$8,700	\$8,700
Importance Code B	\$92,800	\$18,100	\$45,000	\$21,200
Importance Code C	\$82,700			
Total	\$201,400	\$26,800	\$53,700	\$29,900



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DEPARTMENT OF EDUCATION - 040

P. S. 79 - M (MULT. HANDICAP)

Asset # : 1681

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$100,600	
Windows								
Aluminum	95%	4+	\$20,400	2046	**	5	\$11,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium Has Three Broken Windows</i>								
Glass Block	5%			LIFE	**	5	\$1,500	
Parapets								
Metal Rail	100%			2043	**	5-10	\$113,800	
Roof								
Copper/Terne	5%			2045	**	10	\$11,500	
IRMA/Protected Membrane	30%	4+	\$4,700	2030	\$234,200			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
Modified Bitumen	65%			2035	**	10	\$59,600	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$88,800	
Ceramic Tile	5%			2039	**	5	\$6,800	
Terrazzo	5%			LIFE	**	5	\$10,600	
Vinyl Tile	65%			2035	**	3	\$33,000	
Wood	10%			2058	**	5	\$25,400	
Interior Walls								
Ceramic Tile	5%	4+	\$15,200	2039	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$24,800	
Glazed Ceramic Panel	5%			LIFE	**	10	\$9,300	
Marble Panels	5%			LIFE	**	10	\$4,100	
Plaster	45%	4+	\$15,900	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooms 142 And 232</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$25,800	
Ceilings								
AcousTileConcealSpLn	25%	4+	\$5,700	2035	**	5	\$20,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 132</i>								
Exposed Concrete	65%			LIFE	**	5-10	\$107,600	
Fiber Board	5%			2030	\$46,200			
Metal Panel	5%			LIFE	**	5	\$16,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2040	**			
Iron Picket	50%			2050	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - M (MULT. HANDICAP)

Asset # : 1681

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2035

* *

On-Site Walkways

Cast in Place Concrete

100%

2035

* *

Parking/Driveway

Cast in Place Concrete

100%

2035

* *

Activity Yard

Asphalt

100%

2039

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2030

\$39,500

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

70%

4+

\$2,600

2030

\$127,800

5

\$100

*Enclosure Corroded, Extent : Moderate, Area Affected : 100%**Location : Basement*

Fused Disc Sw

30%

2050

* *

5

\$100

Raceway

Conduit

90%

2030

\$165,900

1

Conduit

10%

2050

* *

1

Panelboards

Fused Disc Sw

10%

2029

\$19,200

5

\$200

Molded Case Bkrs

10%

2029

\$19,200

5

\$200

Molded Case Bkrs

80%

2046

* *

5

\$1,900

Wiring

Braided Cloth

60%

4+

\$163,700

2055

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2030

\$81,800

1

Thermoplastic

10%

2050

* *

1

Motor Controllers

Locally Mounted

80%

4+

\$1,300

2028

\$64,500

5

\$200

*Enclosure Damaged, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

Locally Mounted

20%

2043

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,600

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 79 - M (MULT. HANDICAP)

Asset # : 1681

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2025	\$10,400	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Fluorescent	85%			2025	\$176,100	10	\$68,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Crawl Space</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$63,400	10	\$10,600	
Exit, Service	50%			2025	\$12,700	1		
Exterior Lighting								
HID	20%			2025	\$71,000	10	\$100	
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$19,500	2035	**	1-3	\$49,300	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Panel In The Lobby</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Panel In The Lobby</i>								
<i>Explanation : 1st Floor Elevator Lobby Smoke Detector Keeps The System In Trouble Mode</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2050	**	5	\$27,300	
Conversion Equipment								
Steam Boiler	100%	0-2	\$113,900	2043	**	1	\$78,400	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : One Boiler Needs Retubing</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2040	**	4	\$4,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 79 - M (MULT. HANDICAP)
Asset # : 1681

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2030	\$247,500	1	\$10,900	
Convactor/Radiator	80%			2035	**	1	\$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2025	\$183,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,700	
Exhaust Fans								
Roof	100%			2030	\$146,100	2	\$2,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$386,100	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$13,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Recent Installation</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$13,400	4	\$2,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two Duplex Units</i>					
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,500	
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2040	**	1-2	\$7,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 79 - Q
Address : 15-28 149 STREET
Borough : QUEENS **Agency's Number** : Q079
Program / Asset # : BOE0731.000 / 535 **Yr Built/Renovated** : 1935 / 2014
Area Sq Ft : 99,000 **Project Type** : EDUCATION
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4647 **Lot** : 1 **BIN** : 4105232

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$414,000	\$183,000
Interior Architecture	\$721,800	\$94,800
Electrical	\$445,700	\$372,600
Mechanical	\$270,500	\$824,500
Site Pavements		\$46,100
Total	\$1,852,000	\$1,520,900
Importance Code A	\$414,000	\$194,900
Importance Code B	\$1,381,700	\$1,286,600
Importance Code C	\$56,300	\$39,500
Total	\$1,852,000	\$1,520,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,900			\$12,100
Interior Architecture	\$38,000	\$27,600	\$4,900	\$40,100
Electrical	\$4,700	\$2,900	\$3,200	\$11,300
Mechanical	\$20,600	\$20,700	\$29,900	\$40,900
Site Enclosure	\$11,300			
Site Pavements	\$16,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,900	\$55,100	\$42,000	\$108,400
Importance Code A	\$29,800	\$9,800	\$9,800	\$22,000
Importance Code B	\$66,800	\$24,700	\$27,200	\$86,400
Importance Code C	\$15,400	\$20,600	\$4,900	
Total	\$111,900	\$55,100	\$42,000	\$108,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$56,700	
Copper/Terne	3%			2064	**	10	\$10,200	
Masonry: Brick	47%	Now	\$219,800	LIFE	**	5	\$68,200	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Lintels</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	40%			LIFE	**	5	\$58,100	
Masonry: Limestone	5%	2-4	\$16,900	LIFE	**	5	\$5,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$27,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,100	
Copper/Terne	10%			2049	**	5	\$3,900	
Masonry: Brick	40%			LIFE	**	5	\$3,200	
Masonry: Brick Cavity	40%			LIFE	**	5	\$3,200	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Roof								
Copper/Terne	5%			2057	**	10	\$11,200	
Modified Bitumen	75%	Now	\$194,100	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Slate	20%			LIFE	**			
Soffits								
Copper/Terne	90%			2064	**	10		
Masonry: Limestone	10%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	3%	Now	\$1,800	2032	**	5	\$2,200	
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Toilet</i>								
Terrazzo	4%			LIFE	**	5	\$4,600	
Vinyl Tile	38%			2034	**	3	\$21,000	
Vinyl Tile 9" X 9"	30%	4+	\$26,000	2024	\$520,700	3	\$16,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	25%			2044	**	5	\$69,200	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$9,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,600	
Folding Partition	5%			2037	**	5	\$41,100	
Glass: Single Pane	5%			LIFE	**	5	\$12,300	
Gypsum Board	10%			LIFE	**	5	\$19,700	
Metal Panel	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	40%	Now	\$56,300	LIFE	**	5	\$39,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 3rd Floor</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%	Now	\$87,900	2042	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Near Room 306</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Room 306, Library</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Expansion Joint</i>								
<i>Explanation : Water Penetration Around Expansion Joint</i>								
Exposed Concrete	10%	2-4	\$10,100	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	55%	Now	\$56,900	LIFE	**	5	\$50,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium, 3rd Floor Classrooms</i>								
Plaster	5%			LIFE	**	5	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Location Of Premium</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$9,800	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,500	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Playground</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$10,800	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Asphalt	100%	2-4	\$5,700	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Temporary Classrooms</i>								
Activity Yard								
Asphalt	65%			2038	**			
Cast in Place Concrete	15%			2042	**			
Rubber Matting	20%			2029	\$46,100			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room New Wing</i>								
<i>Explanation : One 2,000 Ampere For The New Wing</i>								
Fused Disc Sw	30%			2029	\$11,900	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Old Wing</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch For Old Wing</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2029	\$54,800	5	\$100	
Fused Disc Sw	70%			2055	**	5	\$300	
Raceway								
Conduit	30%			2029	\$55,300	1		
Conduit	70%			2055	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2028	\$5,700	5	\$100	
Fused Disc Sw	7%			2051	**	5	\$200	
Molded Case Bkrs	30%			2028	\$57,500	5	\$800	
Molded Case Bkrs	60%			2051	**	5	\$1,600	
Wiring								
Thermoplastic	30%			2029	\$81,800	1		
Thermoplastic	70%			2055	**	1		
Motor Controllers								
Locally Mounted	30%			2027	\$24,200	5	\$200	
Locally Mounted	40%			2046	**	5	\$300	
Motor Control Center	30%			2046	**	5	\$800	
Ground								
Grounding Devices								
Generic	30%			LIFE	**	5	\$400	
Generic	70%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$87,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	1%			2029	\$11,700	2		
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	15%			2024	\$21,400	10	\$3,600	
Emergency, Battery	35%			2037	**	10	\$8,400	
Exit, Service	35%			2037	**	1		
Exit, Service	15%			2024	\$4,300	1		
Exterior Lighting								
HID	100%			2037	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$95,900	1	\$11,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$328,400	1-3	\$18,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$30,700	
Conversion Equipment								
Steam Boiler	100%	Now	\$12,800	2034	**	1	\$88,200	
			<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Fire Tube Boiler No. 3 In The Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 3 Units</i>					
Distribution								
Steam Piping/Pump	100%	Now	\$87,600	2039	**			
			<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Vacuum Pump In The Basement</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	20%			2029	\$278,400	1	\$12,200	
Convactor/Radiator	70%			2034	**	1	\$22,400	
Fan Coil Unit/Heat	10%			2029	\$148,300	1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2029	\$168,100	1	\$9,200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	20%			2024	\$41,300	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2039	**	4	\$1,000	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2029	\$88,800	1	\$12,200	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2024	\$43,100	2	\$13,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,200	
Exhaust Fans								
Interior	40%			2029	\$140,900	2	\$1,200	
Roof	60%			2024	\$98,600	2	\$1,800	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2049	**	1		
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$9,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar Through The Third Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
No Component Generic	60%							
	40%			2039	**	1-5	\$20,700	
Sprinkler								
No Component Generic	97%							
	3%			2039	**	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 8 - BX
Address : 3010 BRIGGS AVENUE @ E. 201 ST.
Borough : BRONX **Agency's Number** : X008
Program / Asset # : BOE0161.000 / 528 **Yr Built/Renovated** : 1958 / 2001
Area Sq Ft : 84,414 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3299 **Lot** : 60 **BIN** : 2094734

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$379,000	\$35,300
Interior Architecture	\$201,100	\$817,200
Electrical	\$286,400	\$730,900
Mechanical	\$371,100	\$1,020,000
Total	\$1,237,600	\$2,603,400
Importance Code A	\$379,000	\$585,600
Importance Code B	\$858,600	\$2,017,900
Total	\$1,237,600	\$2,603,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,000			\$18,200
Interior Architecture	\$23,800	\$8,400	\$5,900	\$12,600
Electrical	\$3,000	\$2,700	\$33,200	\$3,200
Mechanical	\$47,100	\$11,800	\$32,100	\$12,700
Site Pavements	\$2,600			
Total	\$132,500	\$22,900	\$71,200	\$46,700
Importance Code A	\$64,400	\$8,400	\$8,400	\$26,700
Importance Code B	\$48,300	\$9,300	\$62,900	\$20,000
Importance Code C	\$19,800	\$5,300		
Total	\$132,500	\$22,900	\$71,200	\$46,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$56,900	LIFE	**	5	\$35,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,000	
Metal/Glass Curt Wall	30%	0-2	\$276,000	LIFE	**	5	\$30,500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$36,400	
Parapets								
Masonry: Brick	85%	Now	\$28,900	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal: Cage/Fence	10%			2041	**	5-10	\$8,500	
Roof								
Built-Up (BUR)	60%	4+	\$21,700	2033	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Lunch Room</i>								
<i>Explanation : Roof Over Lunch Room Is Leaking</i>								
Copper/Terne	3%			2056	**	10	\$9,300	
IRMA/Protected Membrane	37%			2033	**	10	\$46,100	
Soffits								
Stucco Cement	100%	4+	\$500	2033	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Ceramic Tile	5%			2037	**	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	25%			2033	**	3	\$15,800	
Vinyl Tile 9" X 9"	55%	Now	\$163,400	2028	\$817,200	3	\$26,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	5%			2068	**	5	\$11,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$10,500	
Concrete Masonry Unit	3%			LIFE	**	5	\$2,500	
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	55%	Now	\$19,800	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floors</i>								
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
Acous Tile,Adhered	30%	Now	\$37,600	2033	**	5	\$19,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 1st And 2nd Floors</i>								
Exposed Concrete	30%			LIFE	**	5	\$5,900	
Fiber Board	10%			2033	**			
Plaster	30%			LIFE	**	5	\$23,700	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2048	**			
Iron Picket	75%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	100%	4+	\$2,600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2054	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Minischool</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$400	
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	20%			2027	\$38,300	5	\$400	
Molded Case Bkrs	70%			2050	**	5	\$1,600	
Wiring								
Braided Cloth	75%	2-4	\$204,600	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2028	\$40,900	1		
Thermoplastic	10%			2054	**	1		
Motor Controllers								
Locally Mounted	70%			2026	\$56,500	5	\$400	
Locally Mounted	30%			2045	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$75,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2036	**	10	\$100	
Egress Lighting								
Emergency, Service	30%			2036	**	1		
Emergency, Battery	20%			2023	\$24,300	10	\$4,100	
Exit, Service	40%			2036	**	1		
Exit, Service	10%			2023	\$2,400	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting HID	100%			2028	\$340,400	10	\$300	
Alarm								
Security System No Component Generic	70%			2023	\$81,800	1	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Some Offices</i>								
<i>Explanation : Motion Detector And Intrusion Alarm</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2036	**	1-3	\$16,100	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2048	**	5	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10000 Gallons</i>								
Conversion Equipment Steam Boiler	100%			2026	\$546,300	1	\$83,600	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$142,900	2038	**	4	\$4,200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%	Now	\$4,700	2028	\$237,400	1	\$9,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Control Compressor</i>								
Convactor/Radiator	80%			2033	**	1	\$21,800	
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	80%			2023	\$140,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,100	
Exhaust Fans								
Interior	60%	Now	\$36,000	2028	\$180,200	2	\$1,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 4 Out Of 9 Exhaust Motors Burn Out In The Mechanical Room</i>								
Roof	40%	Now	\$2,800	2028	\$56,100	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main House Exhaust</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2048	**	1		
Galvanized Steel	30%	Now	\$11,100	2033	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2023	\$51,500	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$17,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor When It Rains Hard</i>								
Sump Pump(s)								
Non-Submersible	100%			2028	\$12,900	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2048	**	1-2	\$1,200	
Chemical System								
Wet	10%			2026	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul-102</i>								
No Component	90%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 8 - BX MINISCHOOL
Address : 3010 BRIGGS AVENUE @ E. 201 ST.
Borough : BRONX **Agency's Number** : X808
Program / Asset # : BOE0161.010 / 529 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 8,157 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3299 **Lot** : 60 **BIN** : 2094734

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$198,500	
Interior Architecture	\$153,000	
Electrical		\$100,600
Mechanical	\$305,000	
Total	\$656,500	\$100,600
Importance Code A	\$198,500	
Importance Code B	\$458,000	\$100,600
Total	\$656,500	\$100,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$4,300			\$1,500
Electrical	\$200	\$200	\$67,800	\$200
Mechanical	\$2,100	\$700	\$1,300	\$700
Total	\$6,600	\$900	\$69,100	\$2,400
Importance Code A	\$400	\$400	\$400	\$400
Importance Code B	\$1,900	\$500	\$68,700	\$2,000
Importance Code C	\$4,300			
Total	\$6,600	\$900	\$69,100	\$2,400



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DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX MINISCHOOL

Asset # : 529

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$70,900	2048	**	5	\$28,900	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$57,700	2053	**	5	\$600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Classrooms</i>								
Roof								
Metal, Corrugated	100%	0-2	\$69,900	2041	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Vinyl Tile	100%	Now	\$110,800	2038	**	3	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Classrooms</i>								
Interior Walls								
Gypsum Board	100%	2-4	\$4,300	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$42,200	2041	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors, Classrooms</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$52,200	5		
Raceway								
Conduit	100%			2028	\$14,800	1		
Panelboards								
Fused Disc Sw	10%			2027	\$2,400	5		
Molded Case Bkrs	90%			2027	\$21,500	5	\$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX MINISCHOOL

Asset # : 529

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2028	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$19,200	10	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$5,900	10	\$1,000	
Exit, Service	50%			2023	\$1,200	1		
Exterior Lighting								
HID	100%			2023	\$32,900	10		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	100%			2038	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Newly Installed In The Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	0-2	\$305,000	2033	**	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : On Extended Life</i>								
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX MINISCHOOL

Asset # : 529

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$1,500	LIFE	**	2-5	\$4,500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : HVAC Room</i>								
Exhaust Fans								
Interior	100%			2033	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$5,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	20%							
Generic	80%			2048	**	1-2	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 8 - M LUIS BELLIARD
Address : 465 WEST 167 STREET @AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : M008
Program / Asset # : BOE1043.000 / 14119 **Yr Built/Renovated** : 1995 / 2011
Area Sq Ft : 82,077 **Project Type** : EDUCATION
Date of Survey : 04-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,PEN
Block : 2112 **Lot** : 1 **BIN** : 1081842

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$119,300	\$779,700
Interior Architecture	\$776,200	\$1,297,700
Electrical	\$75,300	
Mechanical	\$115,400	\$1,708,900
Total	\$1,086,200	\$3,786,400
Importance Code A	\$119,300	\$779,700
Importance Code B	\$706,900	\$2,876,300
Importance Code C	\$260,100	\$130,300
Total	\$1,086,200	\$3,786,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$25,000	\$11,900		\$14,600
Electrical	\$6,200	\$17,500	\$11,200	\$6,200
Mechanical	\$36,800	\$36,000	\$47,300	\$25,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,900	\$69,400	\$62,400	\$50,500
Importance Code A	\$8,100	\$8,300	\$8,100	\$8,100
Importance Code B	\$51,500	\$61,100	\$54,300	\$42,400
Importance Code C	\$12,300			
Total	\$71,900	\$69,400	\$62,400	\$50,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$86,200	
Metal: Cage/Fence	4%	Now	\$55,500	2047	**	5	\$10,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	1%			2047	**	10	\$3,600	
Pre-Cast Concrete	15%			LIFE	**	5	\$56,000	
Stucco Cement	5%			2040	**	5	\$14,400	
Windows								
Aluminum	85%			2035	**	5	\$23,500	
Glass Block	15%			LIFE	**	5	\$2,600	
Parapets								
Masonry: Brick	88%			LIFE	**	5	\$3,600	
Metal: Cage/Fence	2%			2040	**	5-10	\$600	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,600	
Roof								
IRMA/Protected Membrane	100%	Now	\$63,800	2027	\$637,500			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$26,900	
Ceramic Tile	10%	Now	\$12,700	2030	\$254,200	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Foyer</i>								
Vinyl Tile	75%	0-2	\$250,900	2027	\$836,400	3	\$34,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along The Edges Of The Corridors, Classrooms And Auditorium</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Corridors</i>								
Wood	5%			2042	**	5	\$11,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%			2036	**	5	\$12,600	
Concrete Masonry Unit	8%			LIFE	**	5	\$8,100	
Concrete Masonry Unit	2%	0-2	\$6,000	LIFE	**	5	\$2,000	

*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Throughout Stairwell B*

Glass Block	2%			LIFE	**			
Gypsum Board	53%			LIFE	**	5	\$80,000	
SGFT/Glazed Masonry	25%	0-2	\$260,100	LIFE	**			

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : At Base Throughout Corridors*

Wood	5%			LIFE	**	5	\$50,300	
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Ceilings

AcousTile,Adhered	10%			2032	**	5	\$12,300	
AcousTileSusp.Lay-In	5%			2044	**	5	\$6,100	
AcousTileSusp.Lay-In	25%	Now	\$265,200	2047	**	5	\$15,400	

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Classrooms, Throughout**Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Classrooms, Throughout**Loose/Delam Surface, Extent : Moderate, Area Affected : 25%**Location : Classrooms, Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Continued Negotiations For Replacement*

Exposed Concrete	8%			LIFE	**	5	\$1,500	
Gypsum Board	50%			LIFE	**	5	\$76,800	
Metal Panel	2%			LIFE	**	5	\$3,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amperes And One 1200 Amperes Main Disconnect Switch*

Transformers

Dry Type	100%			2040	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 300 Kilovolt-ampere 480hv-208/120lv*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$400	
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DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	95%			2043	**	5	\$2,100	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$25,300	
Generators								
Diesel	100%			2036	**	1	\$31,800	
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Generator Room - Roof</i>
								<i>Explanation : One 250 Kilowatts</i>
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$18,300	
Fuel Storage								
Day Tank	50%			2043	**	5	\$7,600	
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Generator Room - Roof</i>
								<i>Explanation : One 50 Gallons</i>
Main Tank	50%			2030	\$5,300	5	\$1,200	
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Basement</i>
								<i>Explanation : One 6000 Gallons</i>
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$67,800	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Throughout</i>
								<i>Explanation : T-8 Lamps</i>
Fluorescent	10%			2032	**	10	\$7,500	
								<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Lobby, Staircases, Gymnasium And Cafeteria</i>
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	5%			2055	**	1		
Exit, Service	45%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2032

* *

1-3

\$5,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (1) 10,000 Gallon Oil Tank*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$81,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2047

* *

4

\$4,000

Terminal Devices

Air Handler

40%

2032

* *

1

\$20,300

Air Handler

10% 0-2

\$115,400 2037

* *

1

\$4,600

*Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Penthouse Mechanical Rooms**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Throughout, Defective Building Automation System*

Convactor/Radiator

50%

2040

* *

1

\$13,300

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

100%

2032

* *

1

\$38,100

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Terminal Devices

Air Handler/Cool/Ht

100%

2027

\$920,500

1

\$50,800

Heat Rejection

Dry Cooler

100%

2027

\$446,400

2

\$57,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$45,800

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DEPARTMENT OF EDUCATION - 040

P. S. 8 - M LUIS BELLIARD

Asset # : 14119

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	100%		2027	\$292,000	2	\$2,500	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2047	**	1		
	Water Heater							
	Gas Fired	100%		2025	\$50,100	2	\$1,200	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2032	**	4	\$1,700	
	Backflow Preventer							
	Generic	100%		2032	**	1	\$5,000	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2047	**	1-5	\$41,400	
			<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Sprinkler							
	No Component	85%						
	Generic	15%		2047	**	1-2	\$3,500	
	Fire Pump							
	Generic	100%		2036	**	1	\$15,300	
	Chemical System							
	Generic	100%		2025	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 80 - Q
Address : 171-05 137 AVENUE
Borough : QUEENS **Agency's Number** : Q080
Program / Asset # : BOE0732.000 / 971 **Yr Built/Renovated** : 1964 / 1999
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 09-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 12495 **Lot** : 166 **BIN** : 4270056

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$311,800	\$1,045,800
Interior Architecture	\$1,174,600	\$91,000
Electrical	\$429,400	\$739,600
Mechanical	\$35,000	\$1,321,300
Total	\$1,950,900	\$3,197,600
Importance Code A	\$311,800	\$1,628,900
Importance Code B	\$1,639,000	\$1,521,300
Importance Code C		\$47,400
Total	\$1,950,900	\$3,197,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,300		\$20,000	
Interior Architecture	\$3,100	\$38,200		
Electrical	\$12,200	\$14,700	\$12,900	\$11,200
Mechanical	\$28,400	\$25,000	\$24,400	\$12,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$66,900	\$81,900	\$61,300	\$28,000
Importance Code A	\$27,700	\$8,500	\$28,400	\$8,300
Importance Code B	\$39,300	\$73,400	\$32,900	\$19,700
Importance Code C				
Total	\$66,900	\$81,900	\$61,300	\$28,000



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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%			LIFE	**	5	\$78,100	
Masonry: Brick Cavity	3%	Now	\$19,300	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
Windows								
Aluminum	15%	Now	\$137,600	2052	**	5	\$1,500	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Thermally Inefficient</i>								
Aluminum	67%			2043	**	5	\$13,700	
Glass Block	10%			LIFE	**	5	\$1,300	
Metal Louvers	3%			2036	**	10	\$3,800	
Steel	5%	0-2	\$57,200	2052	**	5	\$6,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Metal Security Bars	20%			2042	**			
Metal: Cage/Fence	80%			2040	**	5-10	\$53,400	
Roof								
Built-Up (BUR)	45%			2027	\$546,400	10	\$37,700	
Copper/Terne	5%			2030	\$60,100	10	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Covered With Tar</i>								
IRMA/Protected Membrane	45%	Now	\$64,200	2027	\$321,000			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor</i>								
Roll Roofing	3%			2023	\$11,100	5	\$4,200	
Skylight, Metal/Glass	2%	Now	\$52,900	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Trash Chute</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Trash Chute</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,300	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fuel Tank Room</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	5%			2036	**	5	\$6,200	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile 9" X 9"	80%			2022	\$1,174,600	3	\$37,500	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,700	
Plaster	65%			LIFE	**	5	\$47,400	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2032	**	5	\$39,000	
AcousTileSusp.Lay-In	10%			2032	**	5	\$12,500	
Exposed Concrete	45%			LIFE	**	5	\$8,800	
Exposed Struc: Steel	3%			LIFE	**			
Fiber Board	5%			2027	\$43,500			
Metal Panel	2%			LIFE	**	5	\$3,100	
Plaster	10%			LIFE	**	5	\$7,800	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$164,400	5	\$300	
Fused Disc Sw	10%			2047	**	5		
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	80%			2026	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2043	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$25,800	
Generators								
Natural Gas	100%			2023	\$129,600	1	\$32,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Sump Pump Only - 45 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$74,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2035	**	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$60,500	10	\$10,100	
Exit, Service	50%			2027	\$12,100	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$54,300	1	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$51,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$165,100	5	\$26,000	
Conversion Equipment								
Steam Boiler	100%			2025	\$543,600	1	\$83,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$6,200	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Vacuum Pump Is Out Of Service, Replacement Has Been Scheduled To Start In A Month.</i>								
Terminal Devices								
Air Handler	20%			2027	\$236,200	1	\$10,400	
Convactor/Radiator	80%			2032	**	1	\$21,700	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2027	\$71,300	1	\$3,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium Roof</i>								
Window/Wall Unit	20%			2022	\$35,000	1		
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2027	\$28,200	1		
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2027	\$13,700	2	\$5,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,800	
Exhaust Fans								
Interior	20%			2027	\$59,800	2	\$500	
Roof	80%			2027	\$111,600	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$12,500	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Supply Pipe At Water Main, Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2027	\$133,800	4	\$8,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2032	**	4	\$1,800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 3rd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 81 - BK
Address : 990 DEKALB AVENUE @STUYVESANT AVE.
Borough : BROOKLYN **Agency's Number** : K081
Program / Asset # : BOE0398.000 / 1392 **Yr Built/Renovated** : 1966 / 2007
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 04-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1602 **Lot** : 19 **BIN** : 3043248

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$460,500	\$57,300
Interior Architecture	\$224,700	\$752,800
Electrical	\$328,300	\$1,595,900
Mechanical	\$73,700	\$518,200
Total	\$1,087,200	\$2,924,100
Importance Code A	\$460,500	\$102,100
Importance Code B	\$492,400	\$2,822,000
Importance Code C	\$134,300	
Total	\$1,087,200	\$2,924,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,800		\$17,500	
Interior Architecture	\$200,700			\$16,100
Electrical	\$54,000	\$3,000	\$3,400	\$4,700
Mechanical	\$81,700	\$15,600	\$25,200	\$15,600
Site Pavements	\$700			
Total	\$393,900	\$18,500	\$46,200	\$36,400
Importance Code A	\$67,600	\$10,800	\$28,300	\$10,800
Importance Code B	\$270,000	\$7,800	\$17,800	\$25,600
Importance Code C	\$56,300			
Total	\$393,900	\$18,500	\$46,200	\$36,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Ceramic Tile	5%	0-2	\$3,500	2050	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$369,100	LIFE	**	5	\$57,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Classrooms Along Dekalb Avenue</i>								
Stucco Cement	25%	Now	\$12,700	2043	**	5	\$25,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor At Corners And Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$19,400	
Parapets								
Metal Panel	10%	Now	\$4,900	2050	**	5	\$2,300	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Connecting Corridor At Low Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Corridor At Low Roof</i>								
Metal: Cage/Fence	10%			2043	**	5-10	\$9,200	
Stucco Cement	80%	Now	\$26,100	2043	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$91,400	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Kitchen</i>								
Metal Panel	5%			2043	**	10	\$12,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$70,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Mosaic Tile	5%	0-2	\$10,300	2043	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%	0-2	\$12,300	2043	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Vinyl Tile	45%	Now	\$32,800	2035	**	3	\$27,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	35%			2025	\$661,600	3	\$28,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$31,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Along Dekalb Avenue</i>								
Ceramic Tile	5%	Now	\$13,500	2039	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$22,000	
Plaster	50%	Now	\$39,300	LIFE	**	5	\$27,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement And Custodian Locker</i>								
SGFT/Glazed Masonry	25%	Now	\$95,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$34,700	2035	**	5	\$25,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria And Gymnasium</i>								
Exposed Concrete	50%	Now	\$55,200	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$16,100	
Fiber Board	5%			2030	\$56,000			
Metal Panel	5%	Now	\$14,300	LIFE	**	5	\$10,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	10%			LIFE	**	5-10	\$27,600	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%			2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	95%	2-4	\$700	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Cast in Place Concrete	50%			2043	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Center Courtyard</i>								
Rubber Matting	50%			2035	**			
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2030	\$125,200	5	\$300	
Fused Disc Sw	40%			2050	**	5	\$200	
Raceway								
Conduit	90%			2030	\$200,500	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$300	
Fused Toggle Switch	5%	2-4	\$9,600	2055	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2046	**	5	\$600	
Molded Case Bkrs	65%			2029	\$124,500	5	\$1,900	
Wiring								
Braided Cloth	60%	2-4	\$191,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2030	\$95,600	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	90%			2028	\$110,600	5	\$700	
Locally Mounted	10%	Now	\$12,300	2050	**	5		
<i>Not Functioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Basement Fan Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$243,800	10	\$95,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting								
Emergency, Battery	45%			2025	\$70,600	10	\$11,800	
Emergency, Battery	5%			2035	**	10	\$1,300	
Exit, Service	40%			2025	\$12,600	1		
Exit, Service	10%			2035	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting HID	20%	Now	\$17,600	2025	\$87,900			
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling No Component	90%							
Generic	10%			2058	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Chimney Stack</i>								
Alarm								
Security System No Component	80%							
Generic	20%			2030	\$70,400	1	\$8,100	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%	Now	\$42,200	2025	\$421,900	1-3	\$21,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pull Stations And Gongs Not Working, System Is Not Recording</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment Steam Boiler	100%			2035	**	1	\$108,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%	Now	\$24,100	2050	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Make-up Water Tank Valve</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Air Handlers In Basement</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	Now	\$6,100	2035	**	1	\$12,100	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Air Handlers - Flexible Connections</i>								
Convactor/Radiator	80%	Now	\$46,700	2035	**	1	\$25,300	
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : No Temperature Control In Classrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2030			\$232,700	
Window/Wall Unit	10%			2025		1	\$22,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,200	
Exhaust Fans								
Interior	20%			2030		2	\$77,600	\$700
Roof	80%	Now	\$7,200	2025		2	\$144,800	\$2,100
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathroom Exhaust Fan</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$23,900	2035	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Shut Off Valves, Basement</i>								
Water Heater								
Electric	5%	Now	\$1,000	2030		4	\$4,800	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bottom Of Unit</i>								
Gas Fired	95%			2028		2	\$63,200	\$1,500
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4		\$2,300
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2		\$1,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 81 - Q
Address : 559 CYPRESS AVENUE @ BLEECKER ST.
Borough : QUEENS **Agency's Number** : Q081
Program / Asset # : BOE0733.000 / 536 **Yr Built/Renovated** : 1904 / 2011
Area Sq Ft : 51,000 **Project Type** : EDUCATION
Date of Survey : 05-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,5
Block : 3437 **Lot** : 1 **BIN** : 4082076

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$38,100
Interior Architecture	\$605,800	\$159,900
Electrical	\$213,800	\$125,600
Mechanical	\$43,200	\$362,500
Total	\$862,800	\$686,200
Importance Code A		\$38,100
Importance Code B	\$862,800	\$535,100
Importance Code C		\$113,000
Total	\$862,800	\$686,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,200	\$28,900	\$10,300	\$11,500
Interior Architecture	\$1,300	\$12,000	\$700	\$8,300
Electrical	\$1,400	\$6,600	\$2,400	\$1,400
Mechanical	\$18,200	\$86,900	\$8,400	\$7,600
Total	\$38,100	\$134,500	\$21,800	\$28,800
Importance Code A	\$33,700	\$34,100	\$15,400	\$16,500
Importance Code B	\$4,400	\$100,400	\$6,400	\$12,300
Importance Code C				
Total	\$38,100	\$134,500	\$21,800	\$28,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$19,100	
Masonry: Brick	78%			LIFE	**	5	\$38,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5	\$5,500	
Metal Panel	2%			2037	**	5-10	\$6,700	
Windows								
Aluminum	90%			2043	**	5	\$20,600	
Wood	10%			2049	**	5	\$22,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$200	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$27,100	
Metal Panel	5%	Now	\$17,200	2047	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Interior								
Floors								
Ceramic Tile	3%			2036	**	5	\$2,500	
Vinyl Tile	80%	Now	\$605,800	2037	**	3	\$25,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Fifth Floor</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	7%			2032	**	3	\$2,200	
Wood	10%			2042	**	5	\$15,600	
Interior Walls								
Ceramic Tile	5%			2030	\$113,000	5	\$3,800	
Masonry: Brick	15%			LIFE	**			
Plaster	80%			LIFE	**	5	\$18,400	
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$8,300	
Plaster	90%			LIFE	**	5	\$46,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$200	
Raceway								
Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	95%			2043	**	5	\$1,300	
Wiring								
Braided Cloth	90%	0-2	\$167,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To The Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$46,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	40%			2032	**	10	\$4,900	
Exit, Service	60%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$5,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$9,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2037

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$16,500

2032

* *

1

\$45,500

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Tubes Of #2 Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

0-2

\$43,200

2037

* *

4

\$2,500

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Return Lines, Basement*

Terminal Devices

Convactor/Radiator

100%

2025

\$273,000

1

\$16,500

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

30%

2022

\$31,900

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$11,400

No Component

60%

Exhaust Fans

Roof

20%

2022

\$16,900

2

\$300

Roof

20%

2032

* *

2

\$300

No Component

60%

Plumbing

H/C Water Piping

Brass/Copper

60%

2037

* *

1

Galvanized Steel

40%

2025

\$89,500

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater							
	Gas Fired	100%		2022	\$31,100	2	\$700	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2032	**	4	\$1,100	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2027	\$25,000	1-2	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 81 - Q ANNEX (OL 75)
Address : 511 SENECA AVENUE @BLEECKER ST.
Borough : QUEENS **Agency's Number** : Q081
Program / Asset # : BOE0733.010 / 537 **Yr Built/Renovated** : 1898 / 2011
Area Sq Ft : 15,000 **Project Type** : EDUCATION
Date of Survey : 05-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3434 **Lot** : 1 **BIN** : 4081987

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$274,100	\$37,500
Mechanical	\$50,800	\$139,100
Total	\$324,800	\$176,500
Importance Code B	\$324,800	\$139,100
Importance Code C		\$37,500
Total	\$324,800	\$176,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$17,000	\$700	\$300	\$2,600
Electrical	\$19,800	\$15,800	\$700	\$400
Mechanical	\$2,300	\$2,200	\$2,300	\$2,300
Total	\$39,100	\$18,600	\$3,300	\$5,400
Importance Code A	\$1,500	\$1,500	\$1,500	\$1,500
Importance Code B	\$37,600	\$17,100	\$1,800	\$3,900
Importance Code C				
Total	\$39,100	\$18,600	\$3,300	\$5,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q ANNEX (OL 75)

Asset # : 537

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	3%			2047	**	5-10		
Wood	2%			2032	**	5		
Under Construction	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Face Brick Is Being Replaced</i>								
Windows								
Aluminum	95%			2043	**	5		
Wood	5%			2035	**	5		
Roof								
Asphalt Shingle	100%			2036	**	10		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,000	
Ceramic Tile	3%	Now	\$17,000	2042	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
Vinyl Tile	77%	Now	\$191,700	2037	**	3	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 55%</i>								
<i>Location : Throughout, 1st Floor, 2nd Floor</i>								
Vinyl Tile	10%			2032	**	3	\$1,000	
Interior Walls								
Ceramic Tile	5%			2030	\$37,500	5	\$1,300	
Masonry: Brick	15%			LIFE	**			
Plaster	80%			LIFE	**	5	\$6,100	
Ceilings								
AcousTileSusp.Lay-In	5%			2032	**	5	\$1,400	
Embossed Metal	80%	Now	\$82,400	LIFE	**	5	\$9,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$1,700	
Wood	5%			LIFE	**	5	\$12,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q ANNEX (OL 75)

Asset # : 537

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2027	\$5,200	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes</i>								
Raceway								
	Conduit	70%			2027	\$16,600	1	
	Conduit	30%			2047	**	1	
Panelboards								
	Fused Toggle Switch	20%	2-4	\$6,400	2052	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Obsolete Equipment</i>								
	Molded Case Bkrs	80%			2043	**	5	\$300
Wiring								
	Braided Cloth	50%	2-4	\$13,000	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	50%			2047	**	1	
Motor Controllers								
	Locally Mounted	100%			2040	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To The Main Water Pipe</i>								
Lighting								
Interior Lighting								
	Fluorescent	98%			2032	**	10	\$13,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	2%			2027	\$300	10	
Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$1,800
	Exit, Service	50%			2032	**	1	
Exterior Lighting								
	HID	20%			2032	**	10	
	No Component	80%						
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q ANNEX (OL 75)

Asset # : 537

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$1,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$2,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Horn, Alarm Bells And Smoke Detector*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2037

* *

1

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$14,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$50,800

2037

* *

4

\$700

*Other Observation, Extent : Severe, Area Affected : 70%**Location : Various Locations**Explanation : Water Hammering - Gravity System, No Vacuum Pump, No Zone Temperature Control*

Terminal Devices

Convactor/Radiator

100%

2025

\$80,300

1

\$4,800

Plumbing

H/C Water Piping

Brass/Copper

50%

2037

* *

1

Galvanized Steel

50%

2025

\$32,900

1

Water Heater

Gas Fired

100%

2025

\$9,100

2

\$200

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Non-Submersible

100%

2032

* *

4

\$300

Backflow Preventer

Generic

100%

2027

\$3,800

1

\$900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q ANNEX (OL 75)

Asset # : 537

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%			2027	\$58,800	1-2	\$1,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 817 - BX
Address : 1680 HOE AVENUE @ E.173 ST.
Borough : BRONX **Agency's Number** : X817
Program / Asset # : BOE0339.000 / 4415 **Yr Built/Renovated** : 1970 / 2006
Area Sq Ft : 9,000 **Project Type** : EDUCATION
Date of Survey : 05-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2990 **Lot** : 6 **BIN** : 2010671

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$87,200	
Electrical		\$52,200
Mechanical	\$161,500	\$111,600
Total	\$248,700	\$163,800
Importance Code A		\$111,600
Importance Code B	\$248,700	\$52,200
Total	\$248,700	\$163,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,400		\$30,800
Interior Architecture	\$1,400	\$500		\$900
Electrical	\$5,300	\$300	\$300	\$19,800
Mechanical	\$32,900	\$300	\$3,800	\$11,500
Site Pavements	\$500			
Total	\$40,100	\$4,500	\$4,100	\$63,100
Importance Code A	\$600	\$3,400	\$600	\$30,800
Importance Code B	\$39,500	\$1,100	\$3,500	\$32,300
Importance Code C				
Total	\$40,100	\$4,500	\$4,100	\$63,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	85%			LIFE	**	5	\$6,600	
Masonry: Brick	10%			LIFE	**	5	\$1,200	
Wood	5%			2034	**	5	\$3,100	
Windows								
Aluminum	90%			2045	**	5	\$1,600	
Metal Louvers	10%			2038	**	10	\$1,100	
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5		
Metal Rail	5%			2042	**	5-10		
Pre-Cast Concrete	5%			LIFE	**	5		
Roof								
Built-Up (BUR)	100%			2034	**	10	\$29,200	
Soffits								
Stucco Cement	100%			2042	**	5	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Soffit At Entry</i>								
<i>Explanation : This Is Actually Exposed Pre-cast Concrete Roof Decking</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Ceramic Tile	2%	4+	\$500	2038	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	33%			2034	**	3	\$1,500	
Vinyl Tile 9" X 9"	60%			2024	\$87,200	3	\$3,700	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$8,500	
Gypsum Board	25%			LIFE	**	5	\$4,200	
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

40% 4+ \$500 2032 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Cast in Place Concrete

5% 2034 **

Rubber Matting

55% 2034 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2029 \$2,700 5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 600 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$52,200 5

Raceway

Conduit

100% 2029 \$14,800 1

Panelboards

Fused Disc Sw

10% 2028 \$2,400 5

Fused Toggle Switch

21% 2-4 \$5,000 2054 ** 5

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

Molded Case Bkrs

69% 2028 \$16,500 5 \$200

Wiring

Thermoplastic

100% 2029 \$19,800 1

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$100

Lighting

Interior Lighting

LED

100% 2034 **

Egress Lighting

Emergency, Battery

50% 2034 ** 10 \$1,100

Exit, Battery

50% 2034 ** 10 \$300

Exterior Lighting

HID

50% 2024 \$18,100 10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Controlled Via Timer*

No Component

50%

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2034

* *

1-3

\$2,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Strobe Lights And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Radiant Heater

70%

2029

\$111,600

2

\$2,900

*Other Observation, Extent : Light, Area Affected : 90%**Location : Throughout**Explanation : 9 Units*

No Component

30%

Distribution

Ductwork/Diffusers

50%

LIFE

* *

2-5

\$2,500

No Component

50%

Terminal Devices

Fan Coil Unit/Heat

90%

2024

\$84,900

1

\$2,600

No Component

10%

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

40%

2023

\$76,600

2

\$200

Window/Wall Unit

60%

2024

\$11,300

1

Distribution

Ductwork/Diffusers

60%

LIFE

* *

2

\$7,000

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,000

Exhaust Fans

Interior

100%

Now

\$32,000

2039

* *

2

\$200

*Broken, Extent : Severe, Area Affected : 100%**Location : Toilet Exhaust Fans*

Plumbing

H/C Water Piping

Brass/Copper

100%

2039

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater							
	Electric	100%		2027	\$7,900	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
			<i>Leaking Connections, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Toilet Rooms</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 82 - Q
Address : 88-02 144 STREET
Borough : QUEENS **Agency's Number** : Q082
Program / Asset # : BOE0734.000 / 538 **Yr Built/Renovated** : 1906 / 2010
Area Sq Ft : 57,000 **Project Type** : EDUCATION
Date of Survey : 02-Aug-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9684 **Lot** : 8 **BIN** : 4206905

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$183,800	\$204,800
Interior Architecture	\$177,500	\$460,800
Electrical	\$151,300	\$303,700
Mechanical		\$240,800
Total	\$512,600	\$1,210,100
Importance Code A	\$183,800	\$204,800
Importance Code B	\$224,400	\$788,100
Importance Code C	\$104,400	\$217,300
Total	\$512,600	\$1,210,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,000	\$14,100	\$8,400	
Interior Architecture	\$9,700	\$2,000	\$5,800	\$3,400
Electrical	\$5,100	\$41,300	\$7,700	\$4,600
Mechanical	\$48,500	\$38,100	\$18,200	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$104,300	\$99,500	\$44,100	\$23,000
Importance Code A	\$42,700	\$19,900	\$14,100	\$5,600
Importance Code B	\$61,600	\$79,600	\$30,000	\$17,300
Importance Code C				
Total	\$104,300	\$99,500	\$44,100	\$23,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$57,500	LIFE	**	5	\$25,900	
<i>Repointing Failure, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Masonry: Brick	40%	Now	\$85,300	LIFE	**	5	\$26,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 308b And 350, Stair A/ B (North West Corner) Stair C/ D, Boys 3rd Floor Bathroom</i>								
Masonry: Brick Cavity	48%			LIFE	**	5	\$31,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1995 Addition</i>								
Metal Panel	3%			2047	**	5-10	\$13,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,300	
Stucco Cement	2%			2032	**	5	\$3,300	
Windows								
Aluminum	95%			2043	**	5	\$16,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Perimeter Of Window Openings</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%	Now	\$5,600	2030			\$28,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Univents - Dampers Malfunction - 1995 Addition</i>								
Parapets								
Masonry: Brick Cavity	45%			LIFE	**	5	\$4,500	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Metal Panel	45%			2047	**	5	\$17,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,200	
Roof								
Built-Up (BUR)	45%	Now	\$31,400	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A/ B And Stair C/ D</i>								
Copper/Terne	5%			2055	**	10	\$6,000	
IRMA/Protected Membrane	50%	Now	\$41,000	2027			\$204,800	
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1995 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Gymnasium At Air Handler Penetration</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1995 Wing</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	4+	\$1,000	LIFE	**	5	\$9,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Cellar</i>								
Ceramic Tile	5%			2036	**	5	\$4,500	
Quarry Tile	3%			2032	**	5	\$4,000	
Vinyl Tile	52%			2032	**	3	\$17,400	
Vinyl Tile	30%	2-4	\$73,100	2027	\$243,500	3	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 1st Floor Corridors</i>								
<i>Uneven Substrate, Extent : Light, Area Affected : 45%</i>								
<i>Location : 1st, 2nd, 3rd Floor Corridors - Original Building</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Auditorium / Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement And 1st Floor Corridors</i>								
Wood	5%			2055	**	5	\$8,400	
Interior Walls								
Ceramic Tile	5%			2030	\$217,300	5	\$7,400	
Concrete Masonry Unit	20%			LIFE	**	5	\$11,800	
Folding Partition	2%	Now	\$50,100	2043	**	5	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Auditorium / Cafeteria</i>								
<i>Explanation : Rubber Gasketed Joints Are Worn. Need Replacement</i>								
Gypsum Board	5%			LIFE	**	5	\$4,400	
Plaster	43%	Now	\$54,300	LIFE	**	5	\$19,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A/ B, Stair C/ D, Rooms 306, 350</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	4+	\$6,500	2040	**	5	\$9,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement - Northeast Wing</i>								
AcousTileSusp.Lay-In	30%			2040	**	5	\$22,600	
Exposed Struc: Steel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Assembly Actually Metal Decking</i>								
Gypsum Board	5%			LIFE	**	5	\$4,700	
Plaster	40%			LIFE	**	5	\$18,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	80%			2047	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Cellar</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	20%			2047	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Cellar</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2047	**	5	\$200
Raceway								
	Conduit	30%			2047	**	1	
	Conduit	70%			2027	\$92,600	1	
Panelboards								
	Fused Disc Sw	7%			2026	\$7,800	5	\$100
	Fused Disc Sw	3%			2043	**	5	
	Molded Case Bkrs	55%			2026	\$61,400	5	\$800
	Molded Case Bkrs	35%			2043	**	5	\$500
Wiring								
	Thermoplastic	35%			2047	**	1	
	Thermoplastic	65%			2027	\$120,700	1	
Motor Controllers								
	Locally Mounted	40%			2040	**	5	\$200
	Locally Mounted	60%			2025	\$29,000	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$800
Stand-by Power								
Transfer Switches								
	Automatic	100%			2040	**	1	\$17,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Cellar</i>								
<i>Explanation : Three Automatic Transfer Switches</i>								
Generators								
	Diesel	100%			2036	**	1	\$22,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Cellar</i>								
<i>Explanation : One 100 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2022	\$1,600	5	\$12,700

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DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2043	**	5	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Cellar</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank	50%			2055	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Cellar</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2032	**	10	\$20,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$13,400	10	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Section</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	47%			2035	**	10	\$24,600	
Fluorescent	1%			2032	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Service	20%			2032	**	1		
Emergency, Service	40%			2037	**	1		
Exit, Service	25%			2032	**	1		
Exit, Service	10%			2022	\$1,600	1		
Exit, Service	5%			2037	**	1		
Exterior Lighting								
HID	60%			2022	\$137,900	10	\$100	
HID	40%			2032	**	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$7,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5,000 Gallon Tank.</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$56,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$4,200	
Terminal Devices								
Air Handler	20%			2032	**	1	\$7,100	
Convactor/Radiator	50%	Now	\$30,500	2040	**	1	\$8,300	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Fan Coil Unit/Heat	30%			2032	**	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2027	\$193,500	1	\$10,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : New Wing Penthouse</i>								
Window/Wall Unit	20%			2022	\$23,800	1		
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2047	**	4	\$1,100	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2032	**	1	\$3,500	
Fan Coil - 4 Pipe	30%			2032	**	1	\$5,500	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2027	\$27,600	2	\$15,900	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$15,900	
No Component	50%							

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2027	\$47,300	2	\$900	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2047	**	1		
Galvanized Steel	40%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$34,800	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$1,900	4	\$1,800	
Backflow Preventer								
No Component	60%							
Generic	40%			2032	**	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : New Wing</i>						
		<i>Explanation : One Bfp Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
No Component	60%							
Generic	40%			2047	**	1-5	\$11,500	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : New Wing</i>						
		<i>Explanation : New Wing Only</i>						
Sprinkler								
No Component	60%							
Generic	40%			2047	**	1-2	\$6,400	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 83 - M
Address : 219 EAST 109 STREET @2ND - 3RD AVES.
Borough : MANHATTAN **Agency's Number** : M083
Program / Asset # : BOE0049.000 / 1683 **Yr Built/Renovated** : 1964 / 2000
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1659 **Lot** : 12 **BIN** : 1052436

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$447,100	
Interior Architecture	\$247,200	\$38,700
Electrical	\$129,900	\$604,600
Mechanical	\$511,300	\$761,900
Site Pavements		\$42,400
Total	\$1,335,500	\$1,447,700
Importance Code A	\$958,400	\$39,500
Importance Code B	\$266,100	\$1,408,100
Importance Code C	\$111,100	
Total	\$1,335,500	\$1,447,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,000		\$39,400	
Interior Architecture	\$24,600		\$4,200	\$10,400
Electrical	\$7,100	\$6,200	\$15,200	\$6,900
Mechanical	\$54,100	\$15,400	\$62,200	\$13,000
Site Enclosure	\$6,700			
Site Pavements	\$26,200			
Total	\$126,600	\$21,600	\$121,000	\$30,300
Importance Code A	\$8,000	\$7,800	\$47,400	\$7,800
Importance Code B	\$111,400	\$13,800	\$73,600	\$22,500
Importance Code C	\$7,100			
Total	\$126,600	\$21,600	\$121,000	\$30,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	**	5	\$3,900	
Masonry: Brick Cavity	71%			LIFE	**	5	\$29,600	
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Masonry: Marble	2%			LIFE	**	5	\$600	
Pre-Cast Concrete	15%			LIFE	**	5	\$20,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,800	
Windows								
Aluminum	50%			2036	**	5	\$8,000	
Aluminum	50%			2036	**	5	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade And Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,700	
Masonry: Brick Cavity	90%			LIFE	**	5	\$7,800	
Roof								
Built-Up (BUR)	65%	Now	\$43,700	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 302, 303 - Saturated Roof Slab</i>								
Built-Up (BUR)	30%			2023		10	\$27,800	
Copper/Terne	5%			2043	**	10	\$11,600	
Soffits								
Cement-Fiber Panel	100%			2033	**	10		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$6,200	LIFE	**	5	\$24,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Basement Slab</i>								
Ceramic Tile	4%	0-2	\$92,000	2043	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Kitchen And 1st And 2nd Floor Bathrooms</i>								
Ceramic Tile	1%			2041	**	5	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Sheet Vinyl/Rubber	5%			2033	**	5	\$8,300	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	75%			2033	**	3	\$41,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	4%	Now	\$111,100	2043	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchen And 1st And 2nd Floor Bathrooms</i>								
Ceramic Tile	1%			2041	**	5	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$5,700	
Plaster	55%			LIFE	**	5	\$15,600	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%	Now	\$44,100	2033	**	5	\$11,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Corridors</i>								
AcousTileConcealSpLn	10%			2041	**	5	\$13,900	
Exposed Concrete	52%			LIFE	**	5	\$9,000	
Fiber Board	5%			2028	\$38,700			
Metal Panel	3%			LIFE	**	5	\$4,200	
Plaster	10%			LIFE	**	5	\$6,900	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2038	**			
Iron Picket	25%	Now	\$6,700	2048	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Curbing For Fence Posts</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 109th Street Side Enclosure</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : 109th Street Side Enclosure</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,400	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 109th Street Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2031	**			
Activity Yard								
Asphalt	90%	0-2	\$14,700	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Play Yard And Playground</i>								
Rubber Matting	10%			2028	\$42,400			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	80%			2028	\$105,800	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Fused Disc Sw	5%			2044	**	5	\$100	
Molded Case Bkrs	80%			2027	\$114,900	5	\$1,700	
Molded Case Bkrs	5%			2044	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2048	**	1		
Motor Controllers								
Locally Mounted	50%			2026	\$40,300	5	\$300	
Locally Mounted	50%			2041	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$71,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$9,500	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	10%			2036	**	10		
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2028

\$76,600

1

\$8,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$50,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2038

* *

5

\$24,500

Conversion Equipment

Steam Boiler

100%

Now

\$511,300

2048

* *

1

\$70,400

*Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

0-2

\$7,000

2028

\$349,300

*Steam Traps Faulty, Extent : Moderate, Area Affected : 15%**Location : Various Locations*

Terminal Devices

Air Handler

20%

2028

\$222,200

1

\$9,800

Convactor/Radiator

80%

2033

* *

1

\$20,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

20%

0-2

\$1,600

2023

\$32,900

1

*Not in Service, Extent : Moderate, Area Affected : 15%**Location : Various Locations*

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$44,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	20%			2028	\$56,200	2	\$500
	Roof	60%			2038	**	2	\$1,500
	Roof	20%			2028	\$26,200	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2038	**	1	
	Galvanized Steel	20%	Now	\$1,400	2026	\$69,300	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Boiler Room</i>								
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$11,700
Sanitary Piping								
	Cast Iron	100%	0-2	\$28,900	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	Now	\$12,000	2038	**	4	\$1,700
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
	Electric	100%			2028	\$22,800	4	\$3,100
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2028	\$38,700	1-2	\$1,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

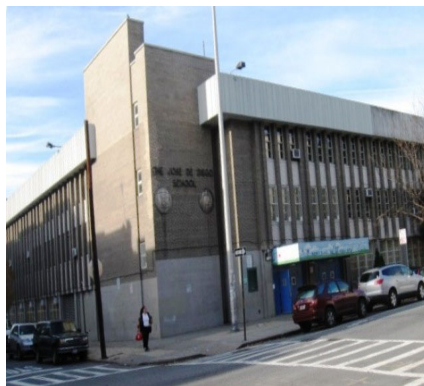
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 84 - BK
Address : 250 BERRY STREET @ S.1ST ST.
Borough : BROOKLYN **Agency's Number** : K084
Program / Asset # : BOE0399.000 / 1393 **Yr Built/Renovated** : 1969 / 2002
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 18-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2391 **Lot** : 1 **BIN** : 3062766

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$66,700	\$185,900
Interior Architecture	\$358,900	\$1,217,400
Electrical	\$398,700	\$1,012,300
Mechanical	\$178,200	\$1,356,400
Total	\$1,002,600	\$3,772,100
Importance Code A	\$66,700	\$840,200
Importance Code B	\$849,100	\$2,931,900
Importance Code C	\$86,800	
Total	\$1,002,600	\$3,772,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$23,000	\$27,800	\$2,300	\$27,300
Electrical	\$8,900	\$11,000	\$10,000	\$9,300
Mechanical	\$20,400	\$13,000	\$26,000	\$42,200
Total	\$52,300	\$51,800	\$38,200	\$78,800
Importance Code A	\$9,400	\$9,400	\$9,400	\$9,600
Importance Code B	\$26,300	\$28,400	\$28,800	\$69,200
Importance Code C	\$16,600	\$14,100		
Total	\$52,300	\$51,800	\$38,200	\$78,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Installation Of Green House Structure</i>								
Masonry: Brick	95%			LIFE	**	5	\$104,400	
Windows								
Aluminum	100%			2045	**	5	\$26,200	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$81,500	
Masonry: Brick	10%			LIFE	**	5	\$900	
Roof								
Built-Up (BUR)	90%			2034	**	10	\$66,700	
Skylight, Metal/Glass	10%			2055	**	10	\$24,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Installation Of Green House Structure</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,200	
Ceramic Tile	3%			2038	**	5	\$4,600	
Terrazzo	2%			LIFE	**	5	\$2,400	
Traffic Topping	5%			2037	**	5	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Installation Of Green House Structure</i>								
Vinyl Tile	10%			2034	**	3	\$5,700	
Vinyl Tile 9" X 9"	65%	0-2	\$232,300	2029	\$1,161,500	3	\$37,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$14,200	
Interior Walls								
Ceramic Tile	5%	0-2	\$16,600	2032	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,000	
Folding Partition	5%			2037	**	5	\$28,100	
Masonry: Brick	5%			LIFE	**			
Plaster	45%	0-2	\$86,800	LIFE	**	5	\$30,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	20%			2034	**	5	\$29,800	
AcousTileConcealSpLn	5%	2-4	\$6,400	2034	**	5	\$4,700	

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Auditorium*

Exposed Concrete	10%			LIFE	**	5	\$2,300	
Metal Panel	5%	0-2	\$39,900	LIFE	**	5	\$9,300	

*Deformed/Dented, Extent : Moderate, Area Affected : 20%**Location : Kitchen*

Plaster	60%			LIFE	**	5	\$55,900	
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Site Enclosure

Fence/Gates

Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			

Site Pavements

On-Site Walkways

Asphalt	60%			2038	**			
Cast in Place Concrete	40%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service, Rated At 2500 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$182,600	5	\$400	
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Raceway

Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		

Panelboards

Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Molded Case Bkrs	10%			2045	**	5	\$300	
Molded Case Bkrs	85%			2028	\$162,800	5	\$2,100	

Wiring

Braided Cloth	90%	2-4	\$245,500	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	10%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$600	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting Fluorescent	85%			2037	**	10	\$74,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	15%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby, Auditorium And Cafeteria</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting Emergency, Battery Exit, Service	20%			2029	\$27,400	10	\$4,600	
	80%			2029	\$21,900	1		
Exterior Lighting								
HID	100%	Now	\$153,200	2034	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof And Building Perimeter</i>								
<i>Explanation : Defective Ballasts</i>								
Alarm								
Security System Generic	100%			2029	\$306,900	1	\$35,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection Generic, Digital	100%			2034	**	1-3	\$58,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Smoke Detectors, Duct Smoke Detectors, Heat Detectors, Horns And Strobes</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2029	\$186,700	5	\$29,400	
Conversion Equipment Steam Boiler	100%			2027	\$614,800	1	\$94,100	
Distribution Steam Piping/Pump	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2029	\$267,200	1	\$11,800	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Located In Basement Fan Room, It Serves The Lunchroom And Auditorium</i>					
Convactor/Radiator	80%			2034	**	1	\$24,600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2024	\$178,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,000	
Exhaust Fans								
Interior	40%			2029	\$135,200	2	\$1,200	
Roof	60%	Now	\$4,700	2029	\$94,600	2	\$1,400	
			<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$57,900	2	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 120-gallon Units</i>					
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$9,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$700	2024	\$14,500	4	\$2,000	
			<i>Broken, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Sewage Ejector(s)								
Electric	100%	0-2	\$1,400	2029	\$27,400	4	\$3,800	
			<i>Broken, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Fixtures								
Generic	100%							

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 84 - M
Address : 32 WEST 92 STREET @ CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : M084
Program / Asset # : BOE0050.000 / 1684 **Yr Built/Renovated** : 1962 / 2013
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 03-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1205 **Lot** : 6 **BIN** : 1081042

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$111,700	\$1,183,200
Interior Architecture	\$802,800	\$479,900
Electrical	\$323,800	\$869,900
Mechanical	\$54,400	\$581,300
Site Pavements	\$94,900	
Total	\$1,387,400	\$3,114,300
Importance Code A	\$111,700	\$1,222,700
Importance Code B	\$1,095,600	\$1,854,600
Importance Code C	\$180,200	\$37,000
Total	\$1,387,400	\$3,114,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,800	\$8,500		
Interior Architecture	\$74,700	\$12,400	\$11,100	\$16,000
Electrical	\$8,100	\$10,000	\$9,000	\$15,000
Mechanical	\$34,600	\$12,300	\$24,000	\$25,700
Total	\$160,100	\$43,200	\$44,100	\$56,700
Importance Code A	\$54,100	\$17,100	\$8,600	\$8,800
Importance Code B	\$106,100	\$26,100	\$29,400	\$47,900
Importance Code C			\$6,200	
Total	\$160,100	\$43,200	\$44,100	\$56,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$10,700	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	88%			LIFE	**	5	\$62,800	
Masonry: Brick	5%	0-2	\$23,000	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Granite Panels	2%	0-2	\$3,200	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2037	**	5	\$16,900	
Glass Block	5%			LIFE	**	5	\$600	
Roof								
Built-Up (BUR)	95%	Now	\$111,700	2029	\$1,116,800			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Over Second Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : A Green Roof Is Currently Being Constructed On The 2nd Floor Roof</i>								
Copper/Terne	5%	Now	\$5,800	2044	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$14,700	LIFE	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	0-2	\$13,700	2038	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	30%			2029	\$360,400	3	\$14,900	
Vinyl Tile 9" X 9"	40%	0-2	\$31,100	2024	\$622,600	3	\$19,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$24,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$12,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	50%	Now	\$52,800	LIFE	**	5	\$37,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$127,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	15%			2034	**	5	\$18,700	
AcousTileConcealSpLn	10%	0-2	\$10,800	2034	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%	Now	\$4,400	2029	\$43,500			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$7,800	
Plaster	50%			LIFE	**	5	\$39,000	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2049	**			
Iron Picket	90%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	50%			2038	**			
Cast in Place Concrete	50%			2042	**			
Activity Yard								
Rubber Matting	100%			2024	\$94,900			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	70%			2028	\$134,100	5	\$1,600	
Molded Case Bkrs	20%			2045	**	5	\$500	
Wiring								
Braided Cloth	70%			2028	\$191,000	1		
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	90%			2027	\$72,600	5	\$500	
Locally Mounted	10%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$78,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Emergency, Battery	30%			2034	**	10	\$6,300	
Exit, Battery	50%			2039	**	10	\$2,900	
Exterior Lighting								
HID	70%			2024	\$245,600	10	\$200	
LED	30%			2034	**			
Alarm								
Security System								
Generic	30%			2029	\$84,300	1	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	70%			2034	**	1	\$22,700	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2037 * * 1-3 \$53,600

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Manual Pull Stations, Horns, Strobes And Smoke Detection

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 2

100% 2049 * * 5 \$27,000

Conversion Equipment

Steam Boiler

100% Now \$11,300 2034 * * 1 \$77,500

Insul. Deteriorating, Extent : Severe, Area Affected : 20%

Location : Boiler Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Steam Piping/Pump

100% Now \$7,700 2039 * *

Steam Traps Faulty, Extent : Moderate, Area Affected : 10%

Location : Throughout

Terminal Devices

Air Handler

20% 2029 \$244,700 1 \$10,800

Convactor/Radiator

80% 2042 * * 1 \$22,500

Air Conditioning

Energy Source

Electricity

100% 2037 * * 1

Conversion Equipment

Window/Wall Unit

30% 2024 \$54,400 1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$48,500

Exhaust Fans

Interior

70% 2029 \$216,700 2 \$1,900

Roof

30% Now \$4,300 2029 \$43,300 2 \$600

Unit Inoperable, Extent : Moderate, Area Affected : 10%

Location : Roof

Plumbing

H/C Water Piping

Galvanized Steel

100% 2034 * * 1

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DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Electric	100%			2027	\$76,600	4	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 80-gallon Units</i>								
	HW Heat Exchanger Steam Fired	100%	Now	\$6,900	2039	**	4	\$8,600
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Submersible	100%			2023	\$2,900	4	\$1,800
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	80%			2039	**	1-2	\$4,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : In Basement Only</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 84 - Q
Address : 22-45 41 STREET
Borough : QUEENS **Agency's Number** : Q084
Program / Asset # : BOE0735.000 / 1633 **Yr Built/Renovated** : 1904 / 2009
Area Sq Ft : 49,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 794 **Lot** : 17 **BIN** : 4015334

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$79,600
Interior Architecture	\$125,400	\$536,500
Electrical	\$305,200	\$246,400
Total	\$430,600	\$862,500
Importance Code A		\$79,600
Importance Code B	\$430,600	\$782,900
Total	\$430,600	\$862,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,400		\$28,500	
Interior Architecture	\$44,300	\$8,700	\$7,800	\$1,000
Electrical	\$1,800	\$1,900	\$20,700	\$1,700
Mechanical	\$8,600	\$6,700	\$6,900	\$7,900
Total	\$97,200	\$17,300	\$64,000	\$10,700
Importance Code A	\$48,800	\$4,900	\$33,500	\$4,900
Importance Code B	\$15,500	\$10,600	\$30,500	\$5,900
Importance Code C	\$32,900	\$1,900		
Total	\$97,200	\$17,300	\$64,000	\$10,700



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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$38,100	
Masonry: Brick	85%			LIFE	**	5	\$41,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,800	
Windows								
Aluminum	100%	4+	\$20,500	2044	**	5	\$11,500	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 2%</i>								
<i>Location : Classrooms</i>								
Parapets								
Masonry: Brick	90%	Now	\$21,900	LIFE	**	5	\$3,600	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side</i>								
Masonry: Limestone	10%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	100%			2033	**	10	\$28,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,100	
Ceramic Tile	5%			2031	**	5	\$4,200	
Quarry Tile	5%			2041	**	5	\$6,300	
Vinyl Tile	10%	Now	\$75,700	2038	**	3	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Principal Office, Main Office</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Staircases</i>								
Vinyl Tile	65%			2028	\$492,200	3	\$20,300	
Wood	10%			2043	**	5	\$15,600	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$3,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
Masonry: Brick	5%			LIFE	**			
Plaster	75%			LIFE	**	5	\$17,300	
Plaster	5%	Now	\$32,900	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor Of Staircase C</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Of Staircase C</i>								
Ceilings								
AcousTile,Adhered	15%	0-2	\$6,200	2033	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
Plaster	85%	0-2	\$49,700	LIFE	**	5	\$44,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 205</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Windows In Room 204</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	60%			2038	**			
Iron Picket	40%			2063	**			
Retaining Walls								
Cast in Place Concrete	20%			2063	**			
Masonry: Fieldstone	80%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	95%			2031	**			
Rubber Matting	5%			2028				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$200	
Raceway								
Conduit	95%			2028	\$70,400	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$5,600	5	\$100	
Fused Disc Sw	5%			2044	**	5	\$100	
Molded Case Bkrs	80%			2027	\$89,400	5	\$1,000	
Molded Case Bkrs	10%			2044	**	5	\$100	
Wiring								
Braided Cloth	85%	2-4	\$82,900	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Thermoplastic	5%			2058	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	83%			2038	**	10	\$37,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2033	**	10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2038	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Closet Rooms</i>								
Egress Lighting								
Emergency, Battery	15%			2033	**	10	\$1,800	
Emergency, Battery	35%			2023		10	\$4,100	
Exit, Service	5%			2033	**	1		
Exit, Service	45%			2023		1	\$6,400	
Exterior Lighting								
HID	100%			2023		10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$5,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$9,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 5,000 Gallons</i>								
Conversion Equipment Steam Boiler	100%	Now	\$6,300	2041	**	1	\$43,700	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tube Of Boiler Number One</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2048	**	4	\$2,400	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$15,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Window/Wall Unit	10%			2033	**	2	\$300	
No Component	80%			2026	\$10,200	1		
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$1,400	
No Component	95%							
Exhaust Fans								
Roof	5%			2033	**	2	\$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$29,900	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$700	
Chemical System								
Wet	10%			2026	\$2,800	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul-102</i>						
No Component	80%							
Generic	10%			2026	\$2,800	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040**P. S. 84 - Q****Asset # : 1633**

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 85 - Q
Address : 23-70 31 STREET BTWN: 23 RD., 24 AVE.
Borough : QUEENS **Agency's Number** : Q085
Program / Asset # : BOE0736.000 / 1619 **Yr Built/Renovated** : 1908 / 2012
Area Sq Ft : 59,000 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 842 **Lot** : 31 **BIN** : 4017485

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$41,900	\$50,800
Electrical	\$157,800	\$236,800
Mechanical	\$98,000	\$412,500
Site Pavements	\$208,000	
Total	\$505,600	\$700,000
Importance Code A	\$41,900	\$50,800
Importance Code B	\$463,700	\$649,300
Total	\$505,600	\$700,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,500			\$3,900
Interior Architecture	\$15,200	\$15,300		
Electrical	\$4,700	\$5,300	\$4,000	\$4,000
Mechanical	\$11,400	\$8,500	\$12,600	\$8,500
Total	\$64,800	\$29,100	\$16,600	\$16,300
Importance Code A	\$39,300	\$5,800	\$5,800	\$9,700
Importance Code B	\$25,500	\$21,600	\$10,700	\$6,600
Importance Code C		\$1,700		
Total	\$64,800	\$29,100	\$16,600	\$16,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$30,500	
Masonry: Brick	65%			LIFE	**	5	\$50,800	
Masonry: Granite	5%			LIFE	**	5	\$2,900	
Masonry: Limestone	23%	4+	\$41,900	LIFE	**	5	\$13,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance</i>								
Stucco Cement	2%			2034	**	5	\$3,900	
Windows								
Aluminum	100%	4+	\$7,300	2045	**	5	\$4,100	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classroom 2nd Floor</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$5,600	
Masonry: Brick	80%			LIFE	**	5	\$3,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,500	
Roof								
Built-Up (BUR)	95%	4+	\$26,200	2034	**			
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room 312, Library</i>								
Modified Bitumen	5%			2034	**	10	\$1,900	
Soffits								
Cast in Place Concrete	60%			LIFE	**	5		
Masonry: Brick	20%			LIFE	**	5		
Masonry: Limestone	20%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	5%	4+	\$1,800	2032	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor Boys Toilet</i>								
Vinyl Tile	85%			2034	**	3	\$28,400	
Wood	5%			2057	**	5	\$8,400	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$3,400	
Masonry: Brick	10%			LIFE	**			
Plaster	75%			LIFE	**	5	\$15,100	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%			2046	**	5	\$26,700	
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Plaster	60%			LIFE	**	5	\$33,400	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%			2064	**			
Retaining Walls								
Cast in Place Concrete	5%			2064	**			
Masonry: Brick	95%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	10%			2032	**			
Cast in Place Concrete	90%			2034	**			
Activity Yard								
Asphalt	98%	0-2	\$208,000	2038	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Play Yard</i>								
Rubber Matting	2%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	85%			2029	\$112,400	1		
Conduit	15%			2055	**	1		
Panelboards								
Fused Disc Sw	15%			2051	**	5	\$200	
Molded Case Bkrs	85%			2051	**	5	\$1,300	
Wiring								
Braided Cloth	85%	2-4	\$157,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$400	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$53,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$7,100	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2029		10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$6,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$36,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$58,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : Two Units</i>						
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Convactor/Radiator	90%			2027	\$284,300	1	\$17,200	
Unit Heater - Steam	10%			2029	\$21,100	4	\$800	
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Window/Wall Unit	75%			2027	\$92,200	1	
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,900
Exhaust Fans								
	Roof	100%			2024	\$98,000	2	\$1,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2028	\$36,000	2	\$900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : One Abandoned Unit Remains</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,500	LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Water Backs Up In Basement When It Rains</i>				
Sump Pump(s)								
	Non-Submersible	100%			2029	\$9,000	4	\$1,900
Backflow Preventer								
	Generic	100%			2039	**	1	\$3,600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : New Installed</i>				
Fixtures								
	Generic	100%						
				<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : One Toilet In Cafeteria Female Bathroom, One Sink In 1st Floor Male Bathroom</i>				
				<i>Explanation : Damaged</i>				
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2029	\$28,900	1-2	\$800

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 86 - BK THE IRVINGTON SCHOOL
Address : 220 IRVING AVENUE @ HARMON ST.
Borough : BROOKLYN **Agency's Number** : K086
Program / Asset # : BOE0401.000 / 1394 **Yr Built/Renovated** : 1892 / 2014
Area Sq Ft : 37,000 **Project Type** : EDUCATION
Date of Survey : 14-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,4
Block : 3289 **Lot** : 27 **BIN** : 3075109

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$204,700
Interior Architecture	\$490,900	
Electrical		\$155,400
Mechanical		\$233,700
Total	\$490,900	\$593,900
Importance Code A		\$204,700
Importance Code B	\$347,800	\$389,100
Importance Code C	\$143,100	
Total	\$490,900	\$593,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,900			\$1,000
Interior Architecture	\$24,800		\$1,800	\$3,200
Electrical	\$31,900	\$4,300	\$3,800	\$4,000
Mechanical	\$5,000	\$5,300	\$5,000	\$16,500
Total	\$87,600	\$9,600	\$10,700	\$24,600
Importance Code A	\$29,600	\$3,700	\$3,700	\$4,700
Importance Code B	\$58,000	\$5,900	\$7,000	\$19,900
Importance Code C				
Total	\$87,600	\$9,600	\$10,700	\$24,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$78,900	
Masonry: Brownstone	10%			LIFE	**	5	\$7,000	
Slate Panels	5%	Now	\$25,900	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$22,800	
Parapets								
Cast Stone/Terra Cotta	100%			LIFE	**	5	\$125,800	
Roof								
Asphalt Shingle	98%			2038	**	10	\$7,900	
Built-Up (BUR)	2%			2034	**	10	\$1,000	
Interior								
Floors								
Cast in Place Concrete	15%	0-2	\$6,100	LIFE	**	5	\$24,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2038	**	5	\$3,700	
Vinyl Tile	35%	Now	\$232,100	2039	**	3	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	45%	2-4	\$115,800	2044	**	5	\$30,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Brick	15%	Now	\$90,800	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Storage Area Behind Tank Room</i>								
Masonry: Fieldstone	10%	Now	\$52,200	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Open Joints</i>								
Plaster	75%			LIFE	**	5	\$16,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Embossed Metal	40%	0-2	\$13,700	LIFE	**	5	\$13,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Exposed Concrete	10%	4+	\$5,000	LIFE	**	5	\$1,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Storage Area</i>								
Plaster	50%			LIFE	**	5	\$22,800	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Exposed Struc: Steel	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : Metal Panels</i>								
Iron Picket	25%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$1,000	
Raceway								
Conduit	70%			2029	\$39,300	1		
Conduit	30%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	80%			2028	\$63,800	5	\$800	
Molded Case Bkrs	10%			2045	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$28,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	40%			2029	\$28,400	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$33,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$26,600	10	\$4,500	
Exit, Battery	50%			2029	\$18,200	10	\$1,200	
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
Generic	80%			2037	**	1	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throuhgout</i>								
<i>Explanation : CCTV System</i>								
Generic	20%			2029	\$23,900	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Floors</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Manual Pull Stations, Horns, Strobes, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 86 - BK THE IRVINGTON SCHOOL
Asset # : 1394

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2042	**	1	\$36,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Steam Piping/Pump	100%			2039	**			
<hr/>								
Terminal Devices Convactor/Radiator	90%			2027	\$178,300	1	\$10,800	
Fan Coil Unit/Heat	10%			2029	\$55,400	1	\$1,200	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment Window/Wall Unit	15%			2024	\$11,600	1		
No Component	85%							
<hr/>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2046	**	1		
<hr/>								
Water Heater Gas Fired	100%			2027	\$22,600	2	\$500	
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$1,200	
<hr/>								
Fixtures Generic	100%							
<hr/>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2039	**	1-2	\$500	
<hr/>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 86 - Q
Address : 87-41 PARSONS BLVD
Borough : QUEENS **Agency's Number** : Q086
Program / Asset # : BOE0737.000 / 2766 **Yr Built/Renovated** : 1970 / 2007
Area Sq Ft : 88,426 **Project Type** : EDUCATION
Date of Survey : 22-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9774 **Lot** : 1 **BIN** : 4438678

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$236,700	\$478,000
Interior Architecture	\$1,613,600	\$315,500
Electrical	\$751,600	\$844,600
Mechanical	\$260,200	\$443,000
Total	\$2,862,100	\$2,081,100
Importance Code A	\$236,700	\$517,500
Importance Code B	\$2,416,500	\$1,524,400
Importance Code C	\$208,900	\$39,200
Total	\$2,862,100	\$2,081,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,500	\$3,100	\$8,900	
Interior Architecture	\$46,000	\$11,700		\$13,700
Electrical	\$7,900	\$43,800	\$1,000	\$1,000
Mechanical	\$27,800	\$3,600	\$12,000	\$3,600
Total	\$137,200	\$62,200	\$21,900	\$18,300
Importance Code A	\$55,500	\$3,300	\$8,900	
Importance Code B	\$81,700	\$58,900	\$13,000	\$18,300
Importance Code C				
Total	\$137,200	\$62,200	\$21,900	\$18,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Facade</i>								
<i>Explanation : Cast Bronze Sculpture</i>								
Masonry: Brick Cavity	40%	Now	\$114,300	LIFE	**	5	\$28,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above / Below Horizontal Expansion Joints</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Horizontal Joints</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Walls - Basement</i>								
Metal Coiling Doors	5%	Now	\$21,600	2032	**	5	\$5,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	54%	Now	\$68,000	LIFE	**	5	\$125,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	75%			2043	**	5	\$13,400	
Aluminum	25%			2043	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Story Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Copper/Terne	15%			2062	**	5	\$6,200	
Masonry: Brick Cavity	25%			LIFE	**	5	\$2,100	
Metal Rail	10%			2040	**	5-10	\$15,400	
Pre-Cast Concrete	45%			LIFE	**	5	\$24,100	
Pre-Cast Concrete	5%	Now	\$16,300	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Lower Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping At Lower Parapet</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Lower Parapet</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$17,600	2027	\$352,700			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	67%			2032	**	10	\$54,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Solar Panels</i>								
Copper/Terne	3%			2055	**	10	\$6,100	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$29,400	LIFE	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridors</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2036	**	5	\$6,600	
Panel/Paver: Cer/Brk	2%	Now	\$13,300	2043	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	23%	Now	\$55,300	2027	\$276,300	3	\$11,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Auditorium And Throughout</i>								
Vinyl Tile 9" X 9"	60%	Now	\$186,800	2022	\$933,900	3	\$29,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations In Corridors And Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Wall In Basement</i>								
Ceramic Tile	23%	4+	\$167,000	2036	**	5	\$28,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Third Of The Walls</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Folding Partition	2%	Now	\$41,900	2043	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Metal Panel	2%			LIFE	**			
Plaster	53%			LIFE	**	5	\$39,200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$185,900	2047	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	15%			2032	**	5	\$23,400	
Exposed Concrete	5%	Now	\$42,900	LIFE	**	5	\$1,000	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Reinforcing Bars At Beam In Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ceiling And Beams At North Side Of Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Beam In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ceiling And Beams At North Side Of Basement</i>								
Exposed Concrete	55%			LIFE	**	5	\$10,700	
Plaster	10%			LIFE	**	5	\$7,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	100%			2027	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Toggle Switch	3%	2-4	\$5,700	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	87%			2026	\$166,600	5	\$2,000	
Wiring								
Braided Cloth	30%	2-4	\$81,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2027	\$191,000	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$79,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	2%			2022	\$21,000	2		
Egress Lighting								
Emergency, Battery	30%			2022	\$38,200	10	\$6,400	
Emergency, Battery	20%			2032	**	10	\$4,300	
Exit, Service	10%			2032	**	1		
Exit, Service	40%			2022	\$10,200	1		
Exterior Lighting								
HID	100%			2022	\$356,500	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$195,600	1-3	\$10,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hillcrest High School</i>						
		<i>Explanation : Supplied From Adjacent High School</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$149,700	2037	**	4	\$4,400	
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Pneumatic Controls</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Vacuum Pumps - Basement Level</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	25%	Now	\$15,500	2027	\$310,900	1	\$12,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Heating Coils In Air Handlers</i>								
Convactor/Radiator	75%	Now	\$7,100	2032	**	1	\$19,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Thermostats Throughout</i>								
Air Conditioning								
Energy Source								
District Chilled Water	5%	Now	\$100	2037	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Not In Service Due To Control Valve Leakage</i>								
Electricity	95%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2022	\$110,600	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,300	
Exhaust Fans								
Interior	10%			2027	\$31,500	2	\$300	
Roof	90%			2027	\$132,100	2	\$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$13,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$13,500	4	\$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 87 - M
Address : 160 WEST 78 STREET @ AMSTERDAM AVE
Borough : MANHATTAN **Agency's Number** : M087
Program / Asset # : BOE0051.000 / 1685 **Yr Built/Renovated** : 1955 / 2006
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 30-Mar-2018 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1149 **Lot** : 7 **BIN** : 1030196

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$287,400	\$388,100
Interior Architecture		\$676,500
Electrical	\$735,600	\$399,100
Mechanical	\$284,600	\$1,903,900
Total	\$1,307,600	\$3,367,600
Importance Code A	\$287,400	\$1,056,900
Importance Code B	\$1,020,100	\$2,310,700
Total	\$1,307,600	\$3,367,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,700			
Interior Architecture		\$48,000	\$16,100	\$12,400
Electrical	\$2,500	\$3,300	\$2,600	\$13,900
Mechanical	\$16,900	\$12,100	\$19,700	\$87,200
Site Pavements	\$27,600			
Total	\$52,700	\$63,400	\$38,300	\$113,500
Importance Code A	\$14,500	\$8,800	\$8,800	\$9,000
Importance Code B	\$38,200	\$54,500	\$23,400	\$104,500
Importance Code C			\$6,200	
Total	\$52,700	\$63,400	\$38,300	\$113,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$60,700	
Masonry: Limestone	3%			LIFE	**	5	\$1,600	
Granite Panels	12%			LIFE	**	5	\$6,400	
Windows								
Aluminum	100%	4+	\$173,400	2045	**	5	\$8,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$2,100	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal Rail	70%			2042	**	5-10	\$107,700	
Roof								
Built-Up (BUR)	60%			2034	**	10	\$48,700	
Copper/Terne	2%			2057	**	10	\$4,100	
IRMA/Protected Membrane	38%	Now	\$5,700	2029	\$285,200			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Side</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Above Room 301</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Carpet	5%			2028	\$98,000	3	\$9,900	
Cast in Place Concrete	10%			LIFE	**	5	\$29,000	
Ceramic Tile	5%			2038	**	5	\$6,600	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	25%			2034	**	3	\$12,400	
Vinyl Tile 9" X 9"	40%			2029	\$676,500	3	\$19,900	
Wood	10%			2044	**	5	\$24,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$12,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,900	
Plaster	45%			LIFE	**	5	\$33,300	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTile,Adhered	35%			2042	**	5	\$43,700	
AcousTileConcealSpLn	20%			2042	**	5	\$31,200	
AcousTileSusp.Lay-In	5%			2042	**	5	\$6,200	
Plaster	40%			LIFE	**	5	\$31,200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

25%

2049

* *

Iron Picket

75%

2064

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$25,200

2034

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Near Entrance**Ponding, Extent : Moderate, Area Affected : 10%**Location : Near Entrance**Tripping Hazard, Extent : Moderate, Area Affected : 10%**Location : 78th Street Side At Tree Pits*

On-Site Walkways

Cast in Place Concrete

100%

2034

* *

Activity Yard

Asphalt

55%

2-4

\$2,400

2038

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East Side Of Activity Yard*

Rubber Matting

45%

2034

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90%

2029

\$38,600

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Ampere Main Disconnect Switches*

Fused Disc Sw

10%

2029

\$4,300

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$400

Raceway

Conduit

95%

2029

\$190,200

1

Conduit

5%

2049

* *

1

Panelboards

Fused Disc Sw

7%

2028

\$14,600

5

\$100

Fused Disc Sw

3%

2045

* *

5

\$100

Molded Case Bkrs

90%

2045

* *

5

\$2,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	\$251,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$87,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$73,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 88%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2037	**	10	\$4,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$10,700	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$389,900	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$93,700	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Offices, Cafeteria, And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Detector Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$16,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$27,600	
Conversion Equipment								
Steam Boiler	100%			2027	\$625,800	1	\$88,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$163,700	2039	**	4	\$4,400	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
Terminal Devices								
Air Handler	10%			2029	\$136,000	1	\$5,500	
Convactor/Radiator	90%			2027	\$465,900	1	\$25,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	5%			2034	**			
Window/Wall Unit	60%			2024	\$120,900	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,600	
Exhaust Fans								
Interior	90%			2029	\$309,600	2	\$2,500	
Roof	10%			2024	\$16,100	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$127,300	1		
Water Heater								
Electric	100%			2027	\$85,200	4	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger								
Steam Fired	100%			2029	\$154,000	4	\$13,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$14,700	4	\$1,900	
Sewage Ejector(s)								
Electric	100%			2024	\$27,900	4	\$3,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	**	1-2	\$800	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 87 - Q
Address : 67-54 80 STREET
Borough : QUEENS **Agency's Number** : Q087
Program / Asset # : BOE0738.000 / 1605 **Yr Built/Renovated** : 1906 / 2013
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 18-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3782 **Lot** : 27 **BIN** : 4091737

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$153,600
Interior Architecture	\$612,800	\$436,900
Electrical	\$191,000	\$365,100
Mechanical	\$87,500	\$51,200
Total	\$891,300	\$1,006,700
Importance Code A		\$153,600
Importance Code B	\$672,400	\$853,200
Importance Code C	\$219,000	
Total	\$891,300	\$1,006,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,100			\$1,600
Interior Architecture	\$12,000	\$12,100	\$5,400	\$5,800
Electrical	\$15,800	\$13,100	\$12,100	\$16,700
Mechanical	\$64,600	\$11,500	\$17,500	\$11,000
Site Enclosure	\$18,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,300	\$40,700	\$39,000	\$39,000
Importance Code A	\$27,900	\$6,900	\$6,900	\$8,400
Importance Code B	\$89,500	\$30,300	\$32,200	\$30,600
Importance Code C	\$18,800	\$3,500		
Total	\$136,300	\$40,700	\$39,000	\$39,000



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$83,800	
Masonry: Brick	65%			LIFE	**	5	\$69,700	
Masonry: Brick Cavity	20%			LIFE	**	5	\$21,500	
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	70%			2051	**	5	\$25,400	
Aluminum	30%			2051	**	5	\$10,900	
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$8,500	
Masonry: Brick Cavity	70%			LIFE	**	5	\$5,800	
Masonry: Brick Cavity	10%			LIFE	**	5	\$800	
Metal Rail	5%			2046	**	5-10	\$7,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
Roof								
Built-Up (BUR)	5%			2034	**	10	\$1,600	
IRMA/Protected Membrane	60%			2037	**	10	\$18,900	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 1906 Building</i>				
Plaza Roof: Stone Panels	35%			2055	**			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 2013 Addition</i>				
Soffits								
Cast Stone/Terra Cotta	50%			LIFE	**	5		
Stucco Cement	50%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$2,700	LIFE	**	5	\$26,900	
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : Basement Floor</i>				
Ceramic Tile	5%	Now	\$127,100	2044	**	5	\$3,100	
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Restrooms Throughout 1906 Building</i>				
Ceramic Tile	2%			2042	**	5	\$2,500	
Quarry Tile	3%			2042	**	5	\$5,500	
Traffic Topping	10%	Now	\$162,800	2039	**	5	\$7,700	
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Basement, Cafeteria</i>				
				<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Cafeteria, Basement</i>				
Vinyl Tile	35%			2029		3	\$16,100	
Vinyl Tile	30%			2037	**	3	\$13,800	
Wood	5%			2044	**	5	\$11,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$7,000	
Ceramic Tile	3%	Now	\$123,800	2044	**	5	\$2,100	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Toilet Rooms 1906 Building</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,400	
Masonry: Brick	10%			LIFE	**			
Plaster	62%	4+	\$37,200	LIFE	**	5	\$26,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout 1906 Building</i>								
SGFT/Glazed Masonry	5%	Now	\$57,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase In 1906 Building</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2046	**	5	\$18,600	
Exposed Concrete	10%			LIFE	**	5	\$1,900	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$7,700	
Plaster	60%	0-2	\$104,000	LIFE	**	5	\$46,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1906 Building</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	80%	4+	\$18,800	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 80th street, 67th Drive And 68th Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	60%			2038	**			
Cast in Place Concrete	35%			2042	**			
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2029	\$45,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Fused Disc Sw	75%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$129,000	1		
Conduit	30%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	60%			2028	\$114,900	5	\$1,300	
Molded Case Bkrs	30%			2051	**	5	\$700	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2055	**	1		
Motor Controllers								
Locally Mounted	70%			2034	**	5	\$400	
Locally Mounted	30%			2046	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$25,800	
Generators								
Diesel	100%			2042	**	1	\$32,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$3,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2051	**	5	\$7,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Main Tank	50%			2064	**	5	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$74,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2037	**	10	\$1,500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$10,100	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2037	**	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$2,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$9,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Perimeter Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$51,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights, Alarm Bells And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	30%			2055	**	1		
Interruptible Gas/Dual Fuel	70%			2049	**	1		
Conversion Equipment								
Furnace	20%			2037	**	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 2 Rooftop Package Units</i>								
Furnace	5%			2037	**	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
Hot Water Boiler	10%			2046	**	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Penthouse</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	65%			2042	**	1	\$54,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	10%			2051	**	4	\$400	
Steam Piping/Pump	65%	0-2	\$24,100	2049	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Vacuum Pump, Valves And Piping In Old Wing</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations In Old Wing</i>								
No Component	25%							
Terminal Devices								
Convactor/Radiator	65%	0-2	\$29,200	2034	**	1	\$15,900	
<i>Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations In Old Wing</i>								
Convactor/Radiator	10%			2046	**	1	\$2,700	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	70%			2037	**	1		
Electricity	30%			2051	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2037	**	2	\$1,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 2 Newly Installed Units Using R-410a Refrigerant</i>						
	Ext Pkg Unit - Heating/Cooling	5%			2037	**	2	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Wing Roof</i>						
		<i>Explanation : 1 Newly Installed Unit Using R-410a Refrigerant</i>						
	Window/Wall Unit	50%			2024	\$87,500	1	
		<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various Areas</i>						
	No Component	15%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$23,400
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$14,100
	No Component	20%						
Exhaust Fans								
	Roof	80%			2037	**	2	\$2,100
	No Component	20%						
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2039	**	1	
	Brass/Copper	30%			2055	**	1	
Water Heater								
	Gas Fired	70%			2028	\$35,900	2	\$900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing Penthouse</i>						
		<i>Explanation : 1 Unit</i>						
	Gas Fired	30%			2027	\$15,400	2	\$400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Wing Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
	Cast Iron	70%			LIFE	**	1	
	Cast Iron	30%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	70%			LIFE	**	1	
	Cast Iron	30%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$12,800	4	\$2,700
Backflow Preventer								
	Generic	100%			2037	**	1	\$5,100

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 New Unit</i>						
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2055		**	1-5	\$12,700
Sprinkler								
No Component	70%							
Generic	30%			2055		**	1-2	\$7,100
Fire Pump								
No Component	70%							
Generic	30%			2042		**	1	\$4,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 88 - Q
Address : 60-85 CATALPA AVENUE @FRESH POND ROAD
Borough : QUEENS **Agency's Number** : Q088
Program / Asset # : BOE0739.000 / 1606 **Yr Built/Renovated** : 1908 / 2006
Area Sq Ft : 181,888 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,2,3
Block : 3534 **Lot** : 12 **BIN** : 4085173

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$714,500	\$1,514,100
Interior Architecture	\$480,900	\$2,200,000
Electrical	\$540,900	\$1,700,100
Mechanical	\$1,661,800	\$2,841,700
Total	\$3,398,100	\$8,256,000
Importance Code A	\$714,500	\$1,514,100
Importance Code B	\$2,618,800	\$6,741,800
Importance Code C	\$64,900	
Total	\$3,398,100	\$8,256,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$20,200	
Interior Architecture	\$42,000	\$22,100	\$33,200	\$3,400
Electrical	\$49,200	\$20,300	\$20,200	\$17,700
Mechanical	\$160,900	\$56,800	\$101,500	\$62,100
Site Enclosure	\$200			
Site Pavements	\$14,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$274,300	\$107,100	\$183,000	\$91,100
Importance Code A	\$23,500	\$18,000	\$38,600	\$18,000
Importance Code B	\$245,800	\$89,000	\$144,400	\$73,100
Importance Code C	\$4,900			
Total	\$274,300	\$107,100	\$183,000	\$91,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	1%			LIFE	**			
Cast Stone/Terra Cotta	4%			LIFE	**	5	\$71,000	
Masonry: Brick	40%			LIFE	**	5	\$90,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Street And Rear Facades - 1908 Building</i>								
Masonry: Brick Cavity	35%	Now	\$63,600	LIFE	**	5	\$79,500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Expansion Joints - Facades Of 1996 Addition</i>								
Masonry: Granite	5%			LIFE	**	5	\$8,500	
Masonry: Limestone	5%			LIFE	**	5	\$8,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$73,800	
Windows								
Aluminum	95%	Now	\$115,300	2044	**	5	\$25,800	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lexan Single Panes - 1996 Addition</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Windows Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Header At Auditorium Window And At Stair B, Room 208 (Art Room)</i>								
Glass Block	5%			LIFE	**	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$18,600	
Masonry: Brick	50%			LIFE	**	5	\$12,000	
Masonry: Brick Cavity	30%			LIFE	**	5	\$7,200	
Metal Rail	5%			2033	**	5-10	\$21,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Between Coping Stones</i>								
Roof								
Built-Up (BUR)	55%			2028	\$1,121,600	10	\$77,400	
IRMA/Protected Membrane	40%			2023	\$479,200	10	\$56,300	
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Roof - 1996 Addition</i>								
Single Ply Membrane	5%			2033	**	10	\$7,000	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$29,800	
Ceramic Tile	5%			2031	**	5	\$13,600	
Vinyl Tile	65%			2028	\$1,606,400	3	\$66,400	
Vinyl Tile 9" X 9"	10%			2023	\$320,200	3	\$13,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms 151, 206, 208, 210</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rooms 151, 206, 208, 210</i>								
Wood	10%	Now	\$95,900	2043	**	5	\$25,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 3rd Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st And 3rd Floor Classrooms</i>								
Wood	5%			2043	**	5	\$25,500	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$9,500	
Concrete Masonry Unit	25%			LIFE	**	5	\$18,900	
Gypsum Board	5%			LIFE	**	5	\$5,700	
Plaster	40%	Now	\$64,900	LIFE	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd - 4th Floor Classrooms, - 1908 Building</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd - 4th Floor Classrooms, Auditorium - 1908 Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd - 4th Floor Classrooms, Auditorium, Room 208 - 1908 Building</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%	4+	\$27,000	2033	**	5	\$6,800	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Cafeteria, Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Kitchen</i>								
AcousTileSusp.Lay-In	15%			2033	**	5	\$40,800	
Fiber Board	25%			2028	\$474,500			
Gypsum Board	15%			LIFE	**	5	\$51,000	
Plaster	40%			LIFE	**	5	\$68,100	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2038	**			
Iron Picket	75%			2063	**			
Free Standing Walls								
Cast in Place Concrete	75%	Now	\$200	2063	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Along Western Edge Of Property Line - Alley Adjacent To 1996 Addition</i>								
Masonry: Brick	25%			2048	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2063	**			
Masonry: Fieldstone	50%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	40%			2041	**			
Masonry: Granite	25%			LIFE	**			
Pavers/Stone	35%			2037	**			
Activity Yard								
Cast in Place Concrete	100%	Now	\$14,100	2041	**			
<i>Tripping Hazard, Extent : Light, Area Affected : 15%</i>								
<i>Location : Gaps And Bulging At Expansion Joints</i>								
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Main Play Yard</i>								
<i>Explanation : Worn Surfaces</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	30%			2038	**	1		
Conduit	70%			2028	\$216,000	1		
Panelboards								
Fused Disc Sw	10%			2027	\$27,100	5	\$400	
Fused Disc Sw	5%			2036	**	5	\$200	
Molded Case Bkrs	30%			2036	**	5	\$1,400	
Molded Case Bkrs	55%			2027	\$149,200	5	\$2,600	
Wiring								
Braided Cloth	70%	2-4	\$291,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2033	**	5	\$600	
Locally Mounted	50%			2026	\$61,400	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$56,000	
Generators								
Diesel	100%			2031	**	1	\$70,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$40,500	
Fuel Storage								
Day Tank								
	50%			2036	**	5	\$16,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
Main Tank	50%			2043	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 550 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2028	\$406,900	10	\$158,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2028	\$21,400	10	\$8,300	
<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Stair Case</i>								
Egress Lighting								
Emergency, Service	50%			2028	\$47,800	1		
Exit, Service	50%			2028	\$26,200	1		
Exterior Lighting								
HID	10%			2023	\$73,300	10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$176,300	1	\$20,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$603,400

1-3

\$33,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

Now

\$4,000

2048

* *

1

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : The Oil Tank Is Leaking At The Bottom.*

Conversion Equipment

Steam Boiler

100%

Now

\$23,500

2041

* *

1

\$162,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Dual Fuel Steam Boilers. Defective Burners.*

Distribution

Steam Piping/Pump

40%

Now

\$16,100

2038

* *

*Leak Evident, Extent : Severe, Area Affected : 15%**Location : Head Valve. Basement Boiler Room**Steam Traps Faulty, Extent : Severe, Area Affected : 25%**Location : Throughout*

Steam Piping/Pump

60%

Now

\$482,600

2058

* *

*On Extended Life, Extent : Severe, Area Affected : 60%**Location : Throughout Old Wing**Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Throughout The Old Wing**Other Observation, Extent : Severe, Area Affected : 30%**Location : Old Wing Basement And The Floors.**Explanation : 4 Out Of 6 Vacuum Pumps, 50% Air Compressors And 40% Thermostats Are Out Of Service.*

Terminal Devices

Air Handler

20%

Now

\$25,600

2028

\$511,500

1

\$20,300

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : 4 Control Valves, Various Locations.*

Convactor/Radiator

50%

2033

* *

1

\$29,400

Fan Coil Unit/Heat

30%

Now

\$40,900

2028

\$817,200

1

\$15,900

*Not in Service, Extent : Severe, Area Affected : 10%**Location : Rm# 205, 350, 409, 450*

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2023	\$771,900	1	\$42,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Window/Wall Unit	5%			2023	\$19,000	1		
No Component	45%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%	Now	\$1,200	2038	**	4	\$4,500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	\$224,400	1	\$22,500	
Fan Coil - 4 Pipe	30%			2028	\$702,700	1	\$17,600	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2028	\$100,800	2	\$63,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 2 Units</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$33,500	LIFE	**	2-5	\$101,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Management System</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dampers, Various Locations</i>								
Exhaust Fans								
Interior	40%	Now	\$12,900	2028	\$258,800	2	\$1,800	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Roof	60%	Now	\$9,100	2028	\$181,200	2	\$2,700	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	70%	Now	\$19,000	2038	**	1	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Of 3 Booster Pump, Basement</i>								
	Galvanized Steel	30%	0-2	\$239,400	2048	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Old Wing, The Domestic Hot And Cold Water Piping Are Beyond Their Useful Life Cycle Limit</i>								
Water Heater	Gas Fired	100%	Now	\$5,500	2023	\$110,900	2	\$2,100
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Out Of 2 Unit. And Circulating Pump. Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping	Cast Iron	40%			LIFE	**	1	
	Cast Iron	60%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Old Wing, The Sanitary Piping Is Beyond Its Useful Life Cycle Limit</i>								
Storm Drain Piping	Cast Iron	40%			LIFE	**	1	
	Cast Iron	60%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Old Wing, The Storm Piping Is Beyond Its Useful Life Cycle Limit</i>								
Sump Pump(s)	Non-Submersible	100%			2028	\$27,700	4	\$3,800
Backflow Preventer	Generic	100%			2033	**	1	\$11,100
Fixtures	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	80%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
	Hydraulic	20%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$95,100
Sprinkler								
	No Component	60%						
	Generic	40%			2048	**	1-2	\$20,400

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%	Now	\$5,900	2037	**	1	\$30,600
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
Chemical System	Generic	100%			2026	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 89 - Q
 Address : 85-28 BRITTON AVENUE @HAMPTON ST.
 Borough : QUEENS Agency's Number : Q089
 Program / Asset # : BOE0740.000 / 1607 Yr Built/Renovated : 1906 / 2013
 Area Sq Ft : 82,113 Project Type : EDUCATION
 Date of Survey : 15-Dec-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
 Block : 1514 Lot : 1 BIN : 4037370

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$481,600	\$202,800
Interior Architecture	\$347,400	\$531,700
Electrical	\$211,700	\$959,500
Mechanical	\$91,800	\$1,515,100
Total	\$1,132,500	\$3,209,100
Importance Code A	\$481,600	\$202,800
Importance Code B	\$592,600	\$2,799,900
Importance Code C	\$58,300	\$206,400
Total	\$1,132,500	\$3,209,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$12,800		
Interior Architecture	\$6,900	\$20,400	\$3,800	\$3,800
Electrical	\$9,000	\$14,300	\$8,000	\$8,500
Mechanical	\$24,100	\$86,500	\$28,000	\$16,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$51,800	\$145,800	\$51,700	\$40,900
Importance Code A	\$10,600	\$21,100	\$8,100	\$8,100
Importance Code B	\$41,200	\$124,700	\$43,500	\$32,800
Importance Code C				
Total	\$51,800	\$145,800	\$51,700	\$40,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$41,900	
Masonry: Brick	50%	Now	\$172,800	LIFE	**	5	\$53,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1906 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Masonry: Brick Cavity	25%			LIFE	**	5	\$26,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1999 Wing</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
Metal Panel	2%			2047	**	5-10	\$14,800	
Pre-Cast Concrete	8%			LIFE	**	5	\$27,900	
Stucco Cement	5%			2032	**	5	\$13,400	
Windows								
Aluminum	95%	Now	\$308,800	2043	**	5	\$17,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,400	
Masonry: Brick Cavity	55%			LIFE	**	5	\$4,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1906 Wing</i>								
Masonry: Limestone	15%			LIFE	**	5	\$1,600	
Metal Panel	3%			2047	**	5	\$1,000	
Metal Rail	10%			2040	**	5-10	\$14,900	
Pre-Cast Concrete	7%			LIFE	**	5	\$3,600	
Roof								
Built-Up (BUR)	5%			2032	**	10	\$1,600	
Cast in Place Concrete	10%			LIFE	**			
IRMA/Protected Membrane	40%			2027		10	\$12,600	
Modified Bitumen	45%			2035	**	10	\$14,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1906 Wing</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,400	
Ceramic Tile	5%			2036	**	5	\$6,100	
Quarry Tile	5%			2040	**	5	\$9,200	
Vinyl Tile	25%			2032	**	3	\$11,500	
Vinyl Tile	25%			2027	\$278,900	3	\$15,400	
Vinyl Tile 9" X 9"	20%			2022	\$289,100	3	\$9,200	
Wood	15%			2042	**	5	\$34,600	
Interior Walls								
Ceramic Tile	5%			2030	\$206,400	5	\$7,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,400	
Masonry: Brick	5%	Now	\$58,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Plaster	50%			LIFE	**	5	\$21,000	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2040	**	5	\$23,200	
AcousTileSusp.Lay-In	25%			2040	**	5	\$30,900	
Plaster	60%			LIFE	**	5	\$46,400	
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 1200 Amperes Each.</i>								
<i>1- Main Service Disconnect Switch Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2037	**	5	\$200	
Fused Disc Sw	30%			2027	\$54,800	5	\$100	
Raceway								
Conduit	70%			2027	\$129,000	1		
Conduit	30%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$100	
Molded Case Bkrs	45%			2026	\$86,200	5	\$1,000	
Molded Case Bkrs	50%			2035	**	5	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$136,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2037	**	1		
Motor Controllers								
Locally Mounted	25%			2025	\$20,200	5	\$100	
Locally Mounted	25%			2032	**	5	\$100	
Motor Control Center	50%			2032	**	5	\$1,100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$25,300	
Generators								
Diesel	100%			2030	\$129,600	1	\$31,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,000	
Fuel Storage								
Main Tank	100%			2042	**	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$73,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2032	**	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Service	45%			2032	**	1		
Emergency, Battery	5%			2032	**	10	\$1,000	
Exit, Service	50%			2032	**	1		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2030	\$187,800	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Copper And Steel</i>								
Alarm								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2027

\$79,600

1

\$9,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$272,400

1-3

\$15,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement, Toilets**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2047

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$10,600

2040

* *

1

\$73,200

*Malfunctioning, Extent : Moderate, Area Affected : 2%**Location : Auto Re-feed Pump, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump

40%

2043

* *

4

\$1,600

Central Plant Steam

60%

Now

\$41,700

2037

* *

4

\$2,400

Piping/Pmp

*Other Observation, Extent : Severe, Area Affected : 20%**Location : Principal Office, #401, 402, 403, 411**Explanation : Lack Of Control. Thermostats And Pneumatic Valves Are Malfunctioning*

Terminal Devices

Air Handler

40%

2027

\$461,900

1

\$20,300

Convactor/Radiator

60%

2025

\$263,800

1

\$15,900

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	40%			2027	\$278,800	1	\$15,200
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>				
				<i>Location : Roof</i>				
	Window/Wall Unit	10%			2022	\$17,100	1	
	No Component	50%						
Distribution								
	CW & CHW Wtr Pipe/Pump	40%			2037	**	4	\$2,400
	No Component	60%						
Terminal Devices								
	Air Handler/Cool/Ht	40%			2027	\$184,200	1	\$20,300
	No Component	60%						
Heat Rejection								
	Air Cooled Condenser Unit	40%			2027	\$33,100	2	\$22,900
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,800
Exhaust Fans								
	Interior	50%			2027	\$146,100	2	\$1,300
	Roof	50%			2027	\$68,200	2	\$1,300
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$72,100	1	
Water Heater								
	Gas Fired	100%			2022	\$50,100	2	\$1,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$1,700
Sewage Ejector(s)								
	Electric	100%			2022	\$23,600	4	\$4,900
Fixtures								
	Generic	100%						
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	70%			LIFE			**
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : C, B, 1, 2, 3, 4</i>						
		<i>Explanation : Two Passenger Units</i>						
	Hydraulic	30%			LIFE			**
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : C, B, 1</i>						
		<i>Explanation : One Freight Unit</i>						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2027	\$40,200	1-2	\$1,200
Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 9 - BX MINISCHOOL
Address : E. 183RD ST. AND RYER AVENUE
Borough : BRONX **Agency's Number** : X009
Program / Asset # : BOE0162.010 / 13449 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 6,000 **Project Type** : EDUCATION
Date of Survey : 17-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3150 **Lot** : 10 **BIN** : 2013561

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$83,600	\$77,000
Mechanical		\$127,600
Total	\$83,600	\$204,600
Importance Code A	\$83,600	\$77,000
Importance Code B		\$127,600
Total	\$83,600	\$204,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$28,900	\$600
Interior Architecture	\$7,300			\$1,500
Electrical	\$200	\$200	\$300	\$100
Mechanical	\$400	\$300	\$6,200	\$300
Total	\$8,000	\$500	\$35,300	\$2,600
Importance Code A	\$300	\$300	\$29,200	\$900
Importance Code B	\$7,700	\$200	\$6,100	\$1,700
Importance Code C				
Total	\$8,000	\$500	\$35,300	\$2,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX MINISCHOOL

Asset # : 13449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2048	**	5-10	\$105,800	
Windows								
Aluminum	100%			2044	**	5	\$1,300	
Roof								
Single Ply Membrane	100%	Now	\$83,600	2033	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Room 1 And 2</i>						
Interior								
Floors								
Vinyl Tile	100%			2033	**	3	\$6,100	
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$11,600	
Ceilings								
AcousTileSusp.Lay-In	95%			2041	**	5	\$11,600	
Gypsum Board	5%			LIFE	**	5	\$800	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical And Electrical Room</i>						
		<i>Explanation : One 1,000 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$200	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$14,100	10	\$5,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2028	\$4,300	10	\$700	
Exit, Service	50%			2028	\$900	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX MINISCHOOL

Asset # : 13449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2028

\$3,900

1

\$500

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$19,900

1-3

\$1,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Furnace

100%

2033

* *

1

\$3,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : One Unit For Each Classroom**Explanation : 10 Electric Units - Part Of AC**Units*

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2029

\$127,600

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 10 Internal Package Units**Other Observation, Extent : Light, Area Affected : 100%**Location : One Unit In Each Classroom**Explanation : 10 Units*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$3,300

Exhaust Fans

Interior

100%

2033

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2038

* *

1

Water Heater

Electric

100%

2023

\$5,300

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 9 - BX (OL 115)
Address : 230 E. 183RD ST. @ RYER STREET
Borough : BRONX **Agency's Number** : X009
Program / Asset # : BOE0162.000 / 530 **Yr Built/Renovated** : 1938 / 2007
Area Sq Ft : 154,321 **Project Type** : EDUCATION
Date of Survey : 17-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3150 **Lot** : 10 **BIN** : 2013561

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$82,900	\$169,700
Interior Architecture	\$193,800	\$983,100
Electrical	\$1,306,500	\$906,500
Mechanical	\$1,660,000	\$433,000
Total	\$3,243,200	\$2,492,300
Importance Code A	\$82,900	\$214,600
Importance Code B	\$3,160,300	\$2,277,800
Total	\$3,243,200	\$2,492,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,200			\$28,700
Interior Architecture	\$13,800	\$7,500		\$3,000
Electrical	\$5,400	\$6,300	\$46,300	\$5,200
Mechanical	\$24,500	\$23,100	\$60,100	\$23,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,800	\$40,900	\$110,400	\$63,900
Importance Code A	\$24,500	\$15,300	\$15,600	\$44,000
Importance Code B	\$27,500	\$25,600	\$94,700	\$20,000
Importance Code C	\$4,800			
Total	\$56,800	\$40,900	\$110,400	\$63,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	**	5	\$169,700	
Masonry: Granite	5%			LIFE	**	5	\$7,200	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Metal, Corrugated	2%			2048	**	1		
Windows								
Aluminum	100%			2044	**	5	\$57,300	
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$13,300	
Masonry: Limestone	25%			LIFE	**	5	\$6,400	
Metal: Cage/Fence	10%			2041	**	5-10	\$15,800	
Roof								
Built-Up (BUR)	98%			2033	**	10	\$82,900	
Copper/Terne	2%			2056	**	10	\$4,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$52,300	
Ceramic Tile	5%			2031	**	5	\$12,000	
Marble Panels	2%			LIFE	**	5	\$3,600	
Terrazzo	2%			LIFE	**	5	\$3,700	
Vinyl Tile	10%			2033	**	3	\$12,000	
Vinyl Tile 9" X 9"	25%			2028	\$703,500	3	\$22,400	
Wood	46%	2-4	\$193,800	2043	**	5	\$103,200	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$9,600	
Masonry: Brick	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$34,400	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$12,000	
Exposed Concrete	12%			LIFE	**	5	\$4,500	
Plaster	83%			LIFE	**	5	\$124,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	**			
Iron Picket	90%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	100%			2037	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$40,400	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$234,800	5	\$700	
Raceway								
Conduit	95%			2028	\$251,000	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$400	
Molded Case Bkrs	90%			2027	\$215,400	5	\$3,700	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$111,300	1		
Motor Controllers								
Locally Mounted	60%			2045	**	5	\$600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	40%			2026	\$49,200	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$127,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	6%			2036	**	10	\$8,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	2%			2036	**	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor Lobby</i>								
Incandescent	2%			2023	\$36,600	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2023	\$111,100	10	\$18,600	
Exit, Service	50%			2023	\$22,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100%

2023

\$622,200

10

\$500

Alarm

Security System

No Component

70%

Generic

30%

2023

\$149,500

1

\$17,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallway And Offices**Explanation : Intrusion Alarm 7 Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$29,400

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Fuel Oil No 4

100%

2048

* *

5

\$47,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : One 6000 Gallons Temporary Tank Outside.*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$152,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : All Old Boilers Took Out And One Temporary Boiler Supply Heat From Outside*

Distribution

Central Plant Steam

100%

Now

\$130,600

2048

* *

4

\$7,600

Piping/Pmp

*Broken, Extent : Severe, Area Affected : 5%**Location : Vacuum Pump*

Terminal Devices

Air Handler

50%

2023

\$1,085,000

1

\$47,700

Convactor/Radiator

40%

2026

\$330,500

1

\$19,900

Fan Coil Unit/Heat

10%

2023

\$231,100

1

\$5,000

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	20%	Now	\$64,300	2028	\$64,300	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$86,100	
Exhaust Fans								
Interior	100%	Now	\$54,900	2033	**	2	\$3,800	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : House Exhaust Fan</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2038	**	1		
Galvanized Steel	25%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$94,100	2	\$2,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$1,200	2033	**	4	\$3,300	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sump Pump Pit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2048	**	1-2	\$4,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL
Address : 1075 TARGEE STREET @ VENICE AVE.
Borough : STATEN ISLAND **Agency's Number** : R048
Program / Asset # : BOE0933.000 / 1439 **Yr Built/Renovated** : 1931 / 2008
Area Sq Ft : 33,000 **Project Type** : EDUCATION
Date of Survey : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3171 **Lot** : 1 **BIN** : 5046430

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$43,300	\$48,400
Interior Architecture	\$271,700	\$54,800
Electrical	\$136,900	\$260,700
Mechanical	\$147,800	\$535,800
Total	\$599,800	\$899,700
Importance Code A	\$43,300	\$262,000
Importance Code B	\$556,500	\$637,800
Total	\$599,800	\$899,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$24,500	\$6,100	
Interior Architecture	\$65,700	\$14,900	\$300	\$3,600
Electrical	\$700	\$4,700	\$400	\$400
Mechanical	\$39,000	\$29,900	\$7,700	\$4,600
Total	\$105,400	\$74,000	\$14,500	\$8,700
Importance Code A	\$3,300	\$27,800	\$9,400	\$3,300
Importance Code B	\$47,700	\$46,200	\$5,200	\$5,400
Importance Code C	\$54,500			
Total	\$105,400	\$74,000	\$14,500	\$8,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$43,300	LIFE	**	5	\$13,400	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%			LIFE	**	5	\$35,000	
Masonry: Limestone	10%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%			2043	**	5	\$12,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,600	
Masonry: Brick	90%			LIFE	**	5	\$3,000	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$24,000	
Copper/Terne	3%			2055	**	10	\$1,900	
Single Ply Membrane	2%			2032	**	10	\$500	
Interior								
Floors								
Ceramic Tile	5%	Now	\$5,500	2030	\$54,800	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile	20%	Now	\$96,200	2037	**	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Principal And General Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors In 1931 Wing 9x9 Tiles</i>								
Vinyl Tile	35%	Now	\$8,400	2032	**	3	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2035	**	3	\$1,000	
Wood	30%			2042	**	5	\$29,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Cast in Place Concrete	5%	Now	\$8,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$14,300	2036	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	65%	Now	\$27,000	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%	Now	\$5,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Ceilings

AcousTileConcealSpLn	25%	Now	\$5,700	2032	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$167,100	LIFE	**	5	\$24,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$8,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2047	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	95%			2027	\$99,100	5	\$100	
Fused Disc Sw	5%			2047	**	5		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL
Asset # : 1439

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	95%			2027	\$53,300	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,000	5	\$100	
Molded Case Bkrs	75%			2026	\$59,800	5	\$700	
Molded Case Bkrs	15%			2043	**	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$63,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$30,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$4,000	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$73,000	1-3	\$4,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$10,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 7500 Gallons Each</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL

Asset # : 1439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$213,600	1	\$32,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$27,900	2037	**	4	\$1,600	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices Air Handler	20%			2022	\$92,800	1	\$4,100	
Convactor/Radiator	60%	Now	\$2,100	2025	\$106,000	1	\$5,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Multi Locations</i>								
<hr/>								
Fan Coil Unit/Heat	20%			2027	\$98,800	1	\$2,100	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
<hr/>								
Conversion Equipment Window/Wall Unit	80%			2022	\$55,000	1		
No Component	20%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,400	
<hr/>								
Exhaust Fans Interior	100%			2027	\$117,400	2	\$1,000	
<hr/>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2032	**	1		
<hr/>								
Water Heater Gas Fired	100%			2022	\$20,100	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 50 Gallons</i>								
<hr/>								
Sanitary Piping Cast Iron	100%	Now	\$4,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Middle Bathroom</i>								
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Non-Submersible	100%			2027	\$5,000	4	\$700	
<hr/>								
Fixtures Generic	100%							
<hr/>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 9 - SI (P. S. 48) NAPLES ELEMENTARY SCHOOL
Asset # : 1439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%			2037	* *	1-2	\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 90 - BK
Address : 2840 WEST 12 STREET BTWN: SURF AVE., NEPTUNE AVE.
Borough : BROOKLYN **Agency's Number** : K090
Program / Asset # : BOE0403.000 / 1397 **Yr Built/Renovated** : 1965 / 2015
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 31-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7266 **Lot** : 40 **BIN** : 3196558

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$554,600	\$285,500
Interior Architecture	\$542,000	\$824,700
Electrical		\$548,100
Mechanical		\$1,223,500
Total	\$1,096,500	\$2,881,800
Importance Code A	\$554,600	\$285,500
Importance Code B	\$435,500	\$2,559,600
Importance Code C	\$106,400	\$36,700
Total	\$1,096,500	\$2,881,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,200		\$500	\$27,600
Interior Architecture	\$72,400		\$5,200	\$10,800
Electrical	\$10,200	\$7,600	\$8,500	\$10,000
Mechanical	\$35,200	\$10,800	\$46,900	\$13,300
Site Enclosure	\$1,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$162,700	\$22,400	\$65,100	\$65,700
Importance Code A	\$46,500	\$7,300	\$7,800	\$35,000
Importance Code B	\$88,900	\$15,100	\$57,300	\$30,700
Importance Code C	\$27,200			
Total	\$162,700	\$22,400	\$65,100	\$65,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	90%			LIFE	**	5	\$130,600		
Masonry: Limestone	5%			LIFE	**	5	\$5,400		
Pre-Cast Concrete	5%			LIFE	**	5	\$23,600		
Windows									
Aluminum	100%	Now	\$382,200	2046	**	5	\$10,700		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Various Areas Throughout</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
Copper/Terne	2%			2050	**	5	\$2,000		
Masonry: Brick Cavity	88%			LIFE	**	5-10	\$125,400		
Masonry: Limestone	10%			LIFE	**	5-10	\$25,400		
Roof									
Built-Up (BUR)	67%			2035	**	10	\$74,100		
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Copper/Terne	3%			2045	**	10	\$8,300		
Roll Roofing	30%			2029	\$146,100	5	\$55,300		
Soffits									
Cast in Place Concrete	50%			LIFE	**	5	\$3,800		
Stucco Cement	50%			2043	**	5	\$900		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$12,400	LIFE	**	5	\$24,400		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Storage Areas And Locker Room</i>									
Ceramic Tile	3%	Now	\$6,900	2043	**	5	\$1,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Kitchen And Toilets Throughout</i>									
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>									
<i>Location : Kitchen And Toilets Throughout</i>									
Terrazzo	5%			LIFE	**	5	\$8,700		
Vinyl Tile	20%	Now	\$4,100	2035	**	3	\$8,400		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 3rd Floor Classroom</i>									
Vinyl Tile 9" X 9"	57%	0-2	\$374,600	2030	\$749,100	3	\$23,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Classrooms 303, 305 And Various Others</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Wood	5%			2058	**	5	\$10,500		

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$10,800	2039	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$29,400	
Plaster	50%			LIFE	**	5-10	\$104,000	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	32%			LIFE	**	10	\$39,100	
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$27,900	
AcousTileConcealSpLn	5%			2035	**	5	\$7,000	
Exposed Concrete	50%			LIFE	**	5-10	\$69,700	
Fiber Board	5%			2030			\$38,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$13,900	
Plaster	10%			LIFE	**	5-10	\$19,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$1,700	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Masonry: Fieldstone	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Rubber Matting	100%			2030				
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2050	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	20%			2050	**	5	\$400
	Molded Case Bkrs	80%			2040	**	5	\$1,600
Raceway								
	Conduit	90%			2030	\$119,000	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2038	**	5	\$200
	Fused Disc Sw	5%			2046	**	5	\$100
	Molded Case Bkrs	80%			2029	\$114,900	5	\$1,600
	Molded Case Bkrs	5%			2046	**	5	\$100
Wiring								
	Thermoplastic	90%			2030	\$167,100	1	
	Thermoplastic	10%			2050	**	1	
Motor Controllers								
	Locally Mounted	100%			2028	\$80,600	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Sprinkler Room</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$22,800
Generators								
	Natural Gas	100%			2039	**	1	\$28,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 150 Kilowatts</i>								
Batteries								
	Lead/Acid	50%			2024	\$800	5	\$1,400
	Lead/Acid	50%			2024	\$800	5	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 75 Kilowatt Load Bank</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2038	**	10	\$66,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$8,900	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	25%			2038	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	75%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2038	**	1-3	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Some Classrooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment Steam Boiler	100%			2043	**	1	\$73,300	
Distribution Steam Piping/Pump	100%			2050	**			
Terminal Devices								
Air Handler	20%			2025	\$208,100	1	\$9,200	
Convactor/Radiator	70%			2028	\$277,300	1	\$16,700	
Fan Coil Unit/Heat	10%			2025	\$110,800	1	\$2,400	
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
	Electricity	100%		2038	**	1		
Conversion Equipment								
	Window/Wall Unit	20%		2023	\$30,800	1		
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$65,300	
Exhaust Fans								
	Interior	70%		2030	\$184,300	2	\$1,600	
	Roof	30%		2025	\$36,900	2	\$700	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2028	\$324,700	1		
Water Heater								
	Gas Fired	100%		2028	\$45,100	2	\$1,100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2024	\$2,500	4	\$2,300	
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2030	\$36,200	1-2	\$1,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 90 - Q
Address : 86-50 109 STREET
Borough : QUEENS **Agency's Number** : Q090
Program / Asset # : BOE0741.000 / 1609 **Yr Built/Renovated** : 1909 / 2012
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9204 **Lot** : 28 **BIN** : 4192167

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,499,200	\$585,500
Interior Architecture	\$636,600	\$831,500
Electrical	\$977,400	\$227,500
Mechanical	\$473,800	\$781,800
Total	\$4,587,000	\$2,426,300
Importance Code A	\$2,499,200	\$585,500
Importance Code B	\$1,915,700	\$1,840,700
Importance Code C	\$172,200	
Total	\$4,587,000	\$2,426,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,300			
Interior Architecture	\$26,800		\$2,100	\$10,600
Electrical	\$4,800	\$4,500	\$21,000	\$5,500
Mechanical	\$37,900	\$11,100	\$17,900	\$11,900
Total	\$70,800	\$15,600	\$41,100	\$27,900
Importance Code A	\$9,300	\$7,900	\$8,100	\$7,900
Importance Code B	\$61,500	\$7,700	\$33,000	\$20,000
Importance Code C				
Total	\$70,800	\$15,600	\$41,100	\$27,900



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DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	1%			LIFE	**	5	\$23,700	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$185,100	
Copper/Terne	2%			2048	**	10	\$22,200	
Masonry: Brick	77%	Now	\$2,350,800	LIFE	**	5	\$364,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facade Along Jamaica Avenue</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Facade Along Jamaica Avenue</i>								
Masonry: Granite	5%			LIFE	**	5	\$17,800	
Masonry: Limestone	10%			LIFE	**	5	\$35,500	
Windows								
Aluminum	100%	Now	\$84,800	2044	**	5	\$9,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	92%			LIFE	**	5	\$3,700	
Metal Rail	3%			2041	**	5-10	\$2,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$63,500	
Copper/Terne	5%			2056	**	10	\$8,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,300	
Ceramic Tile	5%	Now	\$35,000	2031	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Bathrooms</i>								
Vinyl Tile	75%	Now	\$230,400	2028	\$768,000	3	\$31,700	
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cafeteria, Auditorium</i>								
Vinyl Tile 9" X 9"	15%			2023	\$199,000	3	\$6,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooms 402,411,312, 202, B6</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	25%	Now	\$70,500	2031	**	5	\$12,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bath Rooms, Stair Cases</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,200	
Masonry: Brick	10%			LIFE	**			
Plaster	62%	Now	\$101,700	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room 203, Auditorium, Stairway 3 And 4</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second And Third Floor</i>								
Ceilings								
AcousTile,Adhered	5%	Now	\$5,600	2033	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
Embossed Metal	5%	Now	\$21,200	LIFE	**	5	\$2,500	
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Plaster	90%			LIFE	**	5	\$63,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2048	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$300	
Raceway								
Conduit	80%			2028	\$105,800	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	7%			2027	\$10,100	5	\$100	
Fused Disc Sw	3%			2044	**	5	\$100	
Molded Case Bkrs	90%			2044	**	5	\$1,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$92,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$400	
Locally Mounted	20%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	78%			2038	**	10	\$57,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2033	**	10	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Service	50%			2028	\$21,000	1		
Exit, Service	50%			2028	\$11,500	1		
Exterior Lighting								
Fluorescent	100%			2038	**	10	\$7,300	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$884,600	1-3	\$49,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$79,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

Mechanical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Steam Piping/Pump	10%			2048	**				
Steam Piping/Pump	90%	Now	\$15,900	2028	\$318,400				
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>									
<i>Location : Vacuum Pump And Pneumatic Control System.</i>									
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>									
<i>Location : And Thermostats. Throughout</i>									
Terminal Devices									
Convactor/Radiator	100%			2026	\$428,300	1	\$25,800		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Air Conditioning									
Energy Source									
Electricity	100%			2036	**	1			
Conversion Equipment									
Window/Wall Unit	40%			2023	\$66,700	1			
No Component	60%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	0-2	\$73,700	LIFE	**	2-5	\$44,600		
<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Not Been Used For Many Years. Throughout</i>									
Exhaust Fans									
Interior	100%	0-2	\$284,600	2038	**	2	\$2,000		
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Not Been Used For Many Years. Basement.</i>									
Plumbing									
H/C Water Piping									
Brass/Copper	90%	Now	\$10,700	2038	**	1			
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Leaking. Basement</i>									
Galvanized Steel	10%			2026	\$35,100	1			
Water Heater									
Gas Fired	100%			2023	\$48,800	2	\$1,200		
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>									
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2028	\$12,200	4	\$1,700	
	Backflow Preventer							
	Generic	100%		2028	\$20,300	1	\$4,900	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2028	\$15,700	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 91 - BK MINISCHOOL
 Address : 532 ALBANY AVENUE BTWN: EAST NEW YORK AVE., MAPLE
 Borough : BROOKLYN Agency's Number : K891
 Program / Asset # : BOE0404.010 / 1399 Yr Built/Renovated : 1971 / 2003
 Area Sq Ft : 10,620 Project Type : EDUCATION
 Date of Survey : 27-Mar-2019 Landmark Status : NONE
 Areas Surveyed : Floors 1
 Block : 4794 Lot : 26 BIN : 3106599

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$197,100
Electrical		\$101,500
Mechanical	\$403,900	\$80,500
Total	\$403,900	\$379,100
Importance Code A		\$197,100
Importance Code B	\$403,900	\$182,100
Total	\$403,900	\$379,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,900			\$1,300
Interior Architecture	\$41,700			\$1,900
Electrical	\$600	\$400	\$500	\$500
Mechanical	\$67,500	\$500	\$5,100	\$500
Site Enclosure	\$10,300			
Site Pavements	\$5,100			
Total	\$145,100	\$900	\$5,600	\$4,200
Importance Code A	\$45,300	\$500	\$500	\$1,800
Importance Code B	\$78,200	\$400	\$5,100	\$2,400
Importance Code C	\$21,500			
Total	\$145,100	\$900	\$5,600	\$4,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BK MINISCHOOL

Asset # : 1399

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2050	**	5-10	\$114,400	
Windows								
Aluminum	100%			2029	\$113,800	5	\$2,500	
Roof								
Metal Panel	100%	Now	\$19,900	2043	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side</i>								
Soffits								
Metal Panel	100%			2050	**	5-10	\$23,800	
Interior								
Floors								
Ceramic Tile	5%	0-2	\$800	2033	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	95%	0-2	\$27,900	2035	**	3	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	35%			LIFE	**	5	\$4,000	
Metal Panel	65%			LIFE	**	10	\$4,200	
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$6,800	2035	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$10,300	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$5,100	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entry Stair</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BK MINISCHOOL

Asset # : 1399

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2040

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch Fed From P S 91*

Raceway

Conduit

100%

2040

* *

1

Panelboards

Fused Disc Sw

30%

2038

* *

5

\$100

Molded Case Bkrs

70%

2038

* *

5

\$200

Wiring

Thermoplastic

100%

2040

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

Lighting

Interior Lighting

Fluorescent

100%

2030

\$25,400

10

\$9,900

*Other Observation, Extent : Light, Area Affected : 95%**Location : Throughout**Explanation : Using T-8 Lamps*

Egress Lighting

Emergency, Service

50%

2030

\$2,800

1

Exit, Service

50%

2030

\$1,600

1

Exterior Lighting

HID

100%

2030

\$42,800

10

*Other Observation, Extent : Light, Area Affected : 20%**Location : Exterior Wall At Entrance**Explanation : HID Wall Pack Fixtures*

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$800

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2025

\$58,700

1-3

\$3,400

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Natural Gas

100%

2040

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - BK MINISCHOOL

Asset # : 1399

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	100%	0-2	\$25,400	2040	**	1	\$4,800	
<i>Not Energy Efficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 2 Obsolete Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%	0-2	\$403,900	2035	**	2	\$500	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 2 Obsolete Units With Large Holes In Condenser Air Intake Ductwork</i>								
Distribution Ductwork/Diffusers	100%	Now	\$29,000	LIFE	**	2	\$14,100	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Ductwork Holes In Mechanical Room And Near Furnace</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,500	
Exhaust Fans Interior	90%			2025	\$34,600	2	\$300	
Roof	10%			2025	\$1,800	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2030	\$80,500	1		
Water Heater Electric	100%	0-2	\$9,500	2030	\$9,500	4	\$100	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Hot Water Heater Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hot Water Heater Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 91 - BK THE ALBANY AVE SCHOOL
Address : 532 ALBANY AVENUE BTWN: EAST NEW YORK AVE., MAPLE
Borough : BROOKLYN **Agency's Number** : K091
Program / Asset # : BOE0404.000 / 1398 **Yr Built/Renovated** : 1904 / 2001
Area Sq Ft : 73,000 **Project Type** : EDUCATION
Date of Survey : 27-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,Ph
Block : 4794 **Lot** : 26 **BIN** : 3106599

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,953,400	\$196,400
Interior Architecture	\$1,045,000	\$786,600
Electrical	\$207,400	\$1,027,700
Mechanical	\$207,800	\$740,200
Site Pavements	\$63,400	\$205,000
Total	\$3,476,900	\$2,956,000
Importance Code A	\$1,953,400	\$235,900
Importance Code B	\$977,600	\$2,720,100
Importance Code C	\$545,900	
Total	\$3,476,900	\$2,956,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,400		\$400	
Interior Architecture	\$45,000			\$10,800
Electrical	\$28,500	\$2,200	\$3,500	\$3,400
Mechanical	\$109,600	\$10,200	\$18,900	\$10,200
Site Enclosure	\$69,100			
Site Pavements	\$3,600			
Total	\$263,200	\$12,300	\$22,800	\$24,400
Importance Code A	\$14,600	\$7,200	\$7,600	\$7,200
Importance Code B	\$178,100	\$5,100	\$15,100	\$17,100
Importance Code C	\$70,500			
Total	\$263,200	\$12,300	\$22,800	\$24,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$275,200	LIFE	**	5	\$61,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	0-2	\$1,300,700	LIFE	**	5	\$134,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	0-2	\$60,000	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	4%	0-2	\$221,600	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%	0-2	\$50,300	LIFE	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$6,000	
Parapets								
Masonry: Brick	30%			LIFE	**	5-10	\$800	
Masonry: Brick	60%			LIFE	**	5-10	\$1,600	
Metal Rail	10%			2043	**	5-10	\$700	
Roof								
Built-Up (BUR)	100%	Now	\$45,600	2035	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair F Throughout</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5	\$4,700	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%	Now	\$33,400	2033	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen And Staff Toilets</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Kitchen And Staff Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen And Staff Toilets</i>								
Marble Panels	5%			LIFE	**	5	\$8,100	
Vinyl Tile	75%	0-2	\$146,600	2030	\$732,800	3	\$30,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	5%	Now	\$63,300	2040	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs Throughout</i>								
Wood	10%	4+	\$7,600	2045	**	5	\$10,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Office</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$52,000	2039	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Stairs No. 7 And No. 8</i>								
Masonry: Brick	20%	Now	\$147,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%	0-2	\$150,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium And Corridors</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium And Corridors</i>								
Plaster	65%	0-2	\$196,600	LIFE	**	5	\$34,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair F Bulkhead</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%	Now	\$110,900	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$57,600	LIFE	**	5	\$6,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Plaster	80%	Now	\$120,700	LIFE	**	5	\$53,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%	2-4	\$33,700	2040	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	30%	Now	\$33,200	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,300	2050	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Play Area</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	50%			2043	**			
Masonry: Granite	40%			LIFE	**			
Pavers/Stone	10%	0-2	\$3,600	2033	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
Activity Yard								
Asphalt	80%	0-2	\$63,400	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Rubber Matting	20%			2030	\$205,000			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electric Service Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch, One 200 Ampere Emergency Lighting Switch</i>								
<hr/>								
Switchgear / Switchboard Fused Disc Sw	100%			2030	\$156,500	5	\$300	
<hr/>								
Raceway								
Conduit	80%			2030	\$105,800	1		
Conduit	20%			2050	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Fused Toggle Switch	5%	2-4	\$7,200	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Molded Case Bkrs	15%	0-2	\$8,600	2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
<i>Explanation : Panel In Is Overloaded</i>								
<hr/>								
Molded Case Bkrs	75%			2029	\$107,700	5	\$1,400	
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$148,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	20%			2050	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2043	**	5	\$200	
Locally Mounted	50%			2028	\$40,300	5	\$200	
<hr/>								
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	25%			2035	**	10	\$16,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Hallways</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	65%			2030	\$111,700	10	\$43,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	1%			2025	\$8,700	2		
LED	9%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$52,600	10	\$8,800	
Exit, Service	50%			2025	\$10,500	1		
Exterior Lighting								
HID	100%	Now	\$58,900	2038	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Parapet And Exterior Walls</i>								
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit Door 5</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2058	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Terminals And Downleads Installed At Chimney</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$47,200	1	\$5,500	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$322,900	1-3	\$18,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$72,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	Now	\$32,300	2040	**			
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump</i>								
<i>Controller Not Working, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Pneumatic Controls Not Working In Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Multiple Leaks In Basement</i>								
<hr/>								
Terminal Devices Air Handler	20%	Now	\$20,500	2030	\$205,300	1	\$8,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1 Unit For Cafeteria</i>								
Convector/Radiator	80%			2028	\$312,600	1	\$18,900	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2035	**	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Unit On Auditorium Roof</i>								
Split Unit	5%			2025	\$77,900			
Window/Wall Unit	15%	Now	\$6,800	2025	\$22,800	1		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Classrooms</i>								
No Component	70%							
<hr/>								
Distribution Ductwork/Diffusers	10%			LIFE	**	2	\$11,900	
No Component	90%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,500	
<hr/>								
Exhaust Fans Interior	80%	Now	\$207,800	2040	**	2	\$1,400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Roof	20%	Now	\$12,100	2030	\$24,200	2	\$400	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : House Exhaust Located At Roof Penthouse</i>								
<hr/>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040
P. S. 91 - BK THE ALBANY AVE SCHOOL
Asset # : 1398

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%			2040	**	1	
	Galvanized Steel	20%			2028	\$64,100	1	
	Water Heater							
	Gas Fired	100%			2025	\$44,500	2	\$1,100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%	Now	\$2,200	2030	\$11,100	4	\$1,500
			<i>Broken, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : 1 Unit Is Out For Repair, There Is A Temp Submersible Unit In Its Place</i>					
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2030	\$35,700	1-2	\$1,000

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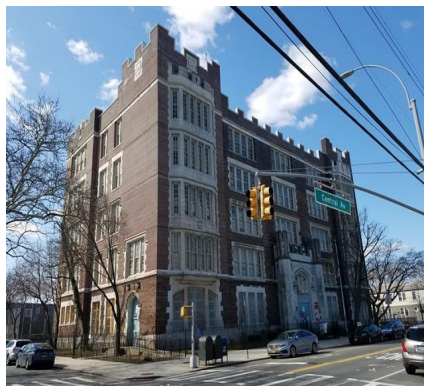
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 91 - Q
Address : 69 ST AND CENTRAL AVENUE BTWN: 68 ST., 68 PL.
Borough : QUEENS **Agency's Number** : Q091
Program / Asset # : BOE0742.000 / 1611 **Yr Built/Renovated** : 1915 / 2001
Area Sq Ft : 104,000 **Project Type** : EDUCATION
Date of Survey : 05-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3683 **Lot** : 1 **BIN** : 4089566

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$66,900	\$207,100
Interior Architecture	\$123,500	\$721,700
Electrical	\$223,000	\$438,800
Mechanical	\$63,400	\$1,235,300
Total	\$476,800	\$2,602,900
Importance Code A	\$66,900	\$207,100
Importance Code B	\$409,900	\$2,395,800
Total	\$476,800	\$2,602,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$6,400
Interior Architecture		\$43,500	\$24,800	\$3,000
Electrical	\$10,100	\$25,500	\$10,600	\$16,900
Mechanical	\$45,600	\$35,300	\$36,200	\$70,900
Site Pavements	\$7,300			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$72,900	\$114,100	\$81,400	\$107,000
Importance Code A	\$10,300	\$10,300	\$10,300	\$16,900
Importance Code B	\$62,600	\$98,100	\$57,400	\$90,100
Importance Code C		\$5,700	\$13,800	
Total	\$72,900	\$114,100	\$81,400	\$107,000



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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
Masonry: Brick	60%			LIFE	**	5	\$97,800	
Masonry: Brick Cavity	28%			LIFE	**	5	\$45,600	
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$10,600	
Windows								
Aluminum	98%			2045	**	5	\$48,900	
Metal Louvers	2%			2038	**	10	\$6,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,500	
Masonry: Brick	53%			LIFE	**	5	\$11,700	
Masonry: Brick Cavity	27%			LIFE	**	5	\$6,000	
Metal Panel	10%			2049	**	5	\$8,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$66,900	
Copper/Terne	2%			2057	**	10	\$3,500	
Modified Bitumen	3%			2034	**	10	\$2,100	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
		<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Soffit</i>						
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
Ceramic Tile	5%			2038	**	5	\$10,100	
Marble Panels	3%			LIFE	**	5	\$4,500	
Quarry Tile	2%			2034	**	5	\$6,000	
Traffic Topping	3%	Now	\$80,100	2039	**	5	\$3,800	
		<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Stairs</i>						
		<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Stairs</i>						
Vinyl Tile	30%			2034	**	3	\$22,700	
Vinyl Tile 9" X 9"	24%			2029	\$568,800	3	\$18,100	
Wood	23%			2044	**	5	\$86,900	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$11,500	
Ceramic Tile	12%			2038	**	5	\$27,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$13,800	
Gypsum Board	10%			LIFE	**	5	\$13,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	40%			LIFE	**	5	\$27,500	
SGFT/Glazed Masonry	5%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$60,400	
Exposed Concrete	15%			LIFE	**	5	\$4,700	
Exposed Struc: Steel	3%			LIFE	**			
Plaster	5%			LIFE	**	5	\$6,300	
Plaster	47%			LIFE	**	5	\$59,100	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,300	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 69th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	95%			2038	**			
Rubber Matting	5%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 5000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$155,900	1		
Conduit	30%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$200	
Molded Case Bkrs	30%			2028	\$57,500	5	\$800	
Molded Case Bkrs	60%			2045	**	5	\$1,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing Of The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	95%			2042	**	5	\$700	
Locally Mounted	5%			2027	\$6,100	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$32,000	
Generators								
Diesel	100%			2038	**	1	\$40,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$23,200	
Fuel Storage								
Day Tank	20%			2045	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
Main Tank	80%			2057	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$93,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	25%			2034	**	1		
Emergency, Battery	25%			2034	**	10	\$6,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2029	\$125,800	10	\$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$11,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Cafeteria**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$19,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Gymnasium, Toilets And Basement**Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2039

* *

5

\$32,200

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$103,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2029

\$459,900

Terminal Devices

Air Handler

30%

2034

* *

1

\$19,300

Convactor/Radiator

70%

0-2

\$19,500

2027

\$389,700

1

\$21,200

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Location In Old Wing*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

30%

2029

\$264,800

1

\$14,500

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : New Wing 5th Floor Penthouse**Other Observation, Extent : Light, Area Affected : 50%**Location : New Wing 5th Floor Penthouse**Explanation : 2 Units*

Window/Wall Unit

5%

2022

\$10,800

1

No Component

65%

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	30%		2039	**	4	\$1,500	
	No Component	70%						
Terminal Devices								
	Air Handler/Cool/Ht	30%		2034	**	1	\$19,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : New Wing 5th Floor Penthouse</i>					
			<i>Explanation : 2 Units</i>					
	No Component	70%						
Heat Rejection								
	Air Cooled Condenser Unit	30%		2029	\$22,000	2	\$21,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units</i>					
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	70%		LIFE	**	2-5	\$40,600	
	Ductwork/Diffusers	30%		LIFE	**	2-5	\$17,400	
Exhaust Fans								
	Interior	30%		2034	**	2	\$1,000	
	Roof	70%		2029	\$120,900	2	\$2,200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Water Heater								
	Gas Fired	100%		2024	\$63,400	2	\$1,500	
Sanitary Piping								
	Cast Iron	70%		LIFE	**	1		
	Cast Iron	30%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	70%		LIFE	**	1		
	Cast Iron	30%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	70%		2029	\$11,100	4	\$2,300	
	Submersible	30%		2022	\$1,100	4	\$1,000	
Backflow Preventer								
	Generic	100%		2034	**	1	\$6,400	
Fixtures								
	Generic	100%						
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%			2049	**	1-5	\$15,700
Sprinkler								
	No Component	70%						
	Generic	30%			2039	**	1-2	\$8,700
Fire Pump								
	Generic	100%			2032	**	1	\$19,400
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 92 - BK
Address : 601 PARKSIDE AVENUE BTWN: ROGERS AVE., BEDFORD AVE.
Borough : BROOKLYN **Agency's Number** : K092
Program / Asset # : BOE0405.000 / 1386 **Yr Built/Renovated** : 1906 / 2010
Area Sq Ft : 112,000 **Project Type** : EDUCATION
Date of Survey : 26-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4
Block : 5049 **Lot** : 55 **BIN** : 3115866

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,934,800	\$1,211,800
Interior Architecture	\$645,100	\$862,900
Electrical		\$1,615,000
Mechanical	\$197,200	\$2,086,000
Total	\$2,777,100	\$5,775,700
Importance Code A	\$1,934,800	\$1,256,700
Importance Code B	\$758,600	\$4,519,000
Importance Code C	\$83,700	
Total	\$2,777,100	\$5,775,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,000		\$16,700	
Interior Architecture	\$167,000		\$16,700	\$15,600
Electrical	\$27,900	\$10,500	\$12,900	\$11,900
Mechanical	\$48,000	\$17,100	\$25,500	\$15,900
Site Enclosure	\$4,700			
Site Pavements	\$21,700			
Total	\$332,400	\$27,600	\$71,800	\$43,400
Importance Code A	\$74,100	\$11,100	\$27,800	\$11,100
Importance Code B	\$197,600	\$16,500	\$44,000	\$32,300
Importance Code C	\$60,600			
Total	\$332,400	\$27,600	\$71,800	\$43,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$260,300	LIFE	**	5	\$58,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Side</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Side</i>								
Masonry: Brick	90%	Now	\$1,302,500	LIFE	**	5	\$134,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Side</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Side</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : North And South Sides</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Side</i>								
Masonry: Limestone	5%	Now	\$87,300	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Side</i>								
Windows								
Aluminum	90%	Now	\$117,600	2038	**	5	\$13,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$7,800	LIFE	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircase B</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircases A And B</i>								
Metal Louvers	5%			2033	**	10	\$9,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$11,300	LIFE	**	5	\$5,300	
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2050	**	5	\$3,300	
Masonry: Brick	83%	Now	\$34,800	LIFE	**	5	\$11,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 75%</i>								
<i>Location : North And South Side</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$8,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southeast Corner</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$3,400	
Roof								
Built-Up (BUR)	85%	Now	\$101,900	2030	\$1,018,500			
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooftop Above Auditorium And Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Fan Room, Bulkhead Stair 6</i>								
Copper/Terne	5%			2058	**	10	\$10,300	
Metal Panel	5%			2043	**	10	\$7,600	
Skylight, Metal/Glass	5%	Now	\$65,200	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 4th Floor Corridor</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$38,900	
Ceramic Tile	5%	Now	\$18,400	2039	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%	Now	\$27,300	2043	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	5%	0-2	\$22,100	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%	Now	\$80,700	2030	\$807,300	3	\$33,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor Corridors</i>								
Vinyl Tile 9" X 9"	20%	Now	\$418,400	2040	**	3	\$13,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Corridor And Classrooms Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor And Classrooms Throughout</i>								
Wood	10%			2033	**	5	\$33,400	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,500	
Masonry: Brick	5%	Now	\$16,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	10	\$3,300	
Plaster	60%	Now	\$83,700	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor Classrooms - Parkside Avenue Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor Classrooms - Parkside Avenue Facade</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$20,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	0-2	\$8,800	2035	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
AcousTileConcealSpLn	20%			2035	**	5	\$44,500	
AcousTileSusp.Lay-In	10%	Now	\$7,700	2035	**	5	\$8,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$22,200	
Plaster	50%	Now	\$62,300	LIFE	**	5	\$55,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2050	**			
Iron Picket	35%	2-4	\$4,700	2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Concrete Masonry Unit	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$9,600	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Sidewalk Shed</i>								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$12,100	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	10%			2033	**			
Rubber Matting	90%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2030	\$31,400	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	30%			2030	\$13,500	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$208,700	5	\$500
Raceway								
	Conduit	100%			2030	\$222,800	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$19,200	5	\$300
	Fused Knife Sw	4%			2029	\$7,700	5	\$100
	Fused Toggle Switch	1%			2029	\$1,900	5	
	Molded Case Bkrs	85%			2029	\$162,800	5	\$2,500
Wiring								
	Braided Cloth	10%			2029	\$31,900	1	
	Thermoplastic	90%			2030	\$286,700	1	
Motor Controllers								
	Locally Mounted	90%			2043	**	5	\$700
	Locally Mounted	10%			2028	\$12,300	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,300
Lighting								
Interior Lighting								
	Fluorescent	95%	Now	\$5,000	2030	\$250,600		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps. Defective Ballasts</i>								
	Incandescent	1%			2025	\$13,300	2	
	LED	4%			2035	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting								
	Emergency, Service	10%			2025	\$5,900	1	
	Emergency, Battery	40%			2025	\$64,500	10	\$10,800
	Exit, Service	40%			2025	\$12,900	1	
	Exit, Battery	10%			2030	\$11,000	10	\$800

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Inaccessible Due To Scaffolding Around The Building*

Alarm

Security System
Generic

100%

2030

\$361,800

1

\$41,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$69,000

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100%

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank Of 6,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$110,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Dual Fuel Steam Boilers*

Distribution

Steam Piping/Pump

10%

Now

\$49,500

2060

* *

*Corroded, Extent : Severe, Area Affected : 30%**Location : Condensate Return Tanks In Basement And In Sub-basement**Leak Evident, Extent : Severe, Area Affected : 10%**Location : Basement Condensate Return Piping*

Steam Piping/Pump

90%

2030

\$445,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2025	\$157,500	1	\$6,900	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Fan Room</i>					
Convactor/Radiator	60%			2028	\$359,800	1	\$21,700	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Convactor/Radiator	20%	0-2	\$119,900	2050	**	1	\$6,500	
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Pneumatic Valves At Radiators</i>					
			<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout, Defective Steam Traps And Climate Control System</i>					
Fan Coil Unit/Heat	10%			2025	\$167,700	1	\$3,600	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Gymnasium, Cafeteria</i>					
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%			2025	\$175,000	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$98,900	
Exhaust Fans								
Interior	80%			2025	\$318,800	2	\$2,700	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Roof	20%	Now	\$3,700	2035	**	2	\$500	
			<i>Broken, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Kitchen Exhaust Fan</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2040	**	1		
Galvanized Steel	80%	Now	\$19,700	2028	\$393,200	1		
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : At Water Main In Fire Service Room</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Water Heater								
Gas Fired	100%			2025	\$68,300	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$17,100	4	\$3,500	
Backflow Preventer Generic	100%			2030	\$28,500	1	\$6,900	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2050	**	1-2	\$1,600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 92 - M
Address : 222 WEST 134 STREET BTWN 7TH AVE. - 8TH AVE.
Borough : MANHATTAN **Agency's Number** : M092
Program / Asset # : BOE0053.000 / 213 **Yr Built/Renovated** : 1966 / 2012
Area Sq Ft : 111,000 **Project Type** : EDUCATION
Date of Survey : 08-Aug-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1939 **Lot** : 11 **BIN** : 1058808

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$551,300	\$234,200
Interior Architecture	\$2,658,800	\$525,100
Electrical	\$686,900	\$772,300
Mechanical	\$327,800	\$571,100
Total	\$4,224,800	\$2,102,700
Importance Code A	\$551,300	\$279,000
Importance Code B	\$2,843,300	\$1,568,400
Importance Code C	\$830,200	\$255,200
Total	\$4,224,800	\$2,102,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,800			\$17,900
Interior Architecture	\$104,400	\$6,800		\$8,200
Electrical	\$16,700	\$19,200	\$3,200	\$3,300
Mechanical	\$55,700	\$15,700	\$25,900	\$17,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$223,600	\$49,600	\$37,000	\$55,200
Importance Code A	\$49,800	\$11,200	\$11,000	\$28,900
Importance Code B	\$129,200	\$38,400	\$26,000	\$26,300
Importance Code C	\$44,500			
Total	\$223,600	\$49,600	\$37,000	\$55,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$52,300	LIFE	**	5	\$43,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$158,400	LIFE	**	5	\$49,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	90%	Now	\$340,600	2035	**	5	\$9,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	0-2	\$1,000	2036	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$23,600	2035	**	5	\$6,600	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Wood	2%	Now	\$2,500	2035	**	5	\$2,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$24,500	
Masonry: Brick	60%	Now	\$11,700	LIFE	**	5	\$9,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%			2044	**	5-10	\$30,600	
Roof								
Modified Bitumen	100%			2037	**	10	\$141,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$9,200	LIFE	**	5	\$36,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	Now	\$17,100	2030	\$170,700	5	\$4,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Terrazzo	10%	Now	\$40,900	LIFE	**	5	\$12,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	33%			2022	\$494,200	3	\$20,400	
Vinyl Tile 9" X 9"	40%	Now	\$232,800	2022	\$776,000	3	\$24,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Wood	2%			2055	**	5	\$6,200	
Interior Walls								
Ceramic Tile	5%	0-2	\$25,500	2030	\$255,200	5	\$4,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	23%	Now	\$47,200	LIFE	**	5	\$15,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout, Bulkhead</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout, Bulkhead</i>							
Mosaic Tile	2%	0-2	\$19,000	LIFE	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaster	45%	Now	\$66,800	LIFE	**	5	\$23,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
SGFT/Glazed Masonry	25%	Now	\$716,200	LIFE	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	63%	Now	\$174,500	2040	**	5	\$63,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$110,200	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead #1</i>								
Fiber Board	10%	0-2	\$11,200	2032	**			
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			LIFE	**	5	\$4,000	
Plaster	5%	Now	\$22,500	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2027	\$156,500	5	\$400	
Fused Disc Sw	25%			2053	**	5	\$100	
Raceway								
Conduit	90%			2027	\$200,500	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	90%			2026	\$172,400	5	\$2,600	
Molded Case Bkrs	5%			2049	**	5	\$100	
Wiring								
Braided Cloth	90%	0-2	\$286,700	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2053	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$600	
Locally Mounted	10%			2044	**	5	\$100	
Locally Mounted	10%	0-2	\$12,300	2047	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	3%			2035	**	10	\$3,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Cafeteria</i>								
Fluorescent	95%			2035	**	10	\$96,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps And Mostly Controlled By Occupancy Sensors</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	20%			2022	\$32,000	10	\$5,400	
Emergency, Battery	30%			2035	**	10	\$8,000	
Exit, LED	20%			2062	**	1		
Exit, Service	30%			2022	\$9,600	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2062	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stacks Only</i>								
<i>Explanation : Lightning Rods In The Stacks Only</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircase And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$368,200	1-3	\$20,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$109,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Two Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$8,200	
Terminal Devices								
Air Handler	20%			2027	\$312,200	1	\$13,700	
Convactor/Radiator	80%	Now	\$23,800	2032	**	1	\$25,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2022	\$161,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,900	
Exhaust Fans								
Interior	10%			2027	\$39,500	2	\$300	
Roof	90%	Now	\$16,600	2022	\$165,900	2	\$2,400	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$97,400	1		
Water Heater								
Gas Fired	100%			2026	\$67,700	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,300	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$4,400	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport Elevators Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1 Unit From Basement To 3rd Floor, 1 Freight Unit From Basement To 1st Floor</i> <i>Explanation : 2 Units</i>								
Fire Suppression Sprinkler								
No Component	95%							
Generic	5%			2027	\$54,300	1-2	\$1,600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 92 - Q
Address : 99-01 34TH AVENUE
Borough : QUEENS **Agency's Number** : Q260
Program / Asset # : BOE0980.000 / 4144 **Yr Built/Renovated** : 1992 / 2010
Area Sq Ft : 71,557 **Project Type** : EDUCATION
Date of Survey : 30-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1714 **Lot** : 18 **BIN** : 4042496

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$142,300	\$1,021,200
Interior Architecture	\$70,300	\$40,200
Electrical		\$40,700
Mechanical		\$457,000
Total	\$212,600	\$1,559,100
Importance Code A	\$142,300	\$1,021,200
Importance Code B	\$70,300	\$537,900
Total	\$212,600	\$1,559,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,600	\$10,400	\$4,000	
Interior Architecture	\$88,700	\$16,100	\$41,800	\$400
Electrical	\$11,500	\$7,000	\$8,200	\$7,800
Mechanical	\$51,400	\$28,500	\$24,700	\$26,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$203,300	\$65,900	\$82,700	\$38,900
Importance Code A	\$53,700	\$16,400	\$10,000	\$6,000
Importance Code B	\$128,800	\$49,500	\$70,500	\$32,400
Importance Code C	\$20,800		\$2,100	\$400
Total	\$203,300	\$65,900	\$82,700	\$38,900



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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	40%			LIFE	**	5	\$57,500	
Masonry: Brick Cavity	30%			LIFE	**	5	\$43,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Metal Panel	10%			2050	**	5-10	\$49,400	
Metal Panel	8%			2056	**	5-10	\$39,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$23,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Window Wall	2%			2050	**	5	\$5,400	
Window Wall	5%			2056	**	5	\$13,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Windows								
Aluminum	95%			2052	**	5	\$20,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Metal Louvers	5%			2039	**	10	\$6,800	
Parapets								
Masonry: Brick Cavity	50%			LIFE	**	5-10	\$12,500	
Masonry: Brick Cavity	25%			LIFE	**	5-10	\$6,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Metal Panel	3%			2050	**	5	\$400	
Metal Panel	2%			2056	**	5	\$300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition Bridge</i>								
Metal Rail	10%			2043	**	5-10	\$6,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Roof								
IRMA/Protected Membrane	40%			2030		10	\$80,300	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	25%			2043	**	10	\$92,000	
Plaza Roof: Stone Panels	30%			2056	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
<i>Explanation : New Roof</i>								
Skylight, Metal/Glass	5%			2050	**	10	\$33,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Metal Panel	10%			2056	**	5-10		
Stucco Cement	90%			2047	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$46,900	
Ceramic Tile	5%			2043	**	5	\$5,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Mosaic Tile	3%			2043	**	5	\$8,000	
Quarry Tile	2%			2043	**	5	\$3,200	
Terrazzo	10%			LIFE	**	5	\$16,700	
Vinyl Tile	40%			2035	**	3	\$16,100	
Vinyl Tile	25%			2038	**	3	\$10,000	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2015 Addition</i>								
Wood	5%			2058	**	5	\$10,000	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$800	
Ceramic Tile	15%			2043	**	5	\$4,200	
Concrete Masonry Unit	20%			LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 3%</i>								
<i>Location : Stairs</i>								
Glass Block	2%			LIFE	**	10	\$200	
Gypsum Board	15%			LIFE	**	5-10	\$7,100	
Gypsum Board	15%			LIFE	**	5-10	\$7,100	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$3,500	
Wood	5%			LIFE	**	5	\$11,200	
Ceilings								
AcousTileConcealSpLn	20%			2043	**	5	\$26,800	
AcousTileSusp.Lay-In	8%			2043	**	5	\$8,600	
AcousTileSusp.Lay-In	30%			2047	**	5	\$32,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$10,700	
Gypsum Board	30%			LIFE	**	5-10	\$110,400	
Metal Panel	5%			LIFE	**	5	\$13,400	
Wood	2%			LIFE	**	5	\$37,500	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2056	**			
Iron Picket	95%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	95%			2039	**			
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Rubber Matting	5%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	60%			2050	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement (Old Wing)**Explanation : One 4,000 Ampere For Main And One 1,200 Ampere For Pp 23 R*

Fused Disc Sw	40%			2060	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement (New Wing)**Explanation : One 3,000 Amperes For Service No.1, Two 2,000 Amperes For Service No.2 And 3, And One 400 Amperes For Emergency*

Transformers

Dry Type	100%			2043	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : One 15 Kilovolt-amperes Dry Type*

Switchgear / Switchboard

Fused Disc Sw	60%			2050	**	5	\$200	
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Fused Disc Sw	40%			2060	**	5	\$100	
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Raceway

Conduit	60%			2050	**	1		
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Conduit	40%			2060	**	1		
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Panelboards

Fused Disc Sw	5%			2046	**	5	\$100	
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Fused Disc Sw	5%			2055	**	5	\$100	
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Molded Case Bkrs	50%			2046	**	5	\$900	
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Molded Case Bkrs	40%			2055	**	5	\$800	
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Wiring

Thermoplastic	60%			2050	**	1		
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Thermoplastic	40%			2060	**	1		
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Motor Controllers

Locally Mounted	60%			2043	**	5	\$300	
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Locally Mounted	30%			2050	**	5	\$100	
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Variable Frequency Drive	10%			2050	**			
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	50%			2043	**	1	\$11,000	
Automatic	50%			2050	**	1	\$11,000	
Generators								
Diesel	50%			2039	**	1	\$13,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse (Old Wing)</i>						
		<i>Explanation : One 250 Kilowatt</i>						
Diesel	50%			2045	**	1	\$13,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement (New Wing)</i>						
		<i>Explanation : One 200 Kilowatt</i>						
Batteries								
Lead/Acid	50%			2024	\$800	5	\$1,300	
Lead/Acid	50%			2025	\$800	5	\$1,300	
Fuel Storage								
Day Tank	25%			2046	**	5	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Penthouse (Old Wing)</i>						
		<i>Explanation : One 60 Gallons</i>						
Day Tank	25%			2055	**	5	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement (New Wing)</i>						
		<i>Explanation : One 275 Gallons</i>						
Main Tank	50%			2058	**	5	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement (Old Wing)</i>						
		<i>Explanation : One 10,000 Gallons</i>						

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	56%			2035	**	10	\$36,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building (Old Wing)</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2035	**	10	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building (Old Wing)</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	30%			2040	**	10	\$19,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building (New Wing)</i>								
Fluorescent	2%			2040	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building (New Wing)</i>								
HID	2%			2035	**	10		
LED	4%			2040	**			
Egress Lighting								
Emergency, Service	30%			2035	**	1		
Emergency, Service	20%			2040	**	1		
Exit, LED	5%			2070	**	1		
Exit, Service	25%			2035	**	1		
Exit, Service	20%			2040	**	1		
Exterior Lighting								
HID	60%			2035	**	10	\$100	
HID	40%			2040	**	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2070	**	5	\$2,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Some Offices</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$13,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells, Strobe Lights, Smoke Detectors And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	30%			2056	**	1		
Interruptible Gas/Dual Fuel	70%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	30%			2047	**	1	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	70%			2035	**	1	\$49,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	70%	0-2	\$11,100	2050	**			
<i>Steam Traps Faulty, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
No Component	30%							
Terminal Devices								
Air Handler	60%			2035	**	1	\$26,600	
Convactor/Radiator	40%			2035	**	1	\$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	55%			2030	\$334,000	1	\$18,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units, Penthouse</i>								
Reciprocating Compr/Chiller	30%			2038	**	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Split Unit	10%			2038	**			
Window/Wall Unit	5%			2025	\$7,500	1		
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2050	**	4	\$4,500	
No Component	15%							
Terminal Devices								
Air Handler/Dir Expansion	85%			2035	**	1		
Fan Coil - 2 Pipe	10%			2035	**	1	\$2,300	
No Component	5%							

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DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	30%		2038	**	2	\$15,000	
	Air Cooled Condenser Unit	55%		2030	\$79,300	2	\$27,400	
	Dry Cooler	10%		2038	**	2	\$5,000	
	No Component	5%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$63,200	
Exhaust Fans								
	Interior	70%		2035	**	2	\$1,500	
	Roof	30%		2038	**	2	\$700	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2050	**	1		
Water Heater								
	Gas Fired	100%		2029	\$43,600	2	\$1,000	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2035	**	4	\$1,500	
Backflow Preventer								
	Generic	100%		2038	**	1	\$4,400	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Units.</i>					
Fire Suppression								
Standpipe								
	Generic	100%		2050	**	1-5	\$36,100	
Sprinkler								
	No Component	60%						
	Generic	40%		2050	**	1-2	\$8,000	
Fire Pump								
	Generic	100%		2043	**	1	\$13,400	
Chemical System								
	Generic	100%		2028	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 93 - BK
Address : 31 NEW YORK AVENUE BTWN: HERKIMER ST, ATLANTIC AVE.
Borough : BROOKLYN **Agency's Number** : K093
Program / Asset # : BOE0406.000 / 1371 **Yr Built/Renovated** : 1909 / 2009
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1868 **Lot** : 7 **BIN** : 3053993

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$997,000	\$204,400
Interior Architecture	\$330,000	
Electrical	\$598,100	\$911,700
Mechanical		\$650,500
Site Pavements	\$79,300	\$153,800
Total	\$2,004,300	\$1,920,300
Importance Code A	\$997,000	\$243,900
Importance Code B	\$851,400	\$1,676,500
Importance Code C	\$155,900	
Total	\$2,004,300	\$1,920,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,300			
Interior Architecture	\$62,800		\$20,900	\$700
Electrical	\$3,100	\$1,400	\$1,500	\$1,700
Mechanical	\$40,900	\$11,200	\$19,200	\$16,900
Site Enclosure	\$29,500			
Site Pavements	\$17,000			
Total	\$195,600	\$12,600	\$41,600	\$19,300
Importance Code A	\$49,900	\$7,600	\$7,600	\$7,600
Importance Code B	\$59,000	\$5,000	\$33,900	\$11,700
Importance Code C	\$86,700			
Total	\$195,600	\$12,600	\$41,600	\$19,300



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DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$123,700	
Masonry: Brick	90%	Now	\$229,500	LIFE	**	5	\$142,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Classrooms And Bulkhead Stair</i>								
Masonry: Limestone	5%			LIFE	**	5	\$11,900	
Windows								
Aluminum	70%			2046	**	5	\$4,200	
Aluminum	25%	Now	\$67,200	2055	**	5	\$800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1955 Wing</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1955 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1955 Wing</i>								
Steel	5%	Now	\$16,700	2055	**	5	\$1,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5-10	\$800	
Masonry: Brick	88%	Now	\$2,100	LIFE	**	5	\$300	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$200	
Roof								
Built-Up (BUR)	70%	0-2	\$638,400	2040	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
Copper/Terne	5%	Now	\$4,500	2058	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Bulkhead Stair</i>								
Modified Bitumen	25%			2035	**	10	\$15,700	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$20,400	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%	Now	\$5,600	2039	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Vinyl Tile	80%			2035	**	3	\$32,300	
Vinyl Tile 9" X 9"	5%	Now	\$63,300	2040	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%			2058	**	5	\$20,200	
Interior Walls								
Ceramic Tile	5%	Now	\$26,000	2039	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$14,100	
Masonry: Brick	5%	Now	\$7,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Electrical Meter Room And Exit Below Auditorium</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Meter Room And Exit Below Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Electrical Meter Room And Exit Below Auditorium</i>								
Plaster	50%	Now	\$75,600	LIFE	**	5	\$26,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Custodian Office, Classroom 401, Bulkhead Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Custodian Office, Classroom 401, Bulkhead Stair</i>								
SGFT/Glazed Masonry	11%	4+	\$80,300	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
SGFT/Glazed Masonry	19%			LIFE	**	10	\$16,800	
Ceilings								
AcousTileConcealSpLn	20%			2035	**	5	\$26,900	
Exposed Concrete	30%			LIFE	**	5-10	\$40,400	
Plaster	50%	Now	\$75,400	LIFE	**	5	\$33,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor Class Rooms And Bulkhead Stair</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	20%			2050		**		
Iron Picket	80%	0-2	\$29,500	2050		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Herkimer Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$17,000	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along New York Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Tree Pits</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035		**		
Activity Yard								
Asphalt	10%	0-2	\$79,300	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Asphalt	75%			2033		**		
Rubber Matting	15%			2030	\$153,800			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$156,500	2060		**	5	\$200
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Raceway								
Conduit	95%			2030	\$125,600	1		
Conduit	5%			2050		**	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Toggle Switch	25%	2-4	\$35,900	2055	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	75%	2-4	\$107,700	2055	**	5	\$800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Wiring								
Braided Cloth	90%	2-4	\$167,100	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	80%	0-2	\$64,500	2050	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Locally Mounted	20%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<i>Corroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Water Service Room</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2025	\$170,400	10	\$66,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2025	\$45,700	2	\$100	
LED	1%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$9,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2025	\$310,500	10	\$200	
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Exterior At Herkimer Street</i>								

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2025

\$49,700

1

\$5,800

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : First Floor Hallway**Explanation : Intrusion Alarm And Motion Detector Only**Communication Failure*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2025

\$170,300

1-3

\$9,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2040

**

5

\$23,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Underground In School Yard**Explanation : Two 7,500 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2035

**

1

\$76,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Two Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2040

**

4

\$3,800

Terminal Devices

Air Handler

20%

2030

\$216,500

1

\$9,500

Convactor/Radiator

60%

2035

**

1

\$14,900

Fan Coil Unit/Heat

20%

2030

\$230,600

1

\$5,000

Air Conditioning

Energy Source

Electricity

100%

2046

**

1

Conversion Equipment

Window/Wall Unit

55%

0-2

\$4,400

2025

\$88,300

1

*Malfunctioning, Extent : Severe, Area Affected : 5%**Location : Rooms 307, 309, 312*

No Component

45%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$68,000

Exhaust Fans

Interior

10%

2030

\$27,400

2

\$200

Roof

90%

2030

\$115,100

2

\$2,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2035	**	1		
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$7,600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2023	\$2,600	4	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 93 - BK AX -ECF-BD STUY ECC1-BK
 Address : 234 HERKIMER STREET BTWN: HERKIMER ST, ATLANTIC AVE
 Borough : BROOKLYN Agency's Number : K853
 Program / Asset # : BOE0406.010 / 188 Yr Built/Renovated : 1974 / 2008
 Area Sq Ft : 11,000 Project Type : EDUCATION
 Date of Survey : 13-Jun-2019 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1
 Block : 1868 Lot : 28 BIN : 3323075

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$53,700	
Electrical		\$256,600
Mechanical		\$262,000
Total	\$53,700	\$518,700
Importance Code A	\$53,700	\$97,500
Importance Code B		\$421,200
Total	\$53,700	\$518,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$84,100			
Interior Architecture	\$69,300			\$1,800
Electrical	\$13,200	\$800	\$900	\$1,000
Mechanical	\$8,100	\$2,900	\$5,400	\$2,900
Site Enclosure	\$4,700			
Total	\$179,400	\$3,700	\$6,200	\$5,800
Importance Code A	\$84,100	\$500		\$500
Importance Code B	\$55,100	\$3,200	\$6,200	\$5,300
Importance Code C	\$40,200			
Total	\$179,400	\$3,700	\$6,200	\$5,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC1-BK
Asset # : 188

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$45,400	
Masonry: Brick	75%			LIFE	**	5	\$45,400	
Window Wall	10%			2050	**	5	\$11,300	
Windows								
Aluminum	100%			2046	**	5	\$4,600	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$54,000	
Masonry: Brick	5%			LIFE	**	5-10	\$2,200	
Metal Panel	25%			2050	**	5	\$6,300	
Metal Security Bars	30%	0-2	\$7,500	2045	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Lot Lines</i>								
Roof								
Modified Bitumen	100%	Now	\$53,700	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Toilets</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%	Now	\$3,100	2033	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	95%	Now	\$13,100	2035	**	3	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classroom 5 And Corridors Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$8,400	
Concrete Masonry Unit	60%	0-2	\$24,000	LIFE	**	5	\$8,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exits Throughout</i>								
Masonry: Brick	30%			LIFE	**	10	\$3,000	
Ceilings								
Exposed Concrete	100%			LIFE	**	5-10	\$20,000	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%	Now	\$4,400	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC1-BK
Asset # : 188

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	4+	\$300	2065		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Front Play Yard*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043		**		
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On-Site Walkways

Cast in Place Concrete	100%			2043		**		
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Activity Yard

Asphalt	20%			2033		**		
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Rubber Matting	80%			2035		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$5,200	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$86,600	5		
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Raceway

Conduit	95%			2030	\$22,500	1		
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Conduit	5%			2050	**	1		
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Panelboards

Fused Toggle Switch	5%			2029	\$1,600	5		
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Molded Case Bkrs	90%	Now	\$600	2029	\$28,700	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Panel L P A**Explanation : Circuit Breaker Number 26 Nuisance Tripping*

Molded Case Bkrs	5%	2-4	\$1,600	2055	**	5		
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Electrical Room Panel P P H A*

Wiring

Thermoplastic	95%			2030	\$24,600	1		
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Thermoplastic	5%			2050	**	1		
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Motor Controllers

Locally Mounted	100%			2028	\$48,400	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC1-BK
Asset # : 188

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2025	\$25,400	10	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2025	\$2,600	2		
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	100%			2040	**			
Alarm								
Security System								
No Component	50%							
Generic	50%			2025	\$17,800	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm And Motion Detector Only</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$121,600	1-3	\$7,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2050	**	1		
Conversion Equipment								
Radiant Heater	50%			2030	\$97,500	2	\$2,600	
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Electric Duct Heater</i>								
<i>Explanation : Rooftop Unit Under Air Conditioning Equipment</i>								
Terminal Devices								
Fan Coil Unit/Heat	50%			2030	\$41,200	1	\$1,800	
No Component	50%							
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$17,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$123,400	1	\$6,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$22,200	2	\$7,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 93 - BK AX -ECF-BD STUY ECC1-BK
Asset # : 188

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,700
Exhaust Fans								
	Interior	10%			2025	\$3,900	2	
	Roof	90%			2025	\$16,400	2	\$300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2043	**	1	
Water Heater								
	Electric	100%			2028	\$9,700	4	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 80 Gallon Unit</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 94 - BK
Address : 5010 6TH AVENUE
Borough : BROOKLYN **Agency's Number** : K094
Program / Asset # : BOE0407.000 / 1372 **Yr Built/Renovated** : 1908 / 2010
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 792 **Lot** : 26 **BIN** : 3332126

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$366,900	\$198,000
Interior Architecture	\$938,600	\$232,500
Electrical	\$781,000	\$411,000
Mechanical	\$947,800	\$2,043,000
Total	\$3,034,200	\$2,884,400
Importance Code A	\$366,900	\$237,500
Importance Code B	\$2,606,800	\$2,553,700
Importance Code C	\$60,500	\$93,200
Total	\$3,034,200	\$2,884,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,700	\$3,400		\$4,400
Interior Architecture	\$65,000	\$10,200		\$12,700
Electrical	\$1,900	\$66,600	\$1,800	\$1,800
Mechanical	\$21,000	\$13,700	\$25,000	\$13,700
Total	\$96,600	\$93,900	\$26,700	\$32,600
Importance Code A	\$17,600	\$12,500	\$8,900	\$13,300
Importance Code B	\$46,800	\$81,300	\$17,800	\$19,200
Importance Code C	\$32,300			
Total	\$96,600	\$93,900	\$26,700	\$32,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$74,200		
Masonry: Brick	60%			LIFE	**	5	\$57,000		
Masonry: Brick	20%	Now	\$183,600	LIFE	**	5	\$19,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Rooms 302, 318, 314, 218, 214 And Below Sills At 6th Ave Facade</i>									
Masonry: Limestone	10%			LIFE	**	5	\$7,100		
Windows									
Aluminum	70%	Now	\$183,300	2035	**	5	\$10,200		
<i>Crwth/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Off Track - First Floor</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations</i>									
Aluminum	30%			2049	**	5	\$8,800		
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,600		
Masonry: Brick Cavity	50%			LIFE	**	5	\$8,800		
Pre-Cast Concrete	25%			LIFE	**	5	\$27,600		
Stucco Cement	15%			2032	**	5	\$6,800		
Roof									
IRMA/Protected Membrane	80%			2035	**	10	\$47,800		
Modified Bitumen	20%	0-2	\$8,700	2032	**				
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Locations</i>									
Interior									
Floors									
Cast in Place Concrete	7%	Now	\$5,300	LIFE	**	5	\$20,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	3%	Now	\$4,200	2030	\$84,200	5	\$2,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	50%	Now	\$123,100	2032	**	3	\$25,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Cafeteria And Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Cafeteria</i>									
Vinyl Tile 9" X 9"	25%	Now	\$79,700	2022	\$398,600	3	\$12,700		
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Corridors And Classrooms</i>									
Wood	15%	0-2	\$214,800	2042	**	5	\$19,100		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Classrooms</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	\$1,900	2030	\$93,200	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	0-2	\$8,500	LIFE	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairwells</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transoms And Stairwell Landings</i>								
<i>Explanation : Sfaety And Single Pane Glass</i>								
Masonry: Brick	5%	0-2	\$22,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Oil Tank Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Boiler Room</i>								
Metal: Cage/Fence	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Wall Dividers</i>								
Plaster	67%	Now	\$60,500	LIFE	**	5	\$21,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	2%			LIFE	**	5	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Wood And Metal Panels</i>								
Ceilings								
AcousTile,Adhered	15%			2032	**	5	\$20,300	
AcousTileConcealSpLn	15%			2040	**	5	\$25,400	
Exposed Concrete	5%	0-2	\$23,300	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Plaster	65%	Now	\$61,700	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$27,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2027	\$11,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	5%			2027	\$9,100	5		
Fused Knife Sw	95%	2-4	\$173,500	2057	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	80%			2027	\$147,400	1		
Conduit	20%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,500	
Molded Case Bkrs	30%			2035	**	5	\$800	
Wiring								
Braided Cloth	40%	2-4	\$109,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2027	\$109,100	1		
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2032	**	10	\$81,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	3%			2022	\$4,900	10	\$100	
Incandescent	3%			2022	\$33,800	2	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2022	\$68,400	10	\$11,500	
Exit, Service	50%			2022	\$13,700	1		
Exterior Lighting								
HID	20%			2022	\$76,600	10	\$100	
No Component	80%							

Alarm

Security System								
No Component	80%							
Generic	20%	Now	\$61,400	2037	**	1	\$6,400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Custodial Office</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$210,100	1-3	\$11,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Oil # 2, One Tank With 7500 Gallons</i>								
Conversion Equipment								
Hot Water Boiler	10%			2040	**	1	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Third Floor Mechanical Equipment Room Of New Wing</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
Steam Boiler	90%			2040	**	1	\$84,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Dual Fuel Steam Boiler</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2043	**	4	\$500	
Central Plant Steam Piping/Pmp	60%			2027	\$964,700	4	\$2,800	
			<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Throughout Old Wing Of The Building</i>					
Central Plant Steam Piping/Pmp	20%			2047	**	4	\$900	
Central Plant Steam Piping/Pmp	10%	0-2	\$160,800	2057	**	4	\$500	
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout Old Wing Of The Building</i>					
Terminal Devices								
Air Handler	10%			2032	**	1	\$5,900	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Third Floor Mechanical Equipment Room</i>					
			<i>Explanation : Air Handler Serves The Auditorium</i>					
Air Handler	40%	0-2	\$267,200	2027	\$534,300	1	\$21,200	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Sub-basement, House Blowers Abandon In Place</i>					
Convactor/Radiator	30%			2025	\$152,600	1	\$9,200	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Old Section Of The Building</i>					
Convactor/Radiator	10%			2032	**	1	\$3,100	
Convactor/Radiator	10%	0-2	\$50,900	2047	**	1	\$2,800	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout, Defective Climate Control System</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	35%			2022	\$69,300	1		
Window/Wall Unit	15%			2022	\$29,700	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Classrooms On The Second Floor</i>					
			<i>Explanation : Dedicated Power Source Required To Operate Window Air Conditioning Units</i>					
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	10%			2032	**	2	\$300	
Interior	80%	0-2	\$270,400	2037	**	2	\$1,900	
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Sub-basement</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Sub-basement</i>								
Roof	10%			2027	\$15,800	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2037	**	1		
Galvanized Steel	10%	0-2	\$41,700	2047	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement, Deteriorated Booster Pumping System, Toilet On Upper Floor Does Not Flush Effectively</i>								
Galvanized Steel	80%			2025	\$333,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%	0-2	\$57,900	2027	\$57,900	2	\$1,100	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement, Deteriorating Hot Water Heater</i>								
Sanitary Piping								
Cast Iron	80%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Old Section Of The Building</i>								
Cast Iron	20%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Old Wing Of The Building</i>								
Cast Iron	5%	0-2	\$9,900	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Cast Iron	20%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$14,500	4	\$2,000	
Backflow Preventer								
No Component	80%							
Generic	20%			2027	\$4,800	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Serves Boiler Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%		2037	**	1-2	\$1,300	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 94 - Q
Address : 41-77 LITTLE NECK PKWY
Borough : QUEENS **Agency's Number** : Q094
Program / Asset # : BOE0745.000 / 1614 **Yr Built/Renovated** : 1914 / 2015
Area Sq Ft : 38,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors GR,1,2
Block : 8135 **Lot** : 29 **BIN** : 4169468

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$342,800	\$55,300
Interior Architecture	\$43,700	\$296,400
Electrical	\$162,900	\$208,800
Mechanical	\$409,600	\$122,100
Site Pavements		\$41,700
Total	\$958,900	\$724,300
Importance Code A	\$342,800	\$55,300
Importance Code B	\$616,100	\$669,000
Total	\$958,900	\$724,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,800		\$31,300	\$5,100
Interior Architecture	\$89,800		\$2,100	\$4,100
Electrical	\$21,900	\$1,300	\$21,100	\$1,500
Mechanical	\$15,200	\$6,600	\$32,100	\$6,400
Site Enclosure	\$700			
Site Pavements	\$4,200			
Total	\$135,600	\$7,900	\$86,700	\$17,200
Importance Code A	\$7,600	\$3,800	\$35,200	\$8,900
Importance Code B	\$109,200	\$4,100	\$51,500	\$8,300
Importance Code C	\$18,800			
Total	\$135,600	\$7,900	\$86,700	\$17,200



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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$55,300	
Stucco Cement	15%			2033	**	5	\$24,400	
Windows								
Aluminum	73%			2044	**	5	\$10,200	
Metal Louvers	2%			2031	**	10	\$1,700	
Wood	25%	Now	\$104,600	2053	**	5	\$17,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Street Facade Windows</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Facade Windows</i>								
Parapets								
Copper/Terne	5%			2048	**	5	\$1,000	
Masonry: Brick	80%			LIFE	**	5	\$3,400	
Metal: Cage/Fence	5%			2033	**	5-10	\$1,600	
Stucco Cement	10%			2033	**	5	\$1,100	
Roof								
Built-Up (BUR)	90%			2023		10	\$16,400	
<i>Ponding, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
Copper/Terne	8%	Now	\$2,100	2043	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hood Elements</i>								
Metal Panel	2%			2033	**	10	\$700	
Interior								
Floors								
Ceramic Tile	2%			2031	**	5	\$800	
Quarry Tile	3%			2041	**	5	\$1,900	
Traffic Topping	5%	Now	\$27,400	2038	**	5	\$1,300	
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs And Stair Landing</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs And Stair Landing</i>								
Vinyl Tile	79%	Now	\$14,800	2028		3	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Door Thresholds</i>								
Vinyl Tile 9" X 9"	1%	Now	\$4,900	2038	**	3	\$200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Pantry</i>								
Wood	10%	Now	\$43,700	2056	**	5	\$3,900	
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$9,900	2031	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Stairwell Walls</i>								
Masonry: Brick	10%	Now	\$5,600	LIFE	**			
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Baement Foundation Walls</i>								
Metal: Cage/Fence	2%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	70%			LIFE	**	5	\$14,200	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$4,100	
Exposed Concrete	20%			LIFE	**	5	\$1,300	
Exposed Struc: Steel	2%	Now	\$3,700	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Open Stair Landings - 1st And 2nd Floors</i>								
<i>Explanation : Rotating Of Header Beams</i>								
Metal Panel	3%	Now	\$22,100	LIFE	**	5	\$1,600	
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Plaster	60%			LIFE	**	5	\$15,500	
Plaster	5%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Ceiling</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%			2038	**			
Chain Link	90%			2038	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$700	2048	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Wall - Rear Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
<i>Tripping Hazard, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 41st Drive Curbing At Storm Drain - Catch Basin</i>								
On-Site Walkways								
Asphalt	100%	Now	\$1,600	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Side And Rear Yards</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Asphalt

100% Now \$1,000 2037 **

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout Parking Lot*

Activity Yard

Asphalt

50% Now \$1,600 2031 **

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Play Yard Area*

Rubber Matting

50% 2028 \$41,700

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2028 \$8,900 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Custodian Office**Explanation : Main Service Disconnect Switch Rated At 800 Amperes*

Switchgear / Switchboard

Fused Disc Sw

50% 2028 \$52,200 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 2- Vertical Sections*

Fused Disc Sw

50% 2048 ** 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 2- Vertical Sections*

Raceway

Conduit

90% 2028 \$50,500 1

Conduit

10% 2048 ** 1

Panelboards

Molded Case Bkrs

40% 2027 \$31,900 5 \$400

Molded Case Bkrs

50% 2044 ** 5 \$500

Molded Case Bkrs

10% 2036 ** 5 \$100

Wiring

Braided Cloth

30% 0-2 \$21,300 2053 ** 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

50% 2028 \$35,500 1

Thermoplastic

20% 2048 ** 1

Motor Controllers

Locally Mounted

80% 2026 \$38,700 5 \$200

Locally Mounted

20% 2041 ** 5 \$100

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	
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Lighting

Interior Lighting

Fluorescent	100%			2036	**	10	\$34,900	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery	50%			2033	**	10	\$4,600	
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Exit, Service	50%			2033	**	1		
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Exterior Lighting

HID	10%			2023		\$15,300	10	
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No Component	90%							
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Alarm

Security System

No Component	70%							
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Generic	30%			2023		\$36,800	1	\$4,300
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component	70%							
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Generic, Analog	30%	0-2	\$126,100	2038	**	1-3	\$6,400	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System, Bells And Pull Station*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2048	**	1		
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Conversion Equipment

Steam Boiler	100%			2033	**	1	\$37,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp	100%			2038	**	4	\$2,800	
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DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%	0-2	\$2,700	2023	\$133,600	1	\$5,300	
<i>On Extended Life, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Fan Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Multiple Mechanical Defectives Units For The Auditorium.</i>								
Convactor/Radiator	60%			2026	\$122,100	1	\$7,400	
Fan Coil Unit/Heat	15%			2023	\$85,400	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2021	\$55,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$7,000	LIFE	**	2-5	\$21,200	
<i>Corroded, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Vent Covers, Roof</i>								
Exhaust Fans								
Interior	100%	2-4	\$135,200	2038	**	2	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2038	**	1		
Galvanized Steel	10%			2026	\$16,700	1		
Water Heater								
Gas Fired	100%			2023	\$23,200	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$5,800	4	\$800	
Backflow Preventer								
No Component	50%							
Generic	50%			2028	\$4,800	1	\$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$11,200	1-2	\$300	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 95 - BK
Address : 345 VAN SICKLEN ST. BTWN: GRAVESEND NECK RD., AVE. U
Borough : BROOKLYN **Agency's Number** : K095
Program / Asset # : BOE0408.000 / 2514 **Yr Built/Renovated** : 1915 / 2015
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 24-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7123 **Lot** : 66 **BIN** : 3192661

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$297,800	\$596,100
Interior Architecture	\$751,700	\$655,600
Electrical	\$54,600	\$1,449,000
Mechanical	\$694,000	\$1,911,400
Total	\$1,798,000	\$4,612,000
Importance Code A	\$847,900	\$635,600
Importance Code B	\$885,500	\$3,931,200
Importance Code C	\$64,600	\$45,300
Total	\$1,798,000	\$4,612,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$86,900		\$1,900	
Interior Architecture	\$77,500		\$6,800	\$9,800
Electrical	\$17,400	\$2,400	\$2,700	\$4,000
Mechanical	\$54,600	\$11,900	\$19,200	\$11,900
Site Pavements	\$62,400			
Total	\$298,800	\$14,200	\$30,600	\$25,600
Importance Code A	\$86,900	\$8,400	\$10,400	\$8,400
Importance Code B	\$154,200	\$5,800	\$16,600	\$17,200
Importance Code C	\$57,700		\$3,700	
Total	\$298,800	\$14,200	\$30,600	\$25,600



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%			LIFE	**	5	\$25,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Play Area</i>								
<i>Explanation : Overhead Trellis</i>								
Masonry: Brick	85%			LIFE	**	5	\$136,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$12,100	
Windows								
Aluminum	50%			2046	**	5	\$10,300	
Aluminum	50%	Now	\$229,300	2038	**	5	\$5,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Later Addition</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$35,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%			LIFE	**	5-10	\$36,800	
Metal: Cage/Fence	5%			2043	**	5-10	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : Play Area</i>								
Roof								
Built-Up (BUR)	50%			2035	**	10	\$41,900	
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Original Building</i>								
Modified Bitumen	40%			2030		10	\$33,500	
Paver: Asphalt	10%			2039	**	10	\$12,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,300	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Kitchen And Basement</i>								
Ceramic Tile	5%			2033	**	5	\$6,200	
Marble Panels	2%			LIFE	**	5	\$3,700	
Terrazzo	5%			LIFE	**	5	\$9,800	
Vinyl Tile	48%	Now	\$54,400	2030	\$544,000	3	\$22,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Lower Floor Corridors And Classrooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Lower Floor Corridors And Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Lower Floor Corridors And Classrooms</i>								
Vinyl Tile 9" X 9"	15%	4+	\$220,200	2040	**	3	\$7,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	20%	Now	\$263,800	2058	**	5	\$23,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium And Gymnasium</i>								
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$7,300	
Glass: Single Pane	3%			LIFE	**	5	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Dividing Walls</i>								
Masonry: Brick	15%			LIFE	**	10	\$10,900	
Marble Panels	2%			LIFE	**	10	\$1,900	
Plaster	62%	Now	\$64,600	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead Stair, Basement And 3rd Floor Classrooms</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$18,200	
Ceilings								
Exposed Concrete	15%			LIFE	**	5-10	\$23,400	
Plaster	85%	Now	\$148,700	LIFE	**	5	\$66,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair, Basement And 4th Floor Classrooms</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair, Basement And 4th Floor Classrooms</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	60%			2050	**			
Iron Picket	40%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$12,800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$21,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	75%	0-2	\$28,500	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2030	\$31,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : One 1,200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	20%			2030	\$7,900	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	100%			2030	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	90%			2029	\$172,400	5	\$2,000	
Wiring								
Braided Cloth	20%	2-4	\$54,600	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	80%			2030	\$218,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Located In Room 103</i>								
<i>Explanation : Ground Observed</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2025	\$4,000	10	\$1,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	94%			2038	**	10	\$73,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	2%			2025	\$2,900	10	\$100	
Incandescent	2%			2025	\$20,200	2		
Egress Lighting								
Emergency, Battery	50%			2025	\$61,200	10	\$10,300	
Exit, Service	50%			2025	\$12,200	1		
Exterior Lighting								
HID	20%	Now	\$1,400	2025	\$68,500			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$82,400	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cameras Observed</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$282,000	1-3	\$16,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$26,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Underground</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	35%	0-2	\$192,500	2050	**	1	\$26,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, Boiler No. 2 Is Producing Smoke</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three No. 4 Oil Burning Steam Boilers</i>								
Steam Boiler	30%	Now	\$165,000	2050	**	1	\$22,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room Boiler No. 3</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Boiler Room, Boiler No. 3 Has Severe Leak In The Boiler Shell</i>								
Steam Boiler	35%	0-2	\$192,500	2050	**	1	\$26,500	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler No. 2</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler No. 2</i>								
Distribution								
Central Plant Steam Piping/Pmp	10%	Now	\$143,900	2060	**	4	\$400	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Steam Traps, Defective Vacuum Pump Seals, Defective Room Thermostats</i>								
Steam Piping/Pump	90%			2030	\$338,300			
Terminal Devices								
Air Handler	25%			2025	\$298,800	1	\$13,100	
Convactor/Radiator	65%			2028	\$295,800	1	\$17,800	
Fan Coil Unit/Heat	10%			2025	\$127,300	1	\$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	20%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Condensers On Exterior Of Building</i>								
Window/Wall Unit	70%			2025	\$124,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,000	
Exhaust Fans								
Interior	100%			2025	\$302,400	2	\$2,600	
Plumbing								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%	Now	\$7,500	2028	\$373,000	1	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Water Main Valve Located In Basement</i>								
Water Heater	Gas Fired	100%	Now	\$2,600	2028	\$51,800	2	\$1,000
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Circulator Pump Basement</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%	0-2	\$13,000	2040	**	4	\$1,800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Single Pump</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler	No Component	98%						
	Generic	2%			2040	**	1-2	\$500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 95 - BX
Address : 3961 HILLMAN AVENUE @SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : X095
Program / Asset # : BOE0236.000 / 428 **Yr Built/Renovated** : 1933 / 2011
Area Sq Ft : 141,000 **Project Type** : EDUCATION
Date of Survey : 26-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 3252 **Lot** : 182 **BIN** : 2015472

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$372,000	\$78,200
Interior Architecture	\$365,300	\$43,600
Electrical	\$509,200	\$413,700
Mechanical	\$224,500	\$1,459,800
Site Pavements	\$137,700	
Total	\$1,608,700	\$1,995,300
Importance Code A	\$372,000	\$78,200
Importance Code B	\$1,168,000	\$1,917,100
Importance Code C	\$68,700	
Total	\$1,608,700	\$1,995,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,100	\$2,100	\$28,800	
Interior Architecture	\$86,300		\$24,600	\$1,200
Electrical	\$14,600	\$14,500	\$61,200	\$15,100
Mechanical	\$43,000	\$21,600	\$31,900	\$21,500
Site Enclosure	\$21,300			
Site Pavements	\$11,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$233,800	\$48,100	\$156,400	\$47,700
Importance Code A	\$58,700	\$13,600	\$40,300	\$11,800
Importance Code B	\$84,300	\$34,500	\$111,400	\$35,900
Importance Code C	\$90,800		\$4,700	
Total	\$233,800	\$48,100	\$156,400	\$47,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$22,200	
Masonry: Brick	45%	0-2	\$257,600	LIFE	**	5	\$40,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	43%			LIFE	**	5	\$38,200	
Masonry: Granite	2%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%	4+	\$25,900	LIFE	**	5	\$3,300	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Elevations At Belt Course</i>								
Windows								
Aluminum	70%	Now	\$67,600	2044	**	5	\$7,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rooms 301, 305, 410 And Various Others</i>								
Aluminum	30%			2053	**	5	\$6,500	
Parapets								
Masonry: Brick	40%	0-2	\$46,800	LIFE	**	5	\$3,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2011 Addition</i>								
<i>Explanation : Membrane Covered Surface</i>								
Masonry: Limestone	10%	4+	\$21,200	LIFE	**	5	\$1,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1933 Section</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1933 Section</i>								
Metal Panel	2%			2058	**	5	\$700	
Pre-Cast Concrete	8%			LIFE	**	5	\$4,800	
Roof								
Built-Up (BUR)	50%			2033	**	10	\$25,200	
IRMA/Protected Membrane	20%			2038	**	10	\$10,100	
Plaza Roof: Stone Panels	20%			2058	**			
Roll Roofing	5%			2027		5	\$4,200	
Skylight, Metal/Glass	5%			2038	**	10	\$8,400	
Soffits								
Cement-Fiber Panel	100%			2038	**	10		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$43,600	
Ceramic Tile	5%			2041	**	5	\$5,000	
Quarry Tile	5%			2048	**	5	\$7,500	
Sheet Vinyl/Rubber	5%			2038	**	5	\$7,500	
Terrazzo	5%	0-2	\$12,400	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2038	**	3	\$7,500	
Vinyl Tile 9" X 9"	10%	0-2	\$35,200	2023	\$117,300	3	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : AcM Tiles</i>								
Wood	30%	4+	\$52,700	2043	**	5	\$28,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor Classrooms, Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	2%	0-2	\$68,700	2043	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	8%			2043	**	5	\$9,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5	\$14,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	0-2	\$24,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%	0-2	\$20,000	LIFE	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	0-2	\$24,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	5%	Now	\$49,500	2048	**	5	\$2,500	
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*Cracking/Crumbling, Extent : Severe, Area Affected : 100%**Location : Throughout*

AcousTileSusp.Lay-In	20%			2048	**	5	\$19,900	
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AcousTileSusp.Lay-In	5%			2041	**	5	\$5,000	
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Exposed Concrete	20%			LIFE	**	5	\$3,100	
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Plaster	20%			LIFE	**	5	\$12,500	
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Plaster	30%	Now	\$41,900	LIFE	**	5	\$18,700	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Stairs 3/4 And 6/7**Water Penetration, Extent : Severe, Area Affected : 5%**Location : Stairs 3/4 And 6/7 And Near Skylight*

Site Enclosure

Fence/Gates

Chain Link	20%			2054	**			
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Iron Picket	80%	4+	\$21,300	2063	**			
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 100%**Location : All**Deteriorated Finish, Extent : Moderate, Area Affected : 100%**Location : All*

Retaining Walls

Cast in Place Concrete	100%			2063	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$137,700	2033	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 40%**Location : Various*

On-Site Walkways

Cast in Place Concrete	95%	4+	\$600	2041	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Various*

Masonry: Granite	5%			LIFE	**			
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Activity Yard

Asphalt	95%	4+	\$11,000	2037	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Play Yard*

Rubber Matting	5%			2036	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2054	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room New Wing</i>								
<i>Explanation : One 4,000, One 2,000 And One 1,600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2054	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Old Wing</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Old Wing</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$600	
Raceway								
Conduit	50%			2028	\$132,100	1		
Conduit	50%			2054	**	1		
Panelboards								
Fused Disc Sw	2%			2027	\$4,800	5	\$100	
Fused Disc Sw	8%			2050	**	5	\$300	
Molded Case Bkrs	50%			2050	**	5	\$1,900	
Molded Case Bkrs	40%			2027	\$95,800	5	\$1,500	
Wiring								
Braided Cloth	30%	2-4	\$111,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wing</i>								
Thermoplastic	10%			2028	\$37,100	1		
Thermoplastic	60%			2054	**	1		
Motor Controllers								
Locally Mounted	20%			2026	\$24,600	5	\$200	
Locally Mounted	80%			2045	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$43,400	
Generators								
Diesel	100%			2041	**	1	\$54,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$31,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2068	**	5	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons</i>								
Lighting Interior Lighting Fluorescent	96%			2036	**	10	\$124,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	4%			2036	**	10	\$200	
Egress Lighting Emergency, Service	50%			2036	**	1		
Emergency, Battery	10%			2023		10	\$3,400	
Exit, Service	30%			2036	**	1		
Exit, Service	10%			2023		1	\$4,100	
Exterior Lighting HID	30%			2036	**	10	\$100	
HID	70%			2023		10	\$300	
Alarm Security System No Component Generic	70%							
Generic	30%			2036	**	1	\$15,800	
Fire/Smoke Detection No Component Generic, Digital	70%							
Generic, Digital	30%			2036	**	1-3	\$26,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating Energy Source Natural Gas	35%			2054	**	1		
Interruptible Gas/Dual Fuel	65%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 65%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 1500 Gallons Each</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	30%			2033	**	1	\$20,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof - Part Of AC System</i>					
			<i>Explanation : 4 Units</i>					
Hot Water Boiler	5%			2041	**	1	\$3,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 2 Units</i>					
Steam Boiler	65%			2041	**	1	\$90,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	5%			2050	**	4	\$500	
Central Plant Steam Piping/Pmp	65%	Now	\$77,600	2038	**	4	\$4,500	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Vacuum Condensate Pump</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
No Component	30%							
Terminal Devices								
Air Handler	39%			2028	\$773,200	1	\$34,000	
Convactor/Radiator	18%			2033	**	1	\$8,200	
Convactor/Radiator	30%			2045	**	1	\$13,700	
Fan Coil Unit/Heat	13%	Now	\$5,500	2028	\$274,500	1	\$5,300	
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	35%			2033	**	2	\$3,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Units Using Refrigerant 410a</i>					
Window/Wall Unit	50%			2023	\$146,900	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	65%	Now	\$16,300	2028	\$326,100	2	\$2,200	
	<i>Broken, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Bathrooms</i>							
Roof	35%			2036	**	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	65%			2048	**	1		
Galvanized Steel	35%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$86,000	2	\$2,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$4,500	
Backflow Preventer								
Generic	100%			2033	**	1	\$8,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement: 4th Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2048	**	1-2	\$15,800	
Chemical System								
Wet	10%			2026	\$2,800	1-3	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : Ansul 102</i>							
No Component	70%							
Generic	20%			2026	\$5,600	1-3	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 95 - Q
Address : 179-01 90 AVENUE
Borough : QUEENS **Agency's Number** : Q095
Program / Asset # : BOE0746.000 / 2767 **Yr Built/Renovated** : 1915 / 1998
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 05-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9914 **Lot** : 1 **BIN** : 4446042

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$322,500	\$195,500
Interior Architecture	\$981,300	\$494,100
Electrical	\$592,500	\$691,000
Mechanical	\$822,100	\$2,116,800
Total	\$2,718,400	\$3,497,500
Importance Code A	\$322,500	\$235,000
Importance Code B	\$2,395,900	\$2,990,400
Importance Code C		\$272,000
Total	\$2,718,400	\$3,497,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$12,100	\$6,400
Interior Architecture		\$6,500	\$2,600	\$10,400
Electrical	\$1,100	\$20,100	\$1,700	\$2,100
Mechanical	\$14,700	\$15,100	\$27,000	\$14,800
Total	\$15,800	\$41,800	\$43,400	\$33,700
Importance Code A	\$9,200	\$9,400	\$21,300	\$15,600
Importance Code B	\$6,600	\$32,400	\$22,200	\$18,100
Importance Code C				
Total	\$15,800	\$41,800	\$43,400	\$33,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$67,000	
Masonry: Brick Cavity	75%			LIFE	**	5	\$128,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : New Face Brick Installed In 2003</i>								
Masonry: Limestone	15%			LIFE	**	5	\$19,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$27,900	
Windows								
Aluminum	95%			2043	**	5	\$23,000	
Aluminum	5%			2043	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Stained Glass</i>								
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : New Face Brick Installed In 2003</i>								
Metal Rail	5%			2044	**	5-10	\$10,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$7,400	
Roof								
Built-Up (BUR)	95%	Now	\$322,500	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Copper/Terne	5%			2055	**	10	\$14,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,400	
Ceramic Tile	5%			2030	\$143,900	5	\$7,000	
Terrazzo	5%			LIFE	**	5	\$5,400	
Vinyl Tile	15%			2035	**	3	\$7,800	
Vinyl Tile 9" X 9"	60%	Now	\$981,300	2037	**	3	\$31,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%			2042	**	5	\$13,000	
Interior Walls								
Ceramic Tile	5%			2030	\$233,900	5	\$7,900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$38,100	
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$2,200	
Plaster	90%			LIFE	**	5	\$78,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	80%			2026	\$153,200	5	\$2,000	
Molded Case Bkrs	10%			2035	**	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	20%			2032	**	5	\$100	
Locally Mounted	80%			2025	\$64,500	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$83,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Battery	25%			2022	\$33,500	10	\$5,600	
Emergency, Battery	25%			2032	**	10	\$5,600	
Exit, Service	25%			2022	\$6,700	1		
Exit, Service	25%			2032	**	1		
Exterior Lighting								
HID	20%	Now	\$75,000	2037	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Functional</i>								
No Component	80%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20% Now

\$60,100 2037

* *

1

\$6,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System Not Functional*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 0-2

\$205,700 2037

* *

1-3

\$10,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 4000 Gallons*

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$92,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Piping/Pmp

2027

\$1,574,000

4

\$4,600

Terminal Devices

Air Handler

40%

2022

\$523,100

1

\$23,000

Convactor/Radiator

60%

2025

\$298,700

1

\$18,000

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	8%			2027	\$60,300	2	\$500
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 8%</i>				
				<i>Location : Roof</i>				
				<i>Other Observation, Extent : Light, Area Affected : 8%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 1 Unit. For Auditorium</i>				
	Window/Wall Unit	20%			2022	\$38,800	1	
	No Component	72%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900
Exhaust Fans								
	Interior	60%			2022	\$198,500	2	\$1,700
	Roof	40%			2022	\$61,800	2	\$1,100
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$81,600	1	
Water Heater								
	Gas Fired	100%			2025	\$56,700	2	\$1,400
				<i>Other Observation, Extent : Light, Area Affected : 1%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Abandon Unit Still Remains In Boiler Room</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$14,200	4	\$2,000
Sewage Ejector(s)								
	Electric	100%			2027	\$26,800	4	\$3,700
Backflow Preventer								
	Generic	100%			2027	\$23,600	1	\$5,700
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2027	\$45,500	1-2	\$1,300
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 96 - M
Address : 216 EAST 120 STREET @2ND - 3RD AVES.
Borough : MANHATTAN **Agency's Number** : M096
Program / Asset # : BOE0054.000 / 1686 **Yr Built/Renovated** : 1964 / 2009
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 16-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1784 **Lot** : 12 **BIN** : 1074333

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$47,700	\$131,700
Interior Architecture	\$1,157,300	
Electrical	\$477,800	\$624,500
Mechanical	\$147,000	\$1,507,700
Total	\$1,829,800	\$2,263,900
Importance Code A	\$47,700	\$682,500
Importance Code B	\$1,745,500	\$1,581,400
Importance Code C	\$36,700	
Total	\$1,829,800	\$2,263,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,700		\$3,700	\$2,500
Interior Architecture	\$38,300		\$7,000	\$3,400
Electrical	\$1,100	\$3,200	\$11,900	\$2,700
Mechanical	\$101,600	\$11,400	\$30,600	\$15,800
Site Pavements	\$9,000			
Total	\$182,700	\$14,600	\$53,200	\$24,500
Importance Code A	\$58,300	\$7,800	\$11,700	\$10,400
Importance Code B	\$93,500	\$6,800	\$41,500	\$14,100
Importance Code C	\$31,000			
Total	\$182,700	\$14,600	\$53,200	\$24,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	6%			LIFE	**	5	\$27,400	
Masonry: Brick Cavity	70%			LIFE	**	5	\$68,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,500	
Granite Panels	2%			LIFE	**	5	\$1,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$15,900	
Pre-Cast Concrete	15%	Now	\$25,800	LIFE	**	5	\$47,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Window Heads - Auditorium Facade</i>								
Windows								
Aluminum	50%			2044	**	5	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : East 120th St Facade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	50%			2036	**	5	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$19,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapet Walls - Interior And Exterior</i>								
Metal Rail	5%			2045	**	5-10	\$20,400	
Pre-Cast Concrete	10%	4+	\$4,300	LIFE	**	5	\$14,200	
<i>Vegetation Growth, Extent : Light, Area Affected : 35%</i>								
<i>Location : Coping Stones</i>								
Roof								
Built-Up (BUR)	97%			2033	**	10	\$47,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
<i>Explanation : Snow Covered</i>								
Copper/Terne	3%			2043	**	10	\$3,700	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$4,500	
Terrazzo	3%			LIFE	**	5	\$2,100	
Vinyl Tile	15%	Now	\$36,900	2033	**	3	\$5,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd And 3rd Floor Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 2nd And 3rd Floor Corridors</i>								
Vinyl Tile 9" X 9"	62%			2023	\$659,300	3	\$21,000	
Vinyl Tile 9" X 9"	15%	Now	\$159,500	2038	**	3	\$5,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$14,500	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Crawl Space Walls - Basement</i>								
Ceramic Tile	3%			2031	**	5	\$2,600	
Concrete Masonry Unit	15%	Now	\$15,200	LIFE	**	5	\$5,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Gymnasium Walls At Girder, Cafeteria Columns</i>								
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	50%	2-4	\$36,700	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st And 2nd Floor Girls And Boys Bathrooms</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st And 2nd Floor Girls And Boys Bathrooms</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%	Now	\$179,500	2048	**	5	\$9,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor, Corridors And Cafeteria</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors And Cafeteria</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors And Cafeteria</i>								
Exposed Concrete	55%	Now	\$85,400	LIFE	**	5	\$7,800	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Beams Below Boys And Girls Bathrooms - Above Incinerator</i>								
Fiber Board	5%			2028	\$31,500			
Plaster	20%	Now	\$5,100	LIFE	**	5	\$11,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 232</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

85%

2054

* *

Iron Picket

15%

2063

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now

\$9,000

2033

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : East 120th Street - At Secondary Entrance And At Auditorium Door.**Tripping Hazard, Extent : Severe, Area Affected : 5%**Location : East 120th Street - At Secondary Entrance And At Auditorium Door.*

Activity Yard

Rubber Matting

5%

2036

* *

Traffic Topping

95%

2036

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2028

\$39,500

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2028

\$156,500

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit

95%

2028

\$125,600

1

Conduit

5%

2048

* *

1

Panelboards

Fused Disc Sw

10%

2027

\$14,400

5

\$200

Molded Case Bkrs

85%

2027

\$122,100

5

\$1,800

Molded Case Bkrs

5%

2044

* *

5

\$100

Wiring

Braided Cloth

75% 2-4

\$139,200

2053

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2028

\$37,100

1

Thermoplastic

5%

2048

* *

1

Motor Controllers

Locally Mounted

90%

2026

\$72,600

5

\$500

Locally Mounted

10%

2045

* *

5

\$100

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$71,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	1%			2023	\$9,400	2		
LED	1%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$9,500	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
Fluorescent	10%			2036	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front</i>						
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$76,600	1	\$8,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm System Only; Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$262,100	2038	**	1-3	\$13,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$24,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$25,600	2026	\$511,300	1	\$70,400	
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : #1 Unit Interior Bricks</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : #1 Boiler</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Oil Leaks At #2 Burner.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Boilers Are At Or Approaching Their Useful Life Cycle Limit</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : (2) Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$17,500	2038		**		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Replacement Needed. Boiler Room</i>								
Terminal Devices								
Air Handler	20%			2028	\$222,200	1	\$9,800	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Bearing Of The Unit For Auditorium. Maintenance Issue.</i>								
Convactor/Radiator	80%	Now	\$16,900	2026	\$338,300	1	\$18,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Control Valves, Various Locations.</i>								
Air Conditioning								
Energy Source Electricity	100%			2036		**	1	
Conversion Equipment								
Window/Wall Unit	60%	0-2	\$9,900	2023	\$98,800	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Classrooms And Office Spaces, Multiple Mechanical And Electrical Deficiencies</i>								
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$14,600	LIFE		**	2-5	\$44,100
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : The Louver In Boiler Room</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	50%	Now	\$7,000	2028	\$140,500	2	\$1,000	
	<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 1st Floor</i>							
Roof	50%	Now	\$6,600	2028	\$65,600	2	\$1,000	
	<i>Not in Service, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%	Now	\$2,100	2026	\$104,000	1		
	<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Hot Water Circulating Pump In Boiler Room</i>							
Water Heater								
Gas Fired	100%			2023	\$48,200	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2028	\$125,800	4	\$7,800	
	<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	80%			2028	\$9,600	4	\$1,300	
Non-Submersible	20%			2038	**	4	\$500	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,100	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : 1 Set</i>							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 96 - Q
Address : 130-01 ROCKAWAY BLVD BTWN: 130 ST., 131 ST.
Borough : QUEENS **Agency's Number** : Q096
Program / Asset # : BOE0747.000 / 1615 **Yr Built/Renovated** : 1915 / 2011
Area Sq Ft : 30,000 **Project Type** : EDUCATION
Date of Survey : 15-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 11694 **Lot** : 27 **BIN** : 4253028

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$42,700	\$118,100
Interior Architecture		\$307,500
Electrical	\$253,600	\$142,600
Mechanical	\$293,000	\$572,000
Total	\$589,300	\$1,140,200
Importance Code A	\$42,700	\$118,100
Importance Code B	\$546,500	\$1,022,100
Total	\$589,300	\$1,140,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$500	\$2,600		\$28,500
Interior Architecture	\$34,300			\$12,700
Electrical	\$12,800	\$900	\$1,200	\$81,700
Mechanical	\$17,700	\$23,400	\$7,200	\$26,000
Site Enclosure	\$9,100			
Site Pavements	\$1,200			
Total	\$75,700	\$26,900	\$8,300	\$148,900
Importance Code A	\$3,500	\$5,600	\$3,000	\$31,500
Importance Code B	\$51,100	\$21,400	\$5,400	\$117,400
Importance Code C	\$21,100			
Total	\$75,700	\$26,900	\$8,300	\$148,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	9%			LIFE	**	5	\$51,800		
Masonry: Brick	90%	Now	\$42,700	LIFE	**	5	\$66,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Header Above Gymnasium Windows</i>									
Metal Panel	1%			2049	**	5-10	\$5,100		
Windows									
Aluminum	100%			2045	**	5	\$10,200		
Parapets									
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$1,200		
Masonry: Brick	92%			LIFE	**	5	\$4,800		
Pre-Cast Concrete	5%	4+	\$500	LIFE	**	5	\$1,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)	95%			2034	**	10	\$27,100		
Metal Panel	5%			2042	**	10	\$2,600		
Interior									
Floors									
Ceramic Tile	5%	0-2	\$2,300	2038	**	5	\$1,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Toilets And Kitchen</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Toilets Kitchen</i>									
Marble Panels	3%			LIFE	**	5	\$1,000		
Traffic Topping	25%	Now	\$7,300	2029	\$146,700	5	\$6,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Corridors And Stair Landings</i>									
Vinyl Tile	40%	Now	\$8,000	2029	\$160,900	3	\$6,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	2%	0-2	\$5,200	2029	\$10,400	3	\$300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
Wood	25%			2044	**	5	\$20,800		
Interior Walls									
Ceramic Tile	10%	Now	\$11,500	2038	**	5	\$3,900		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Toilets And Kitchen</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Toilets And Kitchen</i>									
Plaster	90%			LIFE	**	5	\$21,000		
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	25%			LIFE	**	5	\$1,700	
Plaster	75%			LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Class Room Heating Pipe</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	0-2	\$7,300	2039	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Concrete Curb</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	Now	\$1,900	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Side</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%	0-2	\$200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Concrete Steps At Rear Of Building</i>								
Masonry: Granite	5%	4+	\$200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entry Steps Throughout</i>								
Parking/Driveway								
Asphalt	60%			2032	**			
Cast in Place Concrete	40%			2042	**			
Activity Yard								
Asphalt	100%	4+	\$800	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2029	\$4,700	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2029	\$500	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Knife Sw	100%	2-4	\$104,400	2059	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	90%			2029	\$50,500	1	
	Conduit	10%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$8,000	5	\$100
	Fused Toggle Switch	2%	2-4	\$1,600	2054	**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
	Molded Case Bkrs	15%			2045	**	5	\$100
	Molded Case Bkrs	73%			2028	\$58,300	5	\$600
Wiring								
	Braided Cloth	70%	2-4	\$49,700	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2049	**	1	
	Thermoplastic	20%			2029	\$14,200	1	
Motor Controllers								
	Locally Mounted	30%			2042	**	5	\$100
	Locally Mounted	70%			2027	\$33,900	5	\$100
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	98%			2034	**	10	\$27,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	2%			2024	\$1,000	10	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	10%			2034	**	10	\$700	
Emergency, Battery	40%			2024	\$17,300	10	\$2,900	
Exit, Service	30%			2024	\$2,600	1		
Exit, Service	20%			2034	**	1		

Exterior Lighting

HID	100%			2034	**	10	\$100	
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Alarm

Security System

No Component	70%							
Generic	30%			2024	\$29,100	1	\$3,400	

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2024	\$99,500	1-3	\$5,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2049	**	1		
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Conversion Equipment

Steam Boiler	100%			2042	**	1	\$29,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp	100%			2029	\$507,700	4	\$2,200	
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Terminal Devices

Air Handler	60%	Now	\$5,100	2024	\$253,100	1	\$10,000	
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*Other Observation, Extent : Severe, Area Affected : 10%**Location : Boiler Room**Explanation : The Louvers Of Air Handling Units Are Inoperable*

Convactor/Radiator	40%			2027	\$64,200	1	\$3,900	
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Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Window/Wall Unit	30%			2022	\$18,800	1		
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No Component	70%							
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,700	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	20%			2024	\$21,300	2	\$200
	Roof	80%	0-2	\$8,000	2024	\$39,800	2	\$600
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$18,300	2	\$400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$4,600	4	\$1,000
Backflow Preventer								
	No Component	50%						
	Generic	50%			2034	**	1	\$900
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2029	\$14,700	1-2	\$400

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 97 - BK
Address : 1855 STILLWELL AVE. BTWN: 81 ST, 82 ST.
Borough : BROOKLYN **Agency's Number** : K097
Program / Asset # : BOE0410.000 / 15 **Yr Built/Renovated** : 1921 / 2010
Area Sq Ft : 78,459 **Project Type** : EDUCATION
Date of Survey : 29-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 6667 **Lot** : 24 **BIN** : 3177680

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$78,100	\$180,700
Interior Architecture	\$1,238,100	\$507,900
Electrical	\$188,700	\$464,600
Mechanical	\$2,289,600	\$1,078,700
Total	\$3,794,500	\$2,231,800
Importance Code A	\$585,900	\$220,200
Importance Code B	\$3,025,200	\$1,686,400
Importance Code C	\$183,400	\$325,200
Total	\$3,794,500	\$2,231,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$19,100
Interior Architecture				\$12,500
Electrical	\$23,300	\$1,900	\$1,500	\$1,700
Mechanical	\$58,500	\$12,600	\$17,700	\$11,000
Total	\$81,800	\$14,400	\$19,200	\$44,400
Importance Code A	\$200	\$7,800	\$7,800	\$26,900
Importance Code B	\$81,600	\$6,700	\$11,400	\$17,500
Importance Code C				
Total	\$81,800	\$14,400	\$19,200	\$44,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$52,600	
Masonry: Brick	92%			LIFE	**	5	\$124,000	
Masonry: Brick	3%			LIFE	**	5	\$4,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Chimney Stacks</i>								
Windows								
Aluminum	100%			2034	**	5	\$38,200	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,200	
Masonry: Brick Cavity	93%			LIFE	**	5	\$17,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,300	
Roof								
Modified Bitumen	100%			2034	**	10	\$78,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,800	
Ceramic Tile	5%			2029	\$121,500	5	\$5,900	
Marble Panels	5%			LIFE	**	5	\$4,400	
Terrazzo	5%			LIFE	**	5	\$4,600	
Vinyl Tile	30%	Now	\$95,900	2021	\$319,800	3	\$13,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Corridor And Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Vinyl Tile	35%	4+	\$18,700	2031	**	3	\$15,400	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor Corridor</i>								
Wood	15%	4+	\$620,300	2066	**	5	\$16,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom Floors</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%	Now	\$56,100	2029	\$280,600	5	\$4,800	
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout Bathrooms And Stairwells*

Masonry: Brick	15%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	78%	Now	\$127,300	LIFE	**	5	\$44,600	

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Ceilings

Exposed Concrete	10%			LIFE	**	5	\$1,700	
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Plaster	90%			LIFE	**	5	\$61,200	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service Rated At 1,600 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$156,500	5	\$300	
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Raceway

Conduit	90%			2026	\$119,000	1		
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Conduit	10%			2046	**	1		
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Panelboards

Fused Disc Sw	20%			2025	\$28,700	5	\$400	
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Fused Toggle Switch	15%	2-4	\$21,500	2051	**	5	\$100	
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*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs	55%			2025	\$79,000	5	\$1,100	
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Molded Case Bkrs	10%			2042	**	5	\$200	
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Wiring

Braided Cloth	70%	2-4	\$129,900	2051	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2046	**	1		
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Motor Controllers

Locally Mounted	90%			2039	**	5	\$500	
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Locally Mounted	10%			2024	\$8,100	5	\$100	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Room 111</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting Fluorescent	98%			2036	**	10	\$70,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2036	**			
Egress Lighting Emergency, Battery	50%			2036	**	10	\$9,500	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exit, Service	50%			2036	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exterior Lighting HID	100%			2036	**	10	\$200	
Alarm								
Security System No Component Generic	80%							
	20%			2021		1	\$5,900	
Fire/Smoke Detection No Component Generic, Analog	80%							
	20%			2031	**	1-3	\$9,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2036	**	5	\$24,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 7,500 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%	0-2	\$507,800	2046	**	1	\$69,900	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	20%	Now	\$265,600	2056	**	4	\$800	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Vacuum Pump</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Central Plant Steam Piping/Pmp	80%			2026	\$1,062,300	4	\$4,600	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	25%			2021	\$275,800	1	\$12,100	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Convactor/Radiator	50%			2024	\$210,000	1	\$12,700	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fan Coil Unit/Heat	25%			2021	\$293,800	1	\$6,300	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$65,400	1		
Window/Wall Unit	10%	0-2	\$16,300	2026	\$16,300	1		
			<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>					
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,800	
Exhaust Fans								
Interior	100%	Now	\$5,600	2021	\$279,100	2	\$1,900	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2024	\$344,300	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BK

Asset # : 15

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2021	\$47,900	2	\$1,100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Storm Drain Piping Cast Iron	5%	0-2	\$8,200	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
	Cast Iron	95%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s) Non-Submersible	100%			2021	\$12,000	4	\$2,500
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	95%						
	Generic	5%			2036	**	1-2	\$1,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Address : 525 EAST HOUSTON STREET @ FDR DRIVE
Borough : MANHATTAN **Agency's Number** : M097
Program / Asset # : BOE0055.000 / 1687 **Yr Built/Renovated** : 1915 / 2009
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 325 **Lot** : 25 **BIN** : 1004062

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$253,100	\$181,700
Interior Architecture	\$109,500	\$86,800
Electrical	\$92,800	\$411,600
Mechanical	\$917,900	\$1,636,000
Site Pavements	\$79,300	
Total	\$1,452,600	\$2,316,100
Importance Code A	\$712,600	\$181,700
Importance Code B	\$683,300	\$2,094,700
Importance Code C	\$56,700	\$39,700
Total	\$1,452,600	\$2,316,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,300			
Interior Architecture	\$75,200		\$14,500	
Electrical	\$3,300	\$1,300	\$1,800	\$1,500
Mechanical	\$25,700	\$12,800	\$15,100	\$10,100
Site Pavements	\$6,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$149,200	\$19,000	\$36,400	\$16,600
Importance Code A	\$33,300	\$7,000	\$7,000	\$7,000
Importance Code B	\$88,800	\$12,000	\$29,400	\$9,500
Importance Code C	\$27,100			
Total	\$149,200	\$19,000	\$36,400	\$16,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$237,500	
Masonry: Limestone	25%			LIFE	**	5	\$59,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Painted Surface</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$134,300	2046	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$1,600	
Masonry: Brick	65%			LIFE	**	5-10	\$1,700	
Masonry: Limestone	5%	4+	\$900	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<hr/>								
Metal Security Bars	10%			2045	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$200	
<hr/>								
Roof								
Built-Up (BUR)	100%			2035	**	10	\$63,000	
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along East Side Upper Roof</i>								
<hr/>								
Interior								
Floors								
Asphalt Poured	5%	Now	\$7,900	2050	**	5	\$1,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landings</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Stair Landings</i>								
<hr/>								
Cast in Place Concrete	5%	4+	\$3,000	LIFE	**	5	\$11,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<hr/>								
Ceramic Tile	5%	Now	\$11,100	2033	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
<hr/>								
Marble Panels	5%			LIFE	**	5	\$8,100	
Quarry Tile	2%			2035	**	5	\$3,200	
Sheet Vinyl/Rubber	5%			2035	**	5	\$8,100	
Terrazzo	2%			LIFE	**	5	\$3,400	
Vinyl Tile	68%			2038	**	3	\$27,400	
Wood	3%			2045	**	5	\$6,100	

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DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)

Asset # : 1687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$13,000	2033	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,100	
Masonry: Brick	5%			LIFE	**	10	\$2,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Mechanical Room</i>								
Marble Panels	5%			LIFE	**	10	\$3,500	
Plaster	75%	Now	\$56,700	LIFE	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C And D, Boys Restroom 5th Floor Through 2nd, Custodian Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C And D, Boys Restroom 5th Floor Through 2nd, Custodian Office</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$4,400	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$10,800	
Exposed Concrete	15%			LIFE	**	5-10	\$20,200	
Masonry: Infill Arch	5%			LIFE	**	10	\$2,700	
Plaster	70%	Now	\$52,800	LIFE	**	5	\$47,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair C And D, Boys Restroom 5th Floor Through 2nd, Custodian Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C And D, Boys Restroom 5th Floor Through 2nd, Custodian Office</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around Play Yard</i>								
Iron Picket	10%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side Of Baruch Place Along Mangin Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Activity Yard
Asphalt

100% Now \$79,300 2033 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2050 * * 5 \$300
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch Rated At 800 Amperes

Switchgear / Switchboard

Fused Disc Sw

100% 2050 * * 5 \$300

Raceway

Conduit

60% 2030 \$79,300 1

Conduit

40% 2050 * * 1

Panelboards

Molded Case Bkrs

80% 2046 * * 5 \$1,500

Molded Case Bkrs

20% 2029 \$28,700 5 \$400

Wiring

Braided Cloth

50% 0-2 \$92,800 2055 * * 1
Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout

Thermoplastic

50% 2050 * * 1

Motor Controllers

Locally Mounted

100% 2043 * * 5 \$500

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$2,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Connected To Main Water Pipe

Stand-by Power

Transfer Switches

Under Construction

100%

Generators

Under Construction

100%

Batteries

Under Construction

100%

Fuel Storage

Under Construction

100%

Lighting

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DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Interior Lighting

Fluorescent	5%			2030	\$8,400	10	\$3,300	
LED	95%			2038	**			

Other Observation, Extent : Light, Area Affected : 100%

Location : All Floors

Explanation : A New LED Lighting System Was Installed In 2016.

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$8,600	
Exit, Service	50%			2035	**	1		

Exterior Lighting

HID	90%			2025	\$257,700	10	\$200	
Incandescent	10%			2025	\$24,300	2		

Other Observation, Extent : Light, Area Affected : 100%

Location : Outside

Explanation : Entrance Door Only

Alarm

Security System

No Component	80%							
Generic	20%			2030	\$45,900	1	\$5,300	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Motion Sensors

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$8,800	

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Smoke Detectors And Strobe Lights

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2050	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : 1- 5,000 Gallon Oil Tank

Conversion Equipment

Steam Boiler	100%	2-4	\$459,500	2050	**	1	\$63,300	
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Damaged, Extent : Moderate, Area Affected : 100%

Location : Boiler Room Was Submerged Under 5 Feet Of Water During Hurricane Sandy.

Key Components Such As The Burner Control Panels Are Still In A State Of Disrepair

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Dual Fuel Steam Boilers

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	20%			2050	**	4	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Relatively Newer Steam, Condensate Return Piping And Vacuum Pumping System Observed In Boiler Room</i>								
Central Plant Steam Piping/Pmp	80%			2030	\$961,300	4	\$4,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%			2038	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Serves The Gymnasium</i>								
Air Handler	10%			2030	\$99,800	1	\$4,400	
Convactor/Radiator	80%			2028	\$304,100	1	\$18,300	
Unit Heater - Steam	5%			2030	\$12,700	4	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2025	\$133,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,700	
Exhaust Fans								
Interior	20%			2035	**	2	\$400	
Roof	80%			2030	\$94,300	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2050	**	1		
Galvanized Steel	80%	4+	\$124,600	2043	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2028	\$43,300	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%	4+	\$259,800	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 97 - M (BARD H.S. EARLY COLLEGE)
Asset # : 1687

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	4+	\$74,000	LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$10,800	4	\$2,300	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Elevator Newly Installed</i>								
Fire Suppression								
Sprinkler No Component	99%							
Generic	1%			2040	**	1-2	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 97 - Q
Address : 85-52 85 STREET
Borough : QUEENS **Agency's Number** : Q097
Program / Asset # : BOE0748.000 / 1616 **Yr Built/Renovated** : 1916 / 2014
Area Sq Ft : 90,585 **Project Type** : EDUCATION
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 8855 **Lot** : 20 **BIN** : 4181565

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$635,700	\$119,700
Interior Architecture	\$446,400	\$972,600
Electrical	\$555,000	\$399,900
Mechanical	\$323,400	\$1,732,500
Total	\$1,960,500	\$3,224,700
Importance Code A	\$635,700	\$183,700
Importance Code B	\$1,277,800	\$2,885,600
Importance Code C	\$47,000	\$155,400
Total	\$1,960,500	\$3,224,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$65,400			
Interior Architecture	\$88,500	\$23,300		\$13,900
Electrical	\$3,300	\$13,800	\$3,500	\$2,600
Mechanical	\$19,300	\$35,000	\$22,000	\$12,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$180,500	\$76,100	\$29,400	\$33,100
Importance Code A	\$73,100	\$7,800	\$7,600	\$7,600
Importance Code B	\$80,300	\$68,300	\$21,800	\$25,500
Importance Code C	\$27,100			
Total	\$180,500	\$76,100	\$29,400	\$33,100



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 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%	Now	\$71,800	LIFE	**	5	\$37,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	30%			LIFE	**	5	\$28,500		
Masonry: Brick	57%	Now	\$34,900	LIFE	**	5	\$54,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%	Now	\$27,700	LIFE	**	5	\$3,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Metal Panel	3%	Now	\$2,200	2037	**	5	\$5,300		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Bulkheads</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Bulkheads</i>									
Windows									
Aluminum	100%	Now	\$261,900	2043	**	5	\$14,600		
<i>Glazing Clouded, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	65%	Now	\$140,500	LIFE	**	5	\$11,400		
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 1916 Wing</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Expansion Joint Of 1916 Wing</i>									
Masonry: Brick	16%			LIFE	**	5	\$2,800		
Metal Rail	12%			2040	**	5-10	\$38,000		
Pre-Cast Concrete	2%	Now	\$700	LIFE	**	5	\$2,200		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Pre-Cast Concrete	5%			LIFE	**	5	\$5,500		
Roof									
Single Ply Membrane	80%	Now	\$161,500	2032	**				
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>									
<i>Location : 1999 Wing</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rooms 319 And 320</i>									
Single Ply Membrane	20%			2035	**	10	\$11,900		
Interior									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%	Now	\$14,000	2030	\$140,300	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2036	**	5	\$4,100	
Terrazzo	5%	Now	\$33,600	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	55%	Now	\$33,800	2027	\$676,900	3	\$28,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	27%	Now	\$33,200	2022	\$332,300	3	\$13,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Wood	5%			2067	**	5	\$12,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$3,100	2030	\$155,400	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2036	**	5	\$3,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
Gypsum Board	25%			LIFE	**	5	\$15,800	
Marble Panels	5%	Now	\$22,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$4,500	LIFE	**	5	\$3,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair #6 At 4th Floor Level</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair #6 At 4th Floor Level</i>								
Plaster	47%	Now	\$42,500	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	25%			2032	**	5	\$33,900	
AcousTileSusp.Lay-In	25%			2040	**	5	\$33,900	
Exposed Concrete	5%	Now	\$11,600	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$8,500	
Plaster	40%			LIFE	**	5	\$33,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2047	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	70%			2047	**	5	\$300
	Fused Knife Sw	30%	2-4	\$54,800	2057	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	80%			2027	\$147,400	1	
	Conduit	20%			2047	**	1	
Panelboards								
	Fused Disc Sw	5%			2026	\$9,600	5	\$100
	Fused Disc Sw	5%			2043	**	5	\$100
	Molded Case Bkrs	60%			2026	\$114,900	5	\$1,400
	Molded Case Bkrs	30%			2043	**	5	\$700
Wiring								
	Braided Cloth	80%	2-4	\$218,200	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2047	**	1	
Motor Controllers								
	Locally Mounted	80%			2025	\$64,500	5	\$500
	Locally Mounted	20%			2040	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300
Lighting								
Interior Lighting								
	Fluorescent	70%			2022	\$149,300	10	\$58,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wings</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	25%			2032	**	10	\$20,800
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
	Incandescent	5%			2022	\$53,700	2	\$100
Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$10,900
	Exit, Service	50%			2032	**	1	
Exterior Lighting								
	HID	20%			2027	\$73,000	10	\$100
	No Component	80%						

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$10,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$16,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

30%

2037

* *

1

Interruptible Gas/Dual

70%

2037

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 70%**Location : Basement**Explanation : One 5,000 Gallon Tank*

Conversion Equipment

Furnace

30%

2027

\$64,000

1

\$13,400

*Other Observation, Extent : Light, Area Affected : 30%**Location : New Wing Roof**Explanation : 6 Package Units*

Steam Boiler

70%

2032

* *

1

\$62,800

*Other Observation, Extent : Light, Area Affected : 70%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

70%

2027

\$1,073,200

4

\$3,100

Piping/Pmp

No Component

30%

Terminal Devices

Air Handler

10%

2022

\$127,400

1

\$5,600

Convactor/Radiator

60%

2032

* *

1

\$17,600

No Component

30%

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2027	\$340,200	2	\$1,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units Supply Cold And Hot Forced Air, And One Unit Supplies Only Heat</i>								
Window/Wall Unit	10%			2022	\$18,900	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$83,500	LIFE	**	2-5	\$50,500	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : New Wing Roof</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Broken Duct Causing Water Leaks, Roofs</i>								
Exhaust Fans								
Interior	20%	Now	\$6,400	2022	\$64,500	2	\$400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Roof	80%	Now	\$48,100	2027	\$120,300	2	\$1,800	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$79,500	1		
Water Heater								
Gas Fired	100%			2025	\$55,200	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,900	
Backflow Preventer								
Generic	100%			2032	**	1	\$5,600	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Standpipe							
	No Component	70%						
	Generic	30%			2037	**	1-5	\$13,700
	Sprinkler							
	No Component	70%						
	Generic	30%			2037	**	1-2	\$7,600
	Chemical System							
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 98 - M
Address : 512 WEST 212 STREET BTWN BROADWAY - 10TH AVE.
Borough : MANHATTAN **Agency's Number** : M098
Program / Asset # : BOE0056.000 / 1712 **Yr Built/Renovated** : 1924 / 2008
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 25-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 2229 **Lot** : 12 **BIN** : 1064871

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$712,000	\$195,400
Interior Architecture	\$624,600	\$1,056,700
Electrical	\$81,800	\$390,100
Mechanical	\$154,000	\$978,500
Site Pavements	\$36,200	
Total	\$1,608,600	\$2,620,700
Importance Code A	\$712,000	\$195,400
Importance Code B	\$615,300	\$2,360,700
Importance Code C	\$281,300	\$64,600
Total	\$1,608,600	\$2,620,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,700		
Interior Architecture	\$72,700	\$5,100	\$12,400	\$12,800
Electrical	\$8,900	\$13,300	\$9,400	\$11,200
Mechanical	\$53,000	\$18,400	\$25,700	\$84,600
Site Enclosure	\$34,900			
Site Pavements	\$31,500			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$206,000	\$45,500	\$52,400	\$113,500
Importance Code A	\$9,000	\$12,700	\$9,000	\$9,200
Importance Code B	\$177,200	\$32,800	\$34,400	\$104,200
Importance Code C	\$19,800		\$9,000	
Total	\$206,000	\$45,500	\$52,400	\$113,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$59,200	
Masonry: Brick	90%	Now	\$439,000	LIFE	**	5	\$136,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Foundation, South Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	100%			2045	**	5	\$19,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	92%			LIFE	**	5	\$10,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Rail	3%			2042	**	5-10	\$6,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	75%			2034	**	10	\$46,800	
Built-Up (BUR)	25%	Now	\$226,200	2039	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2038	**	5	\$6,800	
Quarry Tile	5%			2042	**	5	\$10,200	
Terrazzo	5%	0-2	\$33,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	Now	\$92,800	2029	\$928,200	3	\$38,300	
<i>Adhesion Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 404, 414</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 404, 414</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Wood	5%	2-4	\$4,800	2044	**	5	\$6,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$60,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Storage Area, Meter Room In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Area, Meter Room In Basement</i>								
Ceramic Tile	5%			2038	**	5	\$17,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,400	
Gypsum Board	2%			LIFE	**	5	\$4,300	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%	Now	\$184,500	LIFE	**	5	\$64,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C At First Floor</i>								
SGFT/Glazed Masonry	3%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	2-4	\$5,500	2042	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	13%	Now	\$28,600	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Meter Room, Basement Restroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas Meter Room, Basement Restroom</i>								
Gypsum Board	2%			LIFE	**	5	\$3,200	
Plaster	80%	Now	\$286,700	LIFE	**	5	\$63,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout, 4th Floor Classroom</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, 4th Floor Classroom</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$5,200	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<i>Explanation : Gate Hinges Broken</i>								
Iron Picket	25%			2049	**			
Free Standing Walls								
Masonry: Brick	100%			2039	**			
Retaining Walls								
Concrete Masonry Unit	100%	Now	\$29,800	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North East Corner</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$14,600	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Steps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway Asphalt	100%	Now	\$36,200	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	85%	Now	\$16,900	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	15%			2029	\$9,700			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039		**	\$400	
Raceway								
Conduit	100%			2039		**	1	
Panelboards								
Fused Disc Sw	10%			2037		**	\$200	
Molded Case Bkrs	90%			2037		**	\$2,200	
Wiring								
Thermoplastic	100%			2039		**	1	
Motor Controllers								
Locally Mounted	100%			2034		**	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034		**	\$28,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Generators Diesel	100%			2032	**	1	\$35,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 100 Kilowatts</i>						
Batteries Lead/Acid	100%			2022	\$1,600	5	\$3,400	
Fuel Storage Main Tank	100%			2044	**	5	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 250 Gallons</i>						
Lighting Interior Lighting Fluorescent	98%			2034	**	10	\$81,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	2%			2039	**			
Egress Lighting Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting HID	100%			2034	**	10	\$300	
Alarm Security System No Component	70%							
Generic	30%			2029	\$88,200	1	\$10,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallway, Cafeteria And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2029	\$301,900	1-3	\$16,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Tank 6000 Gallons</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$90,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$154,000	2049	**	4	\$4,500	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement.</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%			2029	\$255,900	1	\$11,300	
Convactor/Radiator	80%			2027	\$389,700	1	\$23,500	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2024	\$9,500	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$35,500	
No Component	30%							
Exhaust Fans								
Interior	30%			2029	\$97,100	2	\$800	
Roof	40%	Now	\$6,000	2029	\$60,400	2	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2049	**	1		
Galvanized Steel	30%			2027	\$119,800	1		
Water Heater								
Gas Fired	100%			2027	\$55,500	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Storage Tanks Connected To Instantaneous Gas Fired Water Heater</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$13,900	4	\$1,900	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2029	\$26,200	4	\$5,400	
Backflow Preventer Generic	100%	Now	\$23,100	2039	**	1	\$5,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Working</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit Serves Basement To First Floor And One Unit Serves Basement To Fifth Floor</i>								
<i>Explanation : One Hydraulic Passenger Elevator, One Electric Hoist Basement - Mezzanine - Kitchen</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$47,600	
Sprinkler								
Generic	100%			2039	**	1-2	\$25,500	
Fire Pump								
Generic	100%			2032	**	1	\$17,000	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 98 - M MINISCHOOL
Address : 512 WEST 212 STREET BTWN BROADWAY - 10TH AVE.
Borough : MANHATTAN **Agency's Number** : M852
Program / Asset # : BOE0056.010 / 693 **Yr Built/Renovated** : 1985 / 2008
Area Sq Ft : 6,000 **Project Type** : EDUCATION
Date of Survey : 25-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2229 **Lot** : 12 **BIN** : 1064871

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$105,300
Electrical		\$90,100
Mechanical		\$224,300
Total		\$419,800
Importance Code B		\$419,800
Total		\$419,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,100			\$3,300
Interior Architecture	\$5,300	\$800	\$1,500	
Electrical	\$200	\$200	\$200	\$55,800
Mechanical	\$600	\$400	\$1,100	\$400
Total	\$38,200	\$1,400	\$2,800	\$59,500
Importance Code A	\$32,400	\$300	\$300	\$3,600
Importance Code B	\$5,800	\$600	\$2,500	\$55,900
Importance Code C		\$500		
Total	\$38,200	\$1,400	\$2,800	\$59,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M MINISCHOOL

Asset # : 693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	4+	\$2,400	2039	**	5	\$28,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : North East And North West Corners</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : North East Corner</i>								
Windows								
Aluminum	100%			2045	**	5	\$1,300	
Roof								
Metal Panel	100%	Now	\$29,800	2034	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
Soffits								
Metal Panel	100%			2039	**	5-10	\$12,100	
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$600	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	95%			2029	\$105,300	3	\$4,400	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$1,000	
Gypsum Board	95%			LIFE	**	5	\$11,000	
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$5,300	2034	**	5	\$6,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classrooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - M MINISCHOOL

Asset # : 693

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2029	\$41,700	5		
Molded Case Bkrs	20%			2029	\$10,400	5		
Raceway								
Conduit	100%			2029	\$14,800	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,200	5		
Molded Case Bkrs	95%			2028	\$22,700	5	\$200	
Wiring								
Thermoplastic	100%			2029	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$14,100	10	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$4,300	10	\$700	
Exit, Service	50%			2024	\$900	1		
Exterior Lighting								
HID	100%			2024	\$24,200	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$5,800	1	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 98 - M MINISCHOOL

Asset # : 693

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Furnace	100%			2029	\$14,100	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	\$224,300	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	
Exhaust Fans								
Interior	100%			2029	\$21,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$3,700	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2039	**	1-2	\$1,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 98 - Q
Address : 40-20 235 STREET BTWN: 40 AVE., 41 AVE.
Borough : QUEENS **Agency's Number** : Q098
Program / Asset # : BOE0749.000 / 1617 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 37,000 **Project Type** : EDUCATION
Date of Survey : 18-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8082 **Lot** : 285 **BIN** : 4168629

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$155,000	\$111,000
Interior Architecture	\$91,800	\$139,400
Electrical	\$176,000	\$289,800
Mechanical		\$446,500
Total	\$422,800	\$986,700
Importance Code A	\$155,000	\$111,000
Importance Code B	\$230,100	\$875,700
Importance Code C	\$37,800	
Total	\$422,800	\$986,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,400			
Interior Architecture	\$54,100		\$3,100	\$2,500
Electrical	\$32,900	\$1,000	\$1,200	\$1,500
Mechanical	\$35,800	\$6,000	\$8,400	\$5,700
Site Enclosure	\$2,800			
Site Pavements	\$6,100			
Total	\$182,100	\$7,100	\$12,700	\$9,700
Importance Code A	\$54,000	\$3,700	\$3,700	\$3,700
Importance Code B	\$105,700	\$3,400	\$6,600	\$6,000
Importance Code C	\$22,300		\$2,500	
Total	\$182,100	\$7,100	\$12,700	\$9,700



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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$96,500	
Masonry: Brick	10%	2-4	\$19,400	LIFE	**	5	\$6,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Exit</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southeast Exit</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Oil Tank Room, Room B53a</i>								
Masonry: Limestone	7%			LIFE	**	5	\$6,300	
Granite Panels	3%			LIFE	**	5	\$2,700	
Windows								
Wood	100%			2046	**	5	\$113,500	
Parapets								
Masonry: Limestone	100%	4+	\$50,000	LIFE	**	5	\$7,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Coping Stones And Entablature</i>								
Roof								
Built-Up (BUR)	10%			2035	**	10	\$2,900	
Slate	90%			LIFE	**	10	\$26,400	
Interior								
Floors								
Asphalt Poured	20%	4+	\$16,000	2050	**	5	\$2,700	
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Corridor, Basement</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Corridor</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$24,000	
Ceramic Tile	3%			2039	**	5	\$1,600	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	10%			2038	**	3	\$2,100	
Vinyl Tile	15%			2030	\$74,800	3	\$4,100	
Vinyl Tile 9" X 9"	10%			2025	\$64,600	3	\$2,700	
Wood	27%			2045	**	5	\$27,800	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$4,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,900	
Masonry: Brick	15%	4+	\$12,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	5%			LIFE	**	10	\$2,000	
Plaster	70%			LIFE	**	5-10	\$58,400	
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$6,900	
Plaster	90%			LIFE	**	5-10	\$84,900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050		**		
Iron Picket	50%			2065		**		
Retaining Walls								
Cast in Place Concrete	70%	0-2	\$2,800	2065		**		
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Playground Area</i>								
Masonry: Brick	30%			2056		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Asphalt	25%			2039		**		
Cast in Place Concrete	65%	2-4	\$6,100	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Walkways</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	80%			2039		**		
Cast in Place Concrete	20%			2043		**		
Activity Yard								
Asphalt	90%			2039		**		
Pavers/Stone	8%			2039		**		
Rubber Matting	2%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$8,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2030	\$73,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Fused Disc Sw	30%			2050	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	85%			2030	\$47,700	1		
Conduit	15%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Fused Knife Sw	40%	2-4	\$31,900	2055	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	5%			2046	**	5		
Molded Case Bkrs	50%			2029	\$39,900	5	\$500	
Wiring								
Braided Cloth	75%	2-4	\$53,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2043	**	5	\$200	
Locally Mounted	20%			2028	\$9,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2030	\$83,600	10	\$32,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2030	\$1,300	10		
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$4,500	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2025	\$29,800	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$35,900	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$122,700	2040	**	1-3	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$36,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$8,200	2040	**			
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Vacuum Pump And Steam Pipe On Top Of Water Heater, Boiler Room</i>						
		<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Thermostats, Gymnasium And Various Location</i>						
Terminal Devices								
Air Handler	25%	0-2	\$2,600	2030	\$130,100	1	\$5,100	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Coil Leaks, Auditorium Unit</i>						
Convactor/Radiator	50%	0-2	\$2,000	2035	**	1	\$5,400	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Location</i>						
Fan Coil Unit/Heat	25%	0-2	\$6,900	2025	\$138,500	1	\$2,700	
		<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various Areas</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2025	\$46,300	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,700	
Exhaust Fans								
Interior	100%			2030	\$131,600	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$22,600	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$5,600	4	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2035	**	1	\$2,300
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2030	\$18,100	1-2	\$500

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 99 - BK
Address : 1120 EAST 10 STREET @ AVENUE K
Borough : BROOKLYN **Agency's Number** : K099
Program / Asset # : BOE0411.000 / 1373 **Yr Built/Renovated** : 1914 / 2000
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 02-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 6535 **Lot** : 11 **BIN** : 3171478

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,074,300	\$196,400
Interior Architecture	\$1,167,800	\$734,600
Electrical	\$786,000	\$646,300
Mechanical	\$66,900	\$512,900
Total	\$3,094,900	\$2,090,200
Importance Code A	\$1,074,300	\$235,900
Importance Code B	\$1,743,500	\$1,291,600
Importance Code C	\$277,100	\$562,700
Total	\$3,094,900	\$2,090,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,500			
Interior Architecture	\$51,900	\$15,100	\$2,000	\$6,700
Electrical	\$2,400	\$42,000	\$1,300	\$1,300
Mechanical	\$23,700	\$43,800	\$15,500	\$10,900
Total	\$107,500	\$100,900	\$18,900	\$18,900
Importance Code A	\$37,300	\$8,000	\$7,800	\$7,800
Importance Code B	\$70,200	\$93,000	\$11,000	\$11,100
Importance Code C				
Total	\$107,500	\$100,900	\$18,900	\$18,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$61,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$433,600	LIFE	**	5	\$134,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 309, Auditorium</i>								
Masonry: Limestone	10%	Now	\$184,700	LIFE	**	5	\$11,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$26,900	2043	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$500	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$2,100	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$456,000	2032	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$11,800	
Ceramic Tile	5%	Now	\$33,400	2030	\$111,400	5	\$2,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$4,000	
Quarry Tile	5%			2040	**	5	\$8,100	
Vinyl Tile	15%			2032	**	3	\$6,100	
Vinyl Tile 9" X 9"	50%	Now	\$189,900	2022	\$632,900	3	\$20,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	15%			2042	**	5	\$30,300	
Interior Walls								
Ceramic Tile	10%	Now	\$156,100	2030	\$520,300	5	\$8,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	80%	Now	\$121,000	LIFE	**	5	\$42,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%	Now	\$18,500	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	90%	Now	\$67,900	LIFE	**	5	\$60,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$300	
Raceway								
Conduit	100%			2027	\$132,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	90%			2026	\$129,300	5	\$1,900	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$71,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2022	\$18,700	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$56,900	10	\$9,500	
Exit, Service	50%			2022	\$11,400	1		
Exterior Lighting								
HID	100%			2022	\$318,500	10	\$200	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$262,100	1-3	\$14,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank - 6600 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$78,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$66,900	2037	**	4	\$3,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Steam Traps, Throughout</i>								
Terminal Devices								
Air Handler	10%	Now	\$11,100	2027	\$111,100	1	\$4,400	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	75%			2032	**	1	\$19,100	
Fan Coil Unit/Heat	15%			2027	\$177,500	1	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2022	\$32,900	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$22,000	
No Component	50%							
Exhaust Fans								
Interior	30%			2027	\$84,300	2	\$700	
Roof	70%	Now	\$1,800	2027	\$91,800	2	\$1,400	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Out Of 13 Units Not Working</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$48,200	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$12,000	4	\$1,700	
Backflow Preventer								
No Component	50%							
Generic	50%			2032	**	1	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%		2037	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 99 - Q
Address : 82-37 KEW GARDENS ROAD
Borough : QUEENS **Agency's Number** : Q099
Program / Asset # : BOE0750.000 / 668 **Yr Built/Renovated** : 1924 / 2015
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 27-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 3360 **Lot** : 1 **BIN** : 4080168

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$91,900
Interior Architecture	\$586,600	\$605,000
Electrical	\$111,400	\$397,000
Mechanical	\$739,400	\$1,917,800
Total	\$1,437,400	\$3,011,700
Importance Code A		\$493,100
Importance Code B	\$1,437,400	\$2,518,600
Total	\$1,437,400	\$3,011,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$41,800	\$16,200	
Interior Architecture	\$13,300		\$10,100	\$7,400
Electrical	\$2,400	\$9,500	\$2,200	\$1,700
Mechanical	\$11,800	\$98,700	\$19,500	\$10,600
Total	\$27,500	\$150,000	\$48,100	\$19,700
Importance Code A	\$6,100	\$48,100	\$22,400	\$6,100
Importance Code B	\$19,100	\$101,900	\$25,700	\$13,500
Importance Code C	\$2,200			
Total	\$27,500	\$150,000	\$48,100	\$19,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$21,900	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,300	
Masonry: Brick	58%			LIFE	**	5	\$50,900	
Masonry: Brick Cavity	20%			LIFE	**	5	\$17,500	
Masonry: Granite	2%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Stucco Cement	5%			2040	**	5	\$11,000	
Windows								
Aluminum	100%			2043	**	5	\$32,500	
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$41,000	
Masonry: Brick	60%			LIFE	**	5	\$9,500	
Metal: Cage/Fence	10%			2032	**	5-10	\$12,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,000	
Roof								
Built-Up (BUR)	50%			2032	**	10	\$34,700	
Cast in Place Concrete	30%			LIFE	**			
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Over Cafeteria</i>				
Modified Bitumen	20%			2037	**	10	\$13,900	
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Over First Floor</i>				
Interior								
Floors								
Carpet	5%			2026	\$100,600	3	\$11,100	
Ceramic Tile	5%			2036	**	5	\$7,400	
Terrazzo	10%			LIFE	**	5	\$11,500	
Vinyl Tile	35%			2032	**	3	\$19,400	
Vinyl Tile	40%			2027	\$535,900	3	\$29,500	
Wood	5%	Now	\$259,800	2067	**	5	\$6,900	
				<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Gymnasium</i>				
				<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Gymnasium</i>				
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$4,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	
Masonry: Brick	5%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Plaster	60%			LIFE	**	5	\$16,000	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$17,800	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$63,700	2047	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Space Near Gymnasium Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Space Near Gymnasium Entrance</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Metal Panel	10%	4+	\$263,100	LIFE	**	5	\$18,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Plaster	75%			LIFE	**	5	\$69,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$300	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$7,200	5	\$100	
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	75%			2026	\$107,700	5	\$1,200	
Molded Case Bkrs	10%			2043	**	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$111,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$64,500	5	\$300	
Locally Mounted	20%			2040	**	5	\$100	

Ground

Grounding Devices
Not Accessible

100%

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	98%			2035	**	10	\$55,700	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building*

LED	2%			2035	**			
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Egress Lighting

Emergency, Battery	50%			2032	**	10	\$7,500	
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Exit, Service	50%			2032	**	1		
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Exterior Lighting

HID	20%			2027			\$50,000	10
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No Component	80%							
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Alarm

Security System

No Component	70%							
Generic	30%			2032	**	1	\$7,000	

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways*

Explanation : Intrusion Alarm Only, Motion Sensors

Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%			2032	**	1-3	\$11,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2037	**	5	\$19,200	
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Conversion Equipment

Steam Boiler	100%			2025	\$401,200	1	\$61,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$104,900	2027	\$1,049,300	4	\$3,100	
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Steam Traps Faulty, Extent : Severe, Area Affected : 50%

Location : Various

Terminal Devices

Air Handler	50%			2022	\$435,900	1	\$19,200	
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Convactor/Radiator	40%			2032	**	1	\$8,000	
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Fan Coil Unit/Heat	10%			2027	\$92,900	1	\$2,000	
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Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2027	\$78,900	1	\$4,300
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Refrigeration Room</i>				
	Window/Wall Unit	10%			2022	\$12,900	1	
	No Component	75%						
Distribution								
	CW & CHW Wtr Pipe/Pump	15%			2037	**	4	\$700
	No Component	85%						
Terminal Devices								
	Air Handler/Cool/Ht	15%			2022	\$26,100	1	\$5,800
	No Component	85%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2027	\$4,700	2	\$6,500
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600
Exhaust Fans								
	Interior	90%			2022	\$198,500	2	\$1,700
	Roof	10%			2022	\$10,300	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2037	**	1	
	Galvanized Steel	50%			2025	\$136,000	1	
HW Heat Exchanger								
	Steam Fired	100%			2027	\$98,700	4	\$6,100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2022	\$9,500	4	\$2,000
Sewage Ejector(s)								
	Electric	100%			2022	\$17,900	4	\$3,700
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2027	\$60,700	1-2	\$1,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 163 - BK P.S. 370
Address : 109 BAY 14 STREET BTWN BATH AVE. - BENSON AVE.
Borough : BROOKLYN **Agency's Number** : K163
Program / Asset # : BOE1123.000 / 14657 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 105,375 **Project Type** : EDUCATION
Date of Survey : 30-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6399 **Lot** : 26 **BIN** : 3392297

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$45,700	\$205,400
Interior Architecture	\$69,000	\$237,000
Electrical	\$96,600	
Mechanical		\$64,300
Total	\$211,300	\$506,600
Importance Code A	\$45,700	\$205,400
Importance Code B	\$165,600	\$193,600
Importance Code C		\$107,600
Total	\$211,300	\$506,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,900	\$1,100		
Interior Architecture	\$22,900	\$43,400		\$15,800
Electrical	\$19,200	\$14,000	\$16,200	\$18,300
Mechanical	\$15,500	\$10,800	\$57,300	\$10,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$105,300	\$84,100	\$88,300	\$59,700
Importance Code A	\$38,100	\$6,400	\$5,200	\$5,200
Importance Code B	\$67,200	\$43,300	\$83,100	\$54,500
Importance Code C		\$34,500		
Total	\$105,300	\$84,100	\$88,300	\$59,700



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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	4%			LIFE	**	5	\$15,200	
Glass Block	1%			LIFE	**	5	\$800	
Masonry: Brick	85%			LIFE	**	5	\$103,500	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$22,800	
Windows								
Aluminum	99%			2051	**	5	\$18,200	
Metal Louvers	1%			2042	**	10	\$1,100	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$101,900	
Cast Stone/Terra Cotta	9%			LIFE	**	5	\$15,300	
Masonry: Brick	45%			LIFE	**	5	\$9,900	
Metal Rail	1%			2046	**	5-10	\$4,000	
Roof								
IRMA/Protected Membrane	80%			2034	**	10	\$45,700	
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Traffic Topping	20%	Now	\$22,200	2037	**			
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rooftop Playground</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rooftop Playground</i>					
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Rooftop Playground</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Rooftop Playground</i>					
Soffits								
Metal Panel	100%			2055	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,300	
Ceramic Tile	5%			2042	**	5	\$7,900	
Terrazzo	5%			LIFE	**	5	\$6,200	
Traffic Topping	5%			2037	**	5	\$9,900	
Vinyl Tile	80%	Now	\$22,900	2037	**	3	\$47,300	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Stairs</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Stairs</i>					
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	25%			2042	**	5	\$69,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,500	
Gypsum Board	65%			LIFE	**	5	\$107,600	

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	80%			2046	**	5	\$138,000	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2037	**			
Gypsum Board	5%			LIFE	**	5	\$8,600	
Wood	5%			LIFE	**	5	\$60,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	55%			2055	**			
Chain Link	35%			2055	**			
Masonry: Brick	10%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Parking/Driveway								
Asphalt	100%			2042	**			
Activity Yard								
Rubber Matting	50%			2034	**			
Traffic Topping	50%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes And One 1200 Amperes Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$500	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	15%			2051	**	5	\$400	
Molded Case Bkrs	85%			2051	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$700	
<i>Variable Speed Drives, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
Ground								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$32,400	
Generators								
Diesel	100%			2042	**	1	\$40,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room - Rooftop</i>						
		<i>Explanation : One 350 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,900	
Fuel Storage								
Day Tank	50%			2051	**	5	\$9,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse - Rooftop</i>						
		<i>Explanation : One 275 Gallons</i>						
Main Tank	50%			2064	**	5	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2034	**	10	\$82,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	15%			2034	**	10	\$14,500	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Hallway, Lunch Room And Gymnasium</i>						
Egress Lighting								
Emergency, Service	58%			2034	**	1		
Emergency, Battery	2%			2034	**	10	\$500	
Exit, Battery	40%			2034	**	10	\$2,800	
Exterior Lighting								
HID	10%			2034	**	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$3,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$11,800	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2034	**	1-3	\$45,500	

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	80%			2037	**	1	\$41,700	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Rooftop Package Units</i>						
Hot Water Boiler	20%			2046	**	1	\$10,400	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2051	**	4	\$1,000	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2046	**	1	\$6,800	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Rooftop Package Units, R410a Refrigerant</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$137,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,800	
Exhaust Fans								
Roof	100%			2037	**	2	\$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2028	\$64,300	2	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : One 150 Gallon Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$3,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 163 - BK P.S. 370

Asset # : 14657

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2037	**	1	\$6,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2055	**	1-2	\$29,500	
Fire Pump								
Generic	100%			2042	**	1	\$19,700	
Chemical System								
No Component	98%							
Generic	2%			2028	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 189 - BX
Address : 3441 STEENWICK AVENUE @REEDS MILL LA.
Borough : BRONX **Agency's Number** : X189
Program / Asset # : BOE1051.000 / 14264 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 119,403 **Project Type** : EDUCATION
Date of Survey : 08-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 5263 **Lot** : 115 **BIN** : 2115403

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$85,900	\$176,700
Interior Architecture		\$242,200
Electrical	\$109,500	
Mechanical	\$97,200	\$72,800
Total	\$292,600	\$491,700
Importance Code A	\$85,900	\$176,700
Importance Code B	\$206,700	\$197,900
Importance Code C		\$117,100
Total	\$292,600	\$491,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$64,200			\$7,000
Interior Architecture	\$25,100	\$34,300	\$35,400	
Electrical	\$34,400	\$16,700	\$15,500	\$12,900
Mechanical	\$16,500	\$9,400	\$56,000	\$9,400
Site Enclosure	\$3,600			
Site Pavements	\$6,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$158,200	\$68,200	\$114,800	\$37,100
Importance Code A	\$64,200	\$2,200		\$9,400
Importance Code B	\$84,800	\$66,000	\$83,900	\$27,700
Importance Code C	\$9,200		\$31,000	
Total	\$158,200	\$68,200	\$114,800	\$37,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	**	5	\$7,900	
Masonry: Brick	65%			LIFE	**	5	\$82,000	
Metal Panel	15%			2049	**	5-10	\$130,100	
Window Wall	10%	Now	\$32,400	2049	**	5	\$23,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : First And Thrid Floor, Wind Driven Rain</i>								
Windows								
Aluminum	80%			2045	**	5	\$20,700	
Fiberglass Panel	20%			2045	**	5	\$19,400	
Parapets								
Masonry: Brick	43%			LIFE	**	5	\$7,300	
Metal Rail	15%	0-2	\$14,500	2042	**	5	\$18,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pitch Pockets, Galvanic Action</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,300	
Stucco Cement	37%	Now	\$17,300	2042	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Parapet Bases Throughout</i>								
<i>Explanation : Base Trim Corroding</i>								
Roof								
IRMA/Protected Membrane	100%	0-2	\$50,400	2034	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Surrounding Drains</i>								
Soffits								
Cast in Place Concrete	20%			LIFE	**	5	\$4,600	
Metal Panel	80%			2049	**	5-10	\$25,500	
Interior								
Floors								
Carpet	2%			2028	\$48,700	3	\$5,400	
Cast in Place Concrete	5%			LIFE	**	5	\$19,500	
Ceramic Tile	5%			2038	**	5	\$8,900	
Quarry Tile	5%			2042	**	5	\$13,400	
Vinyl Tile	78%			2034	**	3	\$52,300	
Wood	5%			2057	**	5	\$16,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	20%			2038	**	5	\$61,900		
Concrete Masonry Unit	30%			LIFE	**	5	\$37,200		
Fiberglass Panel	5%	Now	\$6,400	LIFE	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Auditorium, Handrails Not Attached To Wall</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Auditorium</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Auditorium</i>									
<i>Explanation : Tectum Panels</i>									
Gypsum Board	43%			LIFE	**	5	\$79,900		
Metal Panel	2%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	40%	Now	\$12,300	2042	**	5	\$35,700		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Fourth Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Fourth Floor</i>									
Exposed Struc: Steel	10%			LIFE	**				
Gypsum Board	40%			LIFE	**	5	\$89,400		
Metal Panel	10%	Now	\$6,400	LIFE	**	5	\$22,300		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Kitchen</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Kitchen</i>									
Site Enclosure									
Fence/Gates									
Chain Link	25%			2049	**				
Iron Picket	75%			2064	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Free Standing Walls									
Cast in Place Concrete	100%			2064	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Play Yard</i>									
<i>Explanation : Handball</i>									
Retaining Walls									
Cast in Place Concrete	75%	Now	\$2,200	2064	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : West Play Yard</i>									
Concrete Masonry Unit	25%	2-4	\$1,400	2049	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : West Property Line</i>									
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,700	2042		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Adjacent Main Entrance</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Adjacent Main Entrance</i>								
On-Site Walkways								
Asphalt	40%	0-2	\$600	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Gate To Rear Play Yard</i>								
Cast in Place Concrete	60%	Now	\$2,200	2042		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Play Yard, Missing Handrail</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042		**		
Activity Yard								
Asphalt	65%			2038		**		
Cast in Place Concrete	15%			2042		**		
Rubber Matting	20%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049		**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Amperes 480 Volt</i>								
Transformers								
Dry Type	100%			2042		**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Two 15 Kilovolt-ampere And One 45 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049		**	5	\$500
Raceway								
Conduit	100%			2049		**	1	
Panelboards								
Fused Disc Sw	10%			2045		**	5	\$300
Molded Case Bkrs	90%			2045		**	5	\$2,800
Wiring								
Thermoplastic	100%			2049		**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%	Now	\$4,900	2042	**	5	\$100	
<i>Mech. Misoperation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Variable Frequency Drives Are Faulty Always In Bypass Mode</i>								
Motor Control Center	80%			2042	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$36,700	
Generators								
Diesel	100%			2038	**	1	\$46,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Enclosure</i>								
<i>Explanation : 450 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$4,400	
Fuel Storage								
Main Tank	100%			2057	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$109,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$3,500	

Alarm

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$13,400

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

4+

\$19,800

2034

* *

1-3

\$20,100

*Malfunctioning, Extent : Light, Area Affected : 50%**Location : 1st Floor**Other Observation, Extent : Light, Area Affected : 50%**Location : 1st Floor**Explanation : System Goes Into Trouble*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

20%

2049

* *

1

No Component

80%

Conversion Equipment

Radiant Heater

20%

2034

* *

2

\$11,100

No Component

80%

Air Conditioning

Energy Source

Electricity

50%

2045

* *

1

Natural Gas

50%

2049

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	85%			2034	**	2	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Units Total. Building Management System Malfunctioning</i>								
Ext Pkg Unit - Heating/Cooling	1%	Now	\$7,500	2034	**	2	\$100	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Rtu7 Serves Kitchen Only. 1 Of The Motors Is Not Working. The Other One Is Noisy Bad Bearings.</i>								
Ext Pkg Unit - Heating/Cooling	12%	Now	\$89,700	2034	**	2	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooftop</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Rtu 6, 3 Motors Not Working.</i>								
Split Unit	2%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Elevator Machine Room And Mdf Room 113. Ldf Rooms 216, 314 And 414</i>								
<i>Explanation : Outdoor Units Located On The Roof. Indoor Units For Mdf, Ldf And Elevator Machine Room.</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$155,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,600	
Exhaust Fans								
Roof	99%			2034	**	2	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 12 Units</i>								
Wall Unit	1%			2034	**	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Unit</i>								
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 189 - BX

Asset # : 14264

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	60%			2055	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 4th Floor Mechanical Room 402</i>								
<i>Explanation : Leaky 3-way Mixing Valve. Quantity 1</i>								
Galvanized Steel	40%			2046	**	1		
Water Heater								
Gas Fired	100%			2027	\$72,800	2	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Mechanical Room</i>								
<i>Explanation : 2 Units.</i>								
Sanitary Piping								
Cast Iron	99%			LIFE	**	1		
Cast Iron	1%	Now	\$8,700	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th And 1st Floor Male Bathroom</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th And 1st Floor Male Bathroom</i>								
<i>Explanation : Broken Sanitary Piping Under The Sink. Quantity 30 Feet.</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1St Floor Mechanical Room 110e</i>								
<i>Explanation : 2 Backflow Preventers. One For Domestic Water, One For Sprinkler System. Both Are Leaking.</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2049	**	1-2	\$33,500	
Fire Pump								
Generic	100%			2038	**	1	\$22,300	
Chemical System								
No Component	98%							
Generic	2%			2027	\$600	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Kitchen</i>								
<i>Explanation : Ansul - 102</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 210 - M TWENTYFIRST CENTURY ACADEMY
Address : 501-503 WEST 152ND STREET
Borough : MANHATTAN **Agency's Number** : M093
Program / Asset # : BOE1054.000 / 14324 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 73,767 **Project Type** : EDUCATION
Date of Survey : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,Ph
Block : 2084 **Lot** : 29 **BIN** : 1087824

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$150,400	\$268,300
Interior Architecture	\$112,600	\$81,500
Mechanical	\$522,600	\$45,000
Total	\$785,500	\$394,800
Importance Code A	\$150,400	\$268,300
Importance Code B	\$566,700	\$89,200
Importance Code C	\$68,400	\$37,300
Total	\$785,500	\$394,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,000		\$45,500	
Interior Architecture	\$71,700		\$19,000	\$14,700
Electrical	\$23,700	\$7,200	\$9,500	\$8,800
Mechanical	\$67,000	\$9,500	\$33,900	\$9,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$224,200	\$26,600	\$117,800	\$42,900
Importance Code A	\$56,000	\$3,300	\$49,500	\$3,300
Importance Code B	\$159,500	\$23,300	\$68,300	\$27,700
Importance Code C	\$8,700			\$12,000
Total	\$224,200	\$26,600	\$117,800	\$42,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 210 - M TWENTYFIRST CENTURY ACADEMY
Asset # : 14324

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%	4+	\$68,200	LIFE	**	5	\$48,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side Of Building</i>								
Metal Panel	20%			2050	**	5-10	\$177,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$84,000	
Window Wall	10%			2050	**	5	\$48,500	
Windows								
Aluminum	95%	Now	\$40,100	2046	**	5	\$9,000	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classroom Windows At 3rd And 4th Floor</i>								
Glass Block	5%			LIFE	**	5	\$1,200	
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$39,400	
Metal Rail	5%			2043	**	5-10	\$21,600	
Metal: Cage/Fence	20%			2043	**	5-10	\$37,000	
Pre-Cast Concrete	10%	0-2	\$1,800	LIFE	**	5	\$15,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof Area</i>								
Stucco Cement	35%			2043	**	5	\$21,600	
Roof								
IRMA/Protected Membrane	50%	Now	\$13,900	2035	**			
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Play Area Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Area Roof</i>								
<i>Explanation : Paver Pedestals Broken, Loose Pavers.</i>								
IRMA/Protected Membrane	50%	Now	\$4,500	2035	**			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 95%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Stair A</i>								
Interior								

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 210 - M TWENTYFIRST CENTURY ACADEMY
Asset # : 14324

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2029	\$75,200	3	\$8,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$24,200	
Ceramic Tile	5%			2039	**	5	\$5,500	
Quarry Tile	5%			2043	**	5	\$8,300	
Sheet Vinyl/Rubber	5%	Now	\$8,700	2035	**	5	\$4,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile	73%			2035	**	3	\$30,200	
Wood	2%			2058	**	5	\$4,100	
Interior Walls								
Ceramic Tile	25%			2039	**	5	\$23,900	
Concrete Masonry Unit	5%	Now	\$5,700	LIFE	**	5	\$1,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Chair Room</i>								
Glass: Single Pane	5%	Now	\$3,100	LIFE	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby Looking Into Gymnasium</i>								
Gypsum Board	65%			LIFE	**	5-10	\$105,700	
Ceilings								
AcousTileSusp.Lay-In	80%			2043	**	5	\$88,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 510</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$11,000	
Gypsum Board	10%			LIFE	**	5-10	\$38,000	
Metal Panel	5%			LIFE	**	5	\$13,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northeast Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 210 - M TWENTYFIRST CENTURY ACADEMY
Asset # : 14324

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2050	**	5	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 4,000 Amperes And Two 1,600 Ampere Service Switches</i>					
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2050	**	5	\$300
	Raceway							
	Conduit	100%			2050	**	1	
	Panelboards							
	Fused Disc Sw	5%			2046	**	5	\$100
	Molded Case Bkrs	95%	4+	\$2,700	2046	**	5	\$900
			<i>Cracked Case, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Science Lab</i>					
			<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Science Lab</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Science Lab</i>					
			<i>Explanation : Laboratory Equipment Trip Circuit Breakers And Receptacles Are Damaged</i>					
	Wiring							
	Thermoplastic	100%			2050	**	1	
	Motor Controllers							
	Locally Mounted	100%			2043	**	5	\$500
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$2,200
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2043	**	1	\$22,700
	Generators							
	Diesel	100%			2039	**	1	\$28,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Rated At 125 Kilowatts</i>					
	Batteries							
	Lead/Acid	100%			2024	\$1,600	5	\$2,700
	Fuel Storage							
	Day Tank	50%			2046	**	5	\$6,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 50 Gallon Capacity</i>					
	Main Tank	50%			2058	**	5	\$1,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 275 Gallon Rated Capacity</i>					

Lighting

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 210 - M TWENTYFIRST CENTURY ACADEMY
Asset # : 14324

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%	Now	\$7,800	2035	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ballast Are Not Working</i>								
Fluorescent	10%			2035	**	10	\$6,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2058	**	1		
Exterior Lighting								
LED	20%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Yard</i>								
<i>Explanation : LED Observed Controlled Via Photocell</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$2,200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$13,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Stations, Strobe Lights, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2050	**	1		
Natural Gas	90%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 210 - M TWENTYFIRST CENTURY ACADEMY

Asset # : 14324

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	90%			2035	**	1	\$32,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units</i>								
Radiant Heater	10%			2035	**	2	\$3,400	
Terminal Devices								
Convactor/Radiator	10%			2043	**	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance And Hallways</i>								
<i>Explanation : Electric Air Curtain And Electric Baseboard Radiators</i>								
Fan Coil Unit/Heat	2%	Now	\$22,100	2040	**	1	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Exit No. 3, Gas Meter Room</i>								
No Component	88%							
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	\$166,200	2035	**	2	\$3,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop Units</i>								
<i>Explanation : Balancing Issues. Building Management System Manually Operated.</i>								
Split Unit	10%			2035	**			
Distribution								
Ductwork/Diffusers	90%	2-4	\$356,300	LIFE	**	2	\$86,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Perimeter Fan Powered Boxes Not Operating Optimally, Controls Issue.</i>								
No Component	10%							
Ventilation								
Distribution Ductwork/Diffusers	10%			LIFE	**	2-5	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet, Kitchen, Laboratories And Purge Exhaust</i>								
<i>Explanation : Exhaust Ductwork</i>								
No Component	90%							
Exhaust Fans								
Roof	100%			2035	**	2	\$2,300	
Plumbing								
H/C Water Piping Brass/Copper	100%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 210 - M TWENTYFIRST CENTURY ACADEMY
Asset # : 14324

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2025	\$45,000	2	\$1,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	2-4	\$1,100	2030	\$11,200	4	\$1,600	
<i>Controller Not Working, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Float Valves Faulty. Basement.</i>								
Sewage Ejector(s) Electric	100%	2-4	\$4,200	2030	\$21,200	4	\$2,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pump Seal In Basement</i>								
Backflow Preventer Generic	100%	2-4	\$5,600	2035	**	1	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Domestic Water System In Basement</i>								
<i>Explanation : Leak Evident</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 5th Floor, One Unit From Basement To Roof</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2056	**	1-5	\$37,200	
Sprinkler								
Generic	100%			2050	**	1-2	\$20,700	
Fire Pump								
Generic	100%	2-4	\$14,200	2033	**	1	\$12,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corrosion Occuring. Basement</i>								
Chemical System								
No Component	98%							
Generic	2%			2028	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 295 - Q
Address : 222-14 JAMAICA AVENUE
Borough : QUEENS **Agency's Number** : Q263
Program / Asset # : BOE1050.000 / 14263 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 99,418 **Project Type** : EDUCATION
Date of Survey : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 10813 **Lot** : 5 **BIN** : 4854268

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$165,900	\$199,000
Interior Architecture	\$59,800	\$137,300
Electrical	\$82,100	
Mechanical		\$60,600
Total	\$307,700	\$396,900
Importance Code A	\$165,900	\$199,000
Importance Code B	\$141,800	\$120,400
Importance Code C		\$77,500
Total	\$307,700	\$396,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,300			\$34,500
Interior Architecture		\$18,000	\$34,900	\$7,000
Electrical	\$12,200	\$16,400	\$10,300	\$10,800
Mechanical	\$11,200	\$11,200	\$26,200	\$11,200
Site Pavements				
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$58,600	\$53,600	\$79,300	\$71,400
Importance Code A	\$32,000	\$5,100	\$4,700	\$39,800
Importance Code B	\$26,600	\$48,400	\$53,000	\$31,600
Importance Code C			\$21,500	
Total	\$58,600	\$53,600	\$79,300	\$71,400



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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$30,800	
Masonry: Brick	55%			LIFE	**	5	\$67,900	
<i>Efflorescence, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	10%			2049	**	5-10	\$84,800	
Window Wall	30%			2049	**	5	\$138,800	
Windows								
Aluminum	100%			2045	**	5	\$43,200	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$5,600	
Pre-Cast Concrete	45%			LIFE	**	5	\$31,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,500	
Roof								
IRMA/Protected Membrane	85%	Now	\$27,300	2034	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Equipment Curbs</i>								
IRMA/Protected Membrane	15%			2024		10	\$11,300	
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,600	
Ceramic Tile	18%			2038	**	5	\$26,800	
Quarry Tile	2%			2042	**	5	\$4,500	
Traffic Topping	5%			2037	**	5	\$9,300	
Vinyl Tile	60%			2034	**	3	\$33,500	
Wood	5%			2064	**	5	\$14,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	20%			2038	**	5	\$43,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,600	
Gypsum Board	60%			LIFE	**	5	\$77,500	
Ceilings								
AcousTileSusp.Lay-In	83%			2042	**	5	\$119,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$18,000	
Metal Panel	2%			LIFE	**	5	\$3,600	

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	80%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	50%			2046	**			
Pavers/Stone	50%			2038	**			
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Dry Wells Overflow When Raining Causing Flooding.</i>								
Activity Yard								
Asphalt	75%			2038	**			
Pavers/Stone	15%			2042	**			
Rubber Matting	10%			2029	\$22,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere And One 120 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2042	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,000 Kilovolt-ampere- 480/277 Volts Hv, 208 Volts Lv, One 112.5 Kilovolt-ampere - 480 Volts Hv, 208/120 Volts Lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 1600 Amperes Disconnect Switches, Main- Tie- Main</i>								
Raceway								
Conduit	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2045	**	5	\$300	
Molded Case Bkrs	84%			2045	**	5	\$2,200	
Molded Case Bkrs	1%	Now	\$1,900	2054	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lighting Panelboard Handheld Programmer Reported Defective</i>								
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$30,600	
Generators								
Diesel	100%			2038	**	1	\$38,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Enclosure</i>								
<i>Explanation : 350 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,700	
Fuel Storage								
Main Tank	100%			2057	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Enclosure</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	87%			2034	**	10	\$79,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2034	**	10	\$2,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	3%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Metal Halide Fixtures</i>								
Incandescent	2%			2034	**	2		
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : LED Lighting Fixtures</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service

60%

2034

* *

1

Exit, Service

40%

2034

* *

1

Exterior Lighting

HID

10%

2034

* *

10

No Component

90%

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$11,100

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2034

* *

1-3

\$24,500

Mechanical

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

5%

2055

* *

1

Natural Gas

95%

2055

* *

1

Conversion Equipment

Furnace

95%

2034

* *

1

\$46,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 7 Units*

Radiant Heater

5%

2034

* *

2

\$2,300

*Other Observation, Extent : Light, Area Affected : 10%**Location : Staircases**Explanation : Electrical Radiant*

Distribution

Ductwork/Diffusers

95%

LIFE

* *

2-5

\$52,700

No Component

5%

Air Conditioning

Energy Source

Electricity

100%

2051

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

2034

* *

2

\$5,500

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Units On Roof*

Split Unit

10%

2034

* *

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$55,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 295 - Q

Asset # : 14263

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%			2034	**	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2049	**	1		
Galvanized Steel	70%			2042	**	1		
Water Heater								
Gas Fired	100%			2027	\$60,600	2	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 300 Gallon Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$6,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit From Basement To 4th Floor, 2 Units From Basement To 1st Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2049	**	1-2	\$27,900	
Fire Pump								
Generic	100%			2038	**	1	\$18,600	
Chemical System								
Wet	10%			2027	\$2,800	1-3	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen Hood</i>						
		<i>Explanation : Ansul 102 Wet</i>						
No Component	90%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Address : 7002 4TH AVENUE
Borough : BROOKLYN **Agency's Number** : K331
Program / Asset # : BOE1134.000 / 14880 **Yr Built/Renovated** :
Area Sq Ft : 97,815 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 5891 **Lot** : 48 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$244,900
Interior Architecture	\$42,700	\$149,500
Electrical	\$85,200	
Mechanical	\$60,000	\$59,700
Total	\$188,000	\$454,100
Importance Code A		\$244,900
Importance Code B	\$145,200	\$59,700
Importance Code C	\$42,700	\$149,500
Total	\$188,000	\$454,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,900			\$7,200
Interior Architecture	\$31,300	\$15,600		\$8,300
Electrical	\$9,600	\$13,300	\$13,000	\$10,600
Mechanical	\$18,600	\$18,500	\$61,100	\$27,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$99,200	\$57,200	\$83,900	\$63,400
Importance Code A	\$34,700	\$4,800	\$4,800	\$12,300
Importance Code B	\$48,700	\$52,300	\$79,100	\$51,200
Importance Code C	\$15,800			
Total	\$99,200	\$57,200	\$83,900	\$63,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$47,500	
Concrete Masonry Unit	40%			LIFE	**	5	\$30,400	
Masonry: Brick Cavity	55%			LIFE	**	5	\$66,800	
Windows								
Aluminum	100%			2051	**	5	\$25,000	
Parapets								
Cast in Place Concrete	60%			LIFE	**	5	\$75,800	
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$18,900	
Metal Rail	20%			2046	**	5-10	\$44,200	
Roof								
Copper/Terne	5%			2064	**	10	\$7,200	
IRMA/Protected Membrane	95%			2037	**	10	\$54,900	
Soffits								
Metal Panel	100%			2055	**	5-10	\$3,600	
Interior								
Floors								
Carpet	2%			2030	\$39,900	3	\$5,900	
Cast in Place Concrete	10%			LIFE	**	5	\$32,000	
Ceramic Tile	5%			2042	**	5	\$7,300	
Quarry Tile	10%	2-4	\$9,000	2046	**	5	\$11,000	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 1%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	3%			LIFE	**	5	\$3,400	
Vinyl Tile	65%			2037	**	3	\$35,700	
Wood	5%			2064	**	5	\$13,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	24%			2042	**	5	\$85,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$21,400	
Gypsum Board	50%	2-4	\$15,800	LIFE	**	5	\$106,800	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Back Of Auditorium Near Mechanical Unit</i>								
Wood	1%			LIFE	**	5	\$14,200	
Ceilings								
AcousTileConcealSpLn	2%			2046	**	5	\$3,400	
AcousTileSusp.Lay-In	5%			2046	**	5	\$6,800	
Embossed Metal	13%			LIFE	**	5	\$7,900	
Fiber Board	70%			2037	**			
Gypsum Board	10%			LIFE	**	5	\$16,900	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2055	**			
Iron Picket	15%			2073	**			
Free Standing Walls								
Masonry: Brick	100%			2055	**			

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**			
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On-Site Walkways

Cast in Place Concrete	50%			2042	**			
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Pavers/Stone	50%			2042	**			
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Activity Yard

Asphalt	80%			2042	**			
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Rubber Matting	20%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One 4000 And One 600 Ampere Switches

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$400	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Molded Case Bkrs	99%			2045	**	5	\$2,600	
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Molded Case Bkrs	1%	Now		2045	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Domestic Water Booster Pumps Trips Circuit Breaker

Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$30,100	
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Generators

Diesel	100%			2038	**	1	\$37,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof Penthouse

Explanation : 345 Kilovolt-ampere

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Load Bank Present</i>						
Fuel Storage								
Main Tank	100%			2057	**	5	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Penthouse</i>						
		<i>Explanation : 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$85,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HID	5%			2034	**	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : HID Lighting Observed</i>						
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Exterior Lighting								
Fluorescent	5%			2034	**	10	\$400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter In Canopy</i>						
LED	15%			2034	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$2,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$11,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$18,100	

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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$48,400	
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$7,200	
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$31,600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	98%	Now	\$60,000	2034	**	2	\$4,700	
Split Unit	2%			2034	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$127,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,500	
Exhaust Fans								
Roof	100%			2034	**	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$59,700	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$3,300	4	\$2,100	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$5,800	
Backflow Preventer								
Generic	100%			2034	**	1	\$6,000	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. / I. S. 30 - BK MARY WHITE OVINGTON
Asset # : 14880

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Passengers</i>								
Fire Suppression	Standpipe							
	Generic	100%			2049	**	1-5	\$49,300
	Sprinkler							
	Generic	100%			2049	**	1-2	\$27,400
	Fire Pump							
	Generic	100%			2038	**	1	\$18,300
	Chemical System							
	No Component	99%						
	Generic	1%			2027	\$300	1-3	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

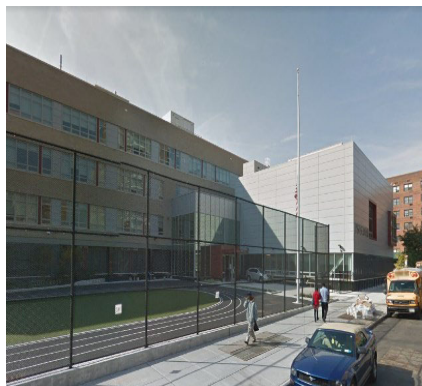
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 349 - Q
Address : 88-08 164TH STREET
Borough : QUEENS **Agency's Number** : Q349
Program / Asset # : BOE1180.000 / 14926 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 121,377 **Project Type** : EDUCATION
Date of Survey : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9813 **Lot** : 33 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$320,700
Interior Architecture	\$215,000	\$265,200
Electrical		\$106,900
Mechanical		\$106,900
Total	\$215,000	\$799,700
Importance Code A		\$320,700
Importance Code B	\$79,100	\$292,800
Importance Code C	\$136,000	\$186,200
Total	\$215,000	\$799,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,300			
Interior Architecture	\$26,200	\$27,300		\$8,500
Electrical	\$12,500	\$11,800	\$11,800	\$22,200
Mechanical	\$47,700	\$29,000	\$60,000	\$47,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$113,600	\$75,900	\$79,700	\$85,800
Importance Code A	\$25,300	\$6,000	\$6,000	\$6,300
Importance Code B	\$62,100	\$69,900	\$73,700	\$79,600
Importance Code C	\$26,200			
Total	\$113,600	\$75,900	\$79,700	\$85,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 349 - Q

Asset # : 14926

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$83,000	
Metal Panel	25%			2055	**	5-10	\$237,700	
Granite Panels	5%			LIFE	**	5	\$5,200	
Window Wall	10%			2055	**	5	\$51,900	
Windows								
Aluminum	100%			2051	**	5	\$38,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$18,200	
Concrete Masonry Unit	90%			LIFE	**	5	\$23,900	
Roof								
Plaza Roof: Stone Panels	98%			2055	**			
Single Ply Membrane	2%			2037	**	10	\$1,700	
Soffits								
Metal Panel	100%			2055	**	5-10	\$10,100	
Interior								
Floors								
Ceramic Tile	10%			2042	**	5	\$18,200	
Terrazzo	5%			LIFE	**	5	\$7,100	
Vinyl Tile	80%			2037	**	3	\$54,500	
Wood	5%			2064	**	5	\$17,000	
Interior Walls								
Ceramic Tile	65%			2042	**	5	\$272,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$25,100	
Folding Partition	5%			2051	**	5	\$52,300	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	10%			LIFE	**	5	\$25,100	
Wood	3%			LIFE	**	5	\$50,200	
Ceilings								
AcousTileSusp.Lay-In	95%			2046	**	5	\$158,100	
Gypsum Board	5%			LIFE	**	5	\$10,400	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2055	**			
Iron Picket	95%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	10%			2042	**			
Cast in Place Concrete	90%			2046	**			
Activity Yard								
Asphalt	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 349 - Q

Asset # : 14926

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2059	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes And One 3000 Amperes Main Disconnect Switch For Service A And B</i>								
Fused Disc Sw	10%			2059	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch For The Fire Pump And Emergency</i>								
Raceway								
Conduit	100%			2059	**	1		
Panelboards								
Fused Disc Sw	10%			2054	**	5	\$300	
Molded Case Bkrs	90%			2054	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2059	**	1		
Motor Controllers								
Locally Mounted	50%			2049	**	5	\$400	
Locally Mounted	50%			2049	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$37,300	
Generators								
Diesel	100%			2044	**	1	\$47,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 350 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$4,500	
Fuel Storage								
Main Tank	100%			2069	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$106,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	4%			2039	**	10	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 349 - Q

Asset # : 14926

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	60%			2039	**	1		
Exit, Service	40%			2039	**	1		
Exterior Lighting								
Fluorescent	30%			2039	**	10	\$3,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
LED	70%			2039	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	**	5	\$3,600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$13,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Inside And Outside The Building</i>								
<i>Explanation : CCTV Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2039	**	1-3	\$23,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	**	1	\$60,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2054	**	4	\$9,000	
Terminal Devices								
Air Handler	20%			2039	**	1	\$15,000	
Convactor/Radiator	80%			2049	**	1	\$31,400	
Air Conditioning								
Energy Source								
Electricity	100%			2054	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$7,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	**	1	\$75,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 349 - Q

Asset # : 14926

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Heat Rejection							
	Air Cooled Condenser Unit	100%		2039	**	2	\$84,500	
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$67,700	
	Exhaust Fans							
	Roof	100%		2039	**	2	\$3,700	
Plumbing	H/C Water Piping							
	Brass/Copper	100%		2059	**	1		
	Water Heater							
	Electric	100%		2029	\$106,900	4	\$1,100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Submersible	100%		2024	\$4,100	4	\$2,600	
	Sewage Ejector(s)							
	Compressed Air	100%		2059	**	4	\$1,200	
	Backflow Preventer							
	Generic	100%		2039	**	1	\$7,400	
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%		2059	**	1-5	\$61,200	
	Sprinkler							
	Generic	100%		2059	**	1-2	\$34,000	
	Fire Pump							
	Generic	100%		2044	**	1	\$22,700	
	Chemical System							
	Generic	100%		2029	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 437 - BK
Address : 713 CATON AVENUE
Borough : BROOKLYN **Agency's Number** : K437
Program / Asset # : BOE1176.000 / 14922 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 107,506 **Project Type** : EDUCATION
Date of Survey : 23-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 5321 **Lot** : 64 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$639,300
Interior Architecture	\$59,800	\$236,200
Electrical		\$93,700
Mechanical		\$65,600
Total	\$59,800	\$1,034,800
Importance Code A		\$639,300
Importance Code B		\$242,300
Importance Code C	\$59,800	\$153,100
Total	\$59,800	\$1,034,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,400			
Interior Architecture	\$49,600	\$25,100		\$11,600
Electrical	\$21,000	\$16,200	\$14,200	\$20,200
Mechanical	\$40,100	\$37,700	\$77,500	\$35,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$153,800	\$93,800	\$106,500	\$82,200
Importance Code A	\$33,700	\$5,300	\$5,300	\$5,300
Importance Code B	\$110,200	\$88,500	\$101,200	\$76,900
Importance Code C	\$10,000			
Total	\$153,800	\$93,800	\$106,500	\$82,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK

Asset # : 14922

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	5%			2055	**	10	\$2,800	
Cast Stone/Terra Cotta	30%			LIFE	**	5	\$422,100	
Glass Block	10%			LIFE	**	5	\$11,300	
Masonry: Brick	35%			LIFE	**	5	\$63,000	
Masonry: Granite	5%			LIFE	**	5	\$6,800	
Window Wall	15%			2055	**	5	\$101,300	
Windows								
Aluminum	100%			2051	**	5	\$36,300	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Membrane</i>								
Metal Rail	10%			2046	**	5-10	\$26,000	
Roof								
IRMA/Protected Membrane	78%			2037	**	10	\$52,900	
Plaza Roof: Stone Panels	20%			2055	**			
Skylight, Metal/Glass	2%			2055	**	10	\$4,500	
Interior								
Floors								
Carpet	5%			2030	\$109,600	3	\$16,100	
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
Ceramic Tile	10%			2042	**	5	\$16,100	
Panel/Paver: Bluestone	5%			LIFE	**	5	\$6,000	
Quarry Tile	5%			2046	**	5	\$12,100	
Traffic Topping	5%			2037	**	5	\$10,100	
Vinyl Tile	60%			2037	**	3	\$36,200	
Wood	5%			2064	**	5	\$15,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Cast Stone/Terra Cotta	1%			LIFE	**			
Ceramic Tile	30%			2042	**	5	\$119,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$16,000	
Folding Partition	2%			2051	**	5	\$19,900	
Glass: Single Pane	10%			LIFE	**	5	\$29,900	
Gypsum Board	39%			LIFE	**	5	\$93,300	
Masonry: Brick	2%			LIFE	**			
Wood	1%			LIFE	**	5	\$16,000	
Ceilings								
AcousTileSusp.Lay-In	40%			2046	**	5	\$59,100	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$83,100	
Metal Panel	5%			LIFE	**	5	\$9,200	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK

Asset # : 14922

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	70%			2055	**			
Iron Picket	30%			2073	**			
Free Standing Walls								
Masonry: Brick	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2046	**			
Pavers/Stone	5%			2042	**			
On-Site Walkways								
Asphalt	90%			2042	**			
Cast in Place Concrete	10%			2046	**			
Activity Yard								
Rubber Matting	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Service Equipment Consist Of The Following Switches: 4,000 Ampere, 2,500 Ampere And 200 Ampere - Fire Pump.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Service Room</i>								
<i>Explanation : The Switchboard Is A Fusible Switch Type One.</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Panelboard Are Circuit Breaker Type, They Are In Good Condition.</i>								
Wiring								
Thermoplastic	100%			2059	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK

Asset # : 14922

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2042	**	1	\$41,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : A Diesel 350 Kilowatt Generator Is Installed On The Roof.</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$4,000	
Fuel Storage								
Day Tank								
	50%			2051	**	5	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : The Generator Includes A 275 Gallon Day Tank.</i>								
Main Tank	50%			2064	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Main Deisel Tank Is Located In The Basement In A Dedicated Room.</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2037	**	10	\$93,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
LED	5%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Lighting Fixtures In The Gymnasium Are LED Type.</i>								
Egress Lighting								
Emergency, Service								
	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Emergency Lights Are Connected To The Generator.</i>								
Exit, LED	50%			2064	**	1		
Exterior Lighting								
Fluorescent								
	100%			2037	**	10	\$9,800	
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2064	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof.</i>								
<i>Explanation : The Roof Installed Equipment Includes Lightning Protection.</i>								
Alarm								
Security System								
Generic								
	100%			2037	**	1	\$40,200	
Fire/Smoke Detection								
Generic, Digital								
	100%			2037	**	1-3	\$66,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK

Asset # : 14922

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$53,200	
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$5,300	
Terminal Devices								
Air Handler	50%			2037	**	1	\$33,200	
Convactor/Radiator	50%			2046	**	1	\$17,400	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2042	**	1	\$116,300	
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2055	**	4	\$1,100	
Ductwork/Diffusers	80%			LIFE	**	2	\$111,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	**	1	\$66,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,900	
Exhaust Fans								
Roof	100%			2037	**	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2028	\$65,600	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 300 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$6,400	
Backflow Preventer								
Generic	100%			2037	**	1	\$6,600	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 437 - BK

Asset # : 14922

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	80%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
	Hydraulic	20%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2055	**	1-5	\$54,200
Sprinkler								
	Generic	100%			2055	**	1-2	\$30,100
Fire Pump								
	Generic	100%			2042	**	1	\$20,100
Chemical System								
	Wet	2%			2028	\$600	1-3	\$100
	No Component	98%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 48 - SI
Address : 1050 TARGEE STREET @ VENICE AVE.
Borough : STATEN ISLAND **Agency's Number** : R071
Program / Asset # : BOE1127.000 / 14796 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 109,224 **Project Type** : EDUCATION
Date of Survey : 17-Aug-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,Ph
Block : 3168 **Lot** : 4 **BIN** : 5046367

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$166,700
Interior Architecture	\$106,500	\$222,000
Mechanical		\$66,600
Total	\$106,500	\$455,200
Importance Code A		\$166,700
Importance Code B	\$66,300	\$133,000
Importance Code C	\$40,100	\$155,600
Total	\$106,500	\$455,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$32,200		
Interior Architecture		\$49,200	\$800	
Electrical	\$17,800	\$24,600	\$20,300	\$19,600
Mechanical	\$59,400	\$48,600	\$45,500	\$39,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,200	\$158,600	\$70,600	\$62,600
Importance Code A	\$5,400	\$37,600	\$5,600	\$5,400
Importance Code B	\$75,800	\$100,900	\$64,900	\$57,200
Importance Code C		\$20,100		
Total	\$81,200	\$158,600	\$70,600	\$62,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$28,300	
Cast Stone/Terra Cotta	4%			LIFE	**	5	\$35,300	
Masonry: Brick	85%			LIFE	**	5	\$96,100	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$10,600	
Metal Panel	1%			2057	**	5-10	\$7,800	
Windows								
Aluminum	95%			2052	**	5	\$36,300	
Metal Louvers	5%			2042	**	10	\$11,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,900	
Masonry: Brick	90%			LIFE	**	5	\$11,600	
Roof								
Metal Panel	20%			2047	**	10	\$35,300	
Plaza Roof: Stone Panels	80%			2057	**			
Interior								
Floors								
Carpet	1%			2029	\$22,300	3	\$2,500	
Cast in Place Concrete	5%			LIFE	**	5	\$17,900	
Ceramic Tile	5%			2042	**	5	\$8,200	
Terrazzo	15%			LIFE	**	5	\$19,200	
Traffic Topping	4%			2037	**	5	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Laboratories</i>								
<i>Explanation : 2 Laboratories</i>								
Vinyl Tile	65%			2037	**	3	\$39,800	
Wood	5%			2067	**	5	\$15,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	25%			2042	**	5	\$80,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,400	
Folding Partition	5%			2052	**	5	\$40,100	
Gypsum Board	60%			LIFE	**	5	\$115,500	
Ceilings								
AcousTileSusp.Lay-In	85%			2047	**	5	\$132,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$9,800	
Metal Panel	5%			LIFE	**	5	\$9,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$500	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$300	
Molded Case Bkrs	90%			2049	**	5	\$2,600	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	95%			2044	**	5	\$700	
Variable Frequency Drive	5%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$33,600	
Generators								
Diesel	100%			2040	**	1	\$42,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 300 Kilowatts Rated Capacity</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$4,000	
Fuel Storage								
Main Tank	100%			2062	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Fluorescent	20%			2035	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
Lightning Protection								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lightning Protection
Arresters/Cabling
Generic

100%
2062 * * 5 \$3,200
Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : Steel Lightning Rods

Alarm

Security System
Generic

100%
2035 * * 1 \$40,800
Other Observation, Extent : Light, Area Affected : 100%
Location : Hallways And Outside
Explanation : CCTV Surveillance Camera And Intrusion Alarm System

Fire/Smoke Detection
Generic, Digital

100%
2035 * * 1-3 \$67,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detector

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Natural Gas

100%
2057 * * 1

Conversion Equipment
Hot Water Boiler

100%
2044 * * 1 \$54,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Penthouse
Explanation : Two Boilers.

Distribution

Hot Wtr Piping/Pump

100%
2052 * * 4 \$5,400

Terminal Devices

Air Handler

60%
2037 * * 1 \$40,500

Convector/Radiator

10%
2044 * * 1 \$3,500

Fan Coil Unit/Heat

30%
2035 * * 1 \$10,600

Air Conditioning

Energy Source
Electricity

100%
2052 * * 1

Conversion Equipment
Absorption
Chiller/Steam/HW

90%
2040 * * 1 \$106,400
Other Observation, Extent : Light, Area Affected : 90%
Location : Penthouse
Explanation : R-410a Refrigerant

Split Unit

10%
2035 * *

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 48 - SI

Asset # : 14796

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	60%			2035	**	1	\$40,500	
Fan Coil - 4 Pipe	40%			2035	**	1	\$14,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,900	
Exhaust Fans								
Interior	20%			2035	**	2	\$700	
Roof	80%			2035	**	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
Water Heater								
Gas Fired	100%			2026	\$66,600	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$3,500	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$6,500	
Backflow Preventer								
Generic	100%			2037	**	1	\$6,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2057	**	1-5	\$57,100	
Sprinkler								
Generic	100%	Now	\$21,400	2053	**	1-2	\$26,500	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room M117 1st Floor And Elbo Leak In Upper Level Gymtorium</i>								
Fire Pump								
Generic	100%			2040	**	1	\$20,400	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 499 - Q
Address : 148-20 REEVES AVENUE
Borough : QUEENS **Agency's Number** : Q499
Program / Asset # : BOE1047.000 / 14260 **Yr Built/Renovated** : 2004 /
Area Sq Ft : 116,214 **Project Type** : EDUCATION
Date of Survey : 23-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,PEN
Block : 6507 **Lot** : 150 **BIN** : 4467571

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,337,900	\$161,600
Interior Architecture	\$76,000	\$1,850,200
Electrical	\$105,500	
Mechanical	\$49,300	\$70,900
Total	\$1,568,700	\$2,082,700
Importance Code A	\$1,337,900	\$161,600
Importance Code B	\$154,800	\$70,900
Importance Code C	\$76,000	\$1,850,200
Total	\$1,568,700	\$2,082,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,400		\$21,000	
Interior Architecture	\$54,200	\$2,600		\$25,800
Electrical	\$15,800	\$12,000	\$27,100	\$19,700
Mechanical	\$58,600	\$34,800	\$58,500	\$55,100
Site Pavements	\$15,000			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$179,900	\$59,300	\$116,500	\$110,400
Importance Code A	\$32,200	\$5,700	\$27,000	\$5,700
Importance Code B	\$132,800	\$53,500	\$89,500	\$100,700
Importance Code C	\$15,000			\$4,000
Total	\$179,900	\$59,300	\$116,500	\$110,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
Glass Block	5%	Now	\$17,200	LIFE	**	5	\$4,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall - 3rd Floor</i>								
Masonry: Brick Cavity	60%	0-2	\$621,200	LIFE	**	5	\$77,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations On South Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 220, 214 And 230</i>								
Metal, Corrugated	2%			2038	**	1		
Metal Panel	5%			2048	**	5-10	\$44,500	
Pre-Cast Concrete	20%			LIFE	**	5	\$84,100	
Window Wall	3%			2048	**	5	\$14,500	
Windows								
Aluminum	90%	Now	\$228,600	2044	**	5	\$12,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facing Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facing Windows</i>								
Glass Block	5%			LIFE	**	5	\$900	
Metal Louvers	5%			2037	**	10	\$8,900	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,900	
Masonry: Brick Cavity	50%	Now	\$166,300	LIFE	**	5	\$8,400	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations - Interior Parapet Wall</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Improperly Installed Flashing Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Improperly Installed Flashing Throughout</i>								
Metal Panel	5%			2048	**	5	\$3,300	
Metal Rail	5%			2041	**	5-10	\$15,300	
Pre-Cast Concrete	25%			LIFE	**	5	\$26,600	
Roof								
Built-Up (BUR)	100%	Now	\$321,800	2033	**			1
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Library, Auditorium And 4th Floor Corridors</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2027	\$118,500	3	\$17,400	
Cast in Place Concrete	5%			LIFE	**	5	\$19,000	
Ceramic Tile	3%			2037	**	5	\$5,200	
Quarry Tile	2%			2041	**	5	\$5,200	
Vinyl Tile	80%			2033	**	3	\$69,600	
Wood	5%			2056	**	5	\$16,300	
Interior Walls								
Cast in Place Concrete	7%	0-2	\$76,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement - From Runoff At Grade And Areaways</i>								
Concrete Masonry Unit	35%			LIFE	**	5	\$45,000	
Fabric on Framing	5%			2029	\$1,747,400	5	\$8,000	
Glass: Single Pane	3%			LIFE	**	5	\$7,200	
Gypsum Board	30%			LIFE	**	5	\$57,900	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2041	**	5	\$43,500	
Exposed Concrete	10%			LIFE	**	5	\$2,700	
Exposed Concrete	55%			LIFE	**	5	\$14,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library, Auditorium And 4th Floor Corridors</i>								
Gypsum Board	5%			LIFE	**	5	\$10,900	
Metal Panel	5%			LIFE	**	5	\$10,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$15,000	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side</i>								
Parking/Driveway								
Asphalt	100%			2037	**			
Activity Yard								
Pavers/Stone	100%			2037	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2048	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Raceway								
	Conduit	100%			2048	**	1	
Panelboards								
	Fused Disc Sw	15%			2044	**	5	\$400
	Molded Case Bkrs	85%			2044	**	5	\$2,600
Wiring								
	Thermoplastic	100%			2048	**	1	
Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$800
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2041	**	1	\$35,800
Generators								
	Diesel	100%			2037	**	1	\$45,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 450 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$25,900
Fuel Storage								
	Day Tank	50%			2044	**	5	\$10,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
	Main Tank	50%			2056	**	5	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 500 Gallons Rated Capacity</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$102,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	3%			2033	**	10	\$3,200	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby And Hallway</i>					
HID	1%			2033	**	10		
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
LED	10%			2033	**			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$3,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$13,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Cafeteria And Outside</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2033	**	1-3	\$29,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Cafeteria, Toilets And Basement</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$57,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$9,100	2044	**	4	\$5,700	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Temperature Control On 1st Floor. East Side. Vav Boxes Throughout.</i>								
Terminal Devices								
Air Handler	80%			2033	**	1	\$57,500	
Convactor/Radiator	20%			2041	**	1	\$7,500	
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	\$49,300	2033	**	1	\$48,500	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Compressor Of #2 Set.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : #1 Set.</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Chiller Sets, Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$5,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$71,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 Units</i>								
Heat Rejection								
Dry Cooler	100%			2033	**	2	\$80,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,800	
Exhaust Fans								
Interior	90%			2033	**	2	\$3,200	
Roof	10%			2033	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$70,900	2	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 499 - Q

Asset # : 14260

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s) Electric	100%			2033	**	4	\$6,900	
Backflow Preventer Generic	100%			2033	**	1	\$7,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement- 4th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2054	**	1-5	\$60,800	
Sprinkler Generic	100%			2048	**	1-2	\$32,600	
Fire Pump Generic	100%			2037	**	1	\$21,700	
Chemical System Generic	100%			2026	\$27,900	1-3	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / I. S. 78 - Q
Address : 46-08 5TH STREET
Borough : QUEENS **Agency's Number** : Q312
Program / Asset # : BOE1156.000 / 14902 **Yr Built/Renovated** :
Area Sq Ft : 98,118 **Project Type** : EDUCATION
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,6
Block : 21 **Lot** : 30 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$50,400	\$196,900
Interior Architecture	\$125,900	\$398,600
Electrical	\$90,000	
Mechanical		\$59,800
Total	\$266,200	\$655,400
Importance Code A	\$50,400	\$196,900
Importance Code B	\$138,300	\$210,300
Importance Code C	\$77,500	\$248,100
Total	\$266,200	\$655,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,600	\$3,500		
Interior Architecture	\$5,500	\$32,100		\$27,300
Electrical	\$9,600	\$12,000	\$13,000	\$10,000
Mechanical	\$29,700	\$15,300	\$53,300	\$26,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$95,200	\$74,700	\$78,200	\$75,500
Importance Code A	\$41,000	\$5,900	\$2,400	\$2,600
Importance Code B	\$54,200	\$68,800	\$75,700	\$59,300
Importance Code C				\$13,600
Total	\$95,200	\$74,700	\$78,200	\$75,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$64,600	
Masonry: Brick Cavity	80%			LIFE	**	5	\$132,300	
Metal Panel	2%			2055	**	5-10	\$22,700	
Metal: Cage/Fence	5%			2046	**	5	\$36,200	
Granite Panels	3%			LIFE	**	5	\$3,700	
Window Wall	5%			2055	**	5	\$31,000	
Windows								
Aluminum	98%			2051	**	5	\$27,200	
Metal Louvers	2%			2042	**	10	\$3,500	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,800	
Masonry: Brick Cavity	75%			LIFE	**	5	\$7,300	
Metal Panel	10%			2055	**	5	\$3,800	
Metal Rail	10%			2046	**	5-10	\$17,600	
Roof								
IRMA/Protected Membrane	90%			2034	**	10	\$50,400	
Metal, Corrugated	10%			2046	**	1		
Soffits								
Exposed Struc: Steel	40%			LIFE	**	5	\$5,700	
Metal Panel	60%			2055	**	5-10	\$18,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	
Ceramic Tile	5%			2042	**	5	\$7,300	
Quarry Tile	5%			2046	**	5	\$11,000	
Sheet Vinyl/Rubber	10%			2037	**	5	\$22,000	
Terrazzo	10%			LIFE	**	5	\$11,500	
Traffic Topping	10%			2037	**	5	\$18,400	
Vinyl Tile	45%			2037	**	3	\$24,800	
Wood	10%			2064	**	5	\$27,500	
Interior Walls								
Ceramic Tile	40%			2042	**	5	\$155,100	
Concrete Masonry Unit	13%			LIFE	**	5	\$20,200	
Gypsum Board	40%			LIFE	**	5	\$93,100	
Operable Wall	2%			2049	**	5	\$27,100	
Wood	5%			LIFE	**	5	\$77,500	
Ceilings								
AcousTileSusp.Lay-In	65%			2046	**	5	\$96,600	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$37,200	
Metal Panel	5%			LIFE	**	5	\$9,300	
Wood	5%			LIFE	**	5	\$65,000	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	35%			2055	**			
Iron Picket	60%			2073	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Activity Yard</i>								
<i>Explanation : This Is Actually Galvanized Steel Cage Fencing</i>								
Masonry: Brick	5%			2055	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Cast in Place Concrete	40%			2042	**			
Pavers/Stone	30%			2038	**			
Rubber Matting	30%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere And One 2000 Ampere Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Busway	100%			2042	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$200	
Molded Case Bkrs	90%			2045	**	5	\$2,300	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	90%			2042	**	5	\$600	
Motor Control Center	10%			2042	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$30,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$38,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 440 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,600	
Fuel Storage								
Day Tank	100%			2045	**	5	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$85,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$4,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$2,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$11,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$18,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2042	**	1	\$24,300	
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,500	2045	**	4	\$4,800	
<i>Unbalanced System, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Family Room</i>								
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$31,700	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	97%			2034	**	2	\$5,800	
Split Unit	3%			2034	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$127,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,700	
Exhaust Fans								
Roof	100%			2034	**	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027		2	\$1,400	
Sanitary Piping								
Cast Iron	100%	Now	\$14,400	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Bathroom</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$6,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Elevators</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$49,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / I. S. 78 - Q

Asset # : 14902

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	Generic	100%		2049	**	1-2	\$27,500	
Fire Pump	Generic	100%		2038	**	1	\$18,300	
Chemical System	No Component	99%						
	Generic	1%		2027	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Hood</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. / M. S. 20 - BX MINISCHOOL
Address : 3050 WEBSTER AVENUE BTWN: MOSHOLU PKWY - E. 202 ST.
Borough : BRONX **Agency's Number** : X020
Program / Asset # : BOE0995.010 / 14639 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 12,000 **Project Type** : EDUCATION
Date of Survey : 09-Oct-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3330 **Lot** : 1 **BIN** : 2086851

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$553,500
Electrical	\$48,400	
Mechanical	\$255,200	
Total	\$303,600	\$553,500
Importance Code A		\$553,500
Importance Code B	\$303,600	
Total	\$303,600	\$553,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,200			\$900
Interior Architecture	\$27,400			\$9,600
Electrical	\$12,800	\$300	\$100	\$200
Mechanical	\$10,600	\$200	\$900	\$200
Total	\$64,100	\$600	\$1,100	\$10,900
Importance Code A	\$13,200			\$900
Importance Code B	\$50,800	\$600	\$1,100	\$10,000
Importance Code C				
Total	\$64,100	\$600	\$1,100	\$10,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. / M. S. 20 - BX MINISCHOOL

Asset # : 14639

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Metal Panel	95%	2-4	\$13,200	2036	**	5	\$32,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2034	**	5	\$1,900	
Roof								
Single Ply Membrane	100%			2026	\$553,500	10	\$32,700	
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$800	
Vinyl Tile	95%	Now	\$27,400	2031	**	3	\$5,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Corridor</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,300	
Gypsum Board	95%			LIFE	**	5	\$14,900	
<i>Vinyl Covering, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2039	**	5	\$15,400	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$300	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$300	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2031	**	10	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. / M. S. 20 - BX MINISCHOOL
Asset # : 14639

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$1,400	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2021	\$48,400	10		

Alarm

Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$1,500	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Smoke Detectors, Strobe Lights And Manual Pull Station

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Electricity	100%			2046	**	1		

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		

Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2024	\$255,200	2	\$700	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Explanation : Provides Heat During Heating Season

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	

Exhaust Fans								
Roof	100%			2026	\$19,900	2	\$400	

Plumbing

H/C Water Piping								
Brass/Copper	100%			2046	**	1		

Water Heater								
Electric	100%			2021	\$10,600	4	\$100	

Other Observation, Extent : Light, Area Affected : 100%

Location : Above Ceiling In Most Restrooms

Explanation : Point Of Use Units

Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. / M. S. 20 - BX MINISCHOOL
Asset # : 14639

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE		**		1
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter Of The Building</i>						
		<i>Explanation : Cast Iron Leaders And Gutter</i>						
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 1 - BX
Address : 335 EAST 152 STREET @ COURTLANDT AVE.
Borough : BRONX **Agency's Number** : X001
Program / Asset # : BOE0155.000 / 522 **Yr Built/Renovated** : 1961 / 2010
Area Sq Ft : 96,000 **Project Type** : EDUCATION
Date of Survey : 29-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2411 **Lot** : 119 **BIN** : 2001881

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$139,500	\$870,500
Interior Architecture	\$1,210,800	\$51,300
Electrical	\$650,300	\$743,500
Mechanical	\$302,500	\$1,811,300
Total	\$2,303,100	\$3,476,600
Importance Code A	\$139,500	\$1,531,300
Importance Code B	\$2,163,600	\$1,945,300
Total	\$2,303,100	\$3,476,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,900	\$5,100		\$11,200
Interior Architecture	\$3,700	\$32,200		\$12,900
Electrical	\$12,000	\$4,400	\$2,700	\$2,700
Mechanical	\$96,500	\$28,700	\$26,000	\$13,800
Total	\$121,000	\$70,300	\$28,800	\$40,600
Importance Code A	\$39,900	\$14,800	\$9,500	\$20,700
Importance Code B	\$81,000	\$55,500	\$19,300	\$19,800
Importance Code C				
Total	\$121,000	\$70,300	\$28,800	\$40,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Ceramic Tile	3%	Now	\$8,900	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Columns On North Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Columns On North Facade</i>								
Masonry: Brick Cavity	95%			LIFE	**	5	\$129,800	
Metal Panel	2%			2047	**	5-10	\$18,800	
Windows								
Aluminum	100%			2049	**	5	\$22,500	
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5	\$11,800	
Masonry: Limestone	10%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered With Roofing Membrane</i>								
Metal Rail	20%			2040	**	5-10	\$70,900	
Metal Security Bars	10%			2042	**			
Roof								
IRMA/Protected Membrane	100%	Now	\$139,500	2027	\$697,700			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallway Near Room 328</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,200	
Ceramic Tile	5%			2036	**	5	\$7,400	
Terrazzo	5%			LIFE	**	5	\$5,700	
Vinyl Tile 9" X 9"	70%	Now	\$1,210,800	2037	**	3	\$38,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2042	**	5	\$27,600	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,400	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$22,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$26,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	25%			2032	**	5	\$36,800	
AcousTileSusp.Lay-In	2%			2040	**	5	\$2,900	
Exposed Concrete	43%			LIFE	**	5	\$9,900	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2027			\$51,300	
Metal Panel	5%			LIFE	**	5	\$9,200	
Plaster	15%			LIFE	**	5	\$13,800	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Hallway Near Room 328

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each.

Switchgear / Switchboard

Fused Disc Sw	30%			2047	**	5	\$100	
Molded Case Bkrs	70%			2027	\$127,800	5	\$1,800	

Raceway

Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		

Panelboards

Fused Disc Sw	3%			2043	**	5	\$100	
Molded Case Bkrs	2%			2043	**	5	\$100	
Molded Case Bkrs	95%			2026	\$181,900	5	\$2,400	

Wiring

Braided Cloth	90%	2-4	\$245,500	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2047	**	1		
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Motor Controllers

Locally Mounted	90%			2025	\$72,600	5	\$600	
Locally Mounted	10%	2-4	\$8,100	2047	**	5		

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2032	**	10	\$84,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2032	**	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2032	**			
Egress Lighting								
Emergency, Battery	50%			2027		10	\$11,600	
Exit, Service	50%			2027		1		
Exterior Lighting								
HID	20%			2027		10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022		1-3	\$17,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Old Fire Alarm System; Manual Pull Station And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$188,700	5	\$29,700	
Conversion Equipment								
Steam Boiler	100%	Now	\$31,100	2025	\$621,300	1	\$85,600	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : #1 Boiler Tube Leaks</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : #1 Control Board</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$162,500	2047	**	4	\$4,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%	Now	\$27,000	2027	\$540,000	1	\$21,400	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flexible Connections, Fan Room</i>								
Convactor/Radiator	60%	Now	\$30,800	2040	**	1	\$16,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Thermostats, Various</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	70%	Now	\$7,000	2022	\$140,000	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$42,800	
No Component	20%							
Exhaust Fans								
Interior	30%			2027	\$102,500	2	\$900	
Roof	50%			2027	\$79,700	2	\$1,500	
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : There Is No Air Ventilation For Gas Room, Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2025	\$126,400	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$152,900	4	\$9,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$14,600	4	\$2,000	
Fixtures								
Generic	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%			2027	\$28,200	1-2	\$800

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 100 - BK
Address : 2951 WEST 3 STREET @W. BRIGHTON AVE.
Borough : BROOKLYN **Agency's Number** : K100
Program / Asset # : BOE0412.000 / 1374 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 7281 **Lot** : 1 **BIN** : 3196595

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,023,600	\$1,135,800
Interior Architecture	\$184,000	\$395,400
Electrical	\$237,200	\$615,800
Mechanical	\$575,500	\$1,475,700
Total	\$2,020,300	\$3,622,700
Importance Code A	\$1,023,600	\$1,640,600
Importance Code B	\$849,700	\$1,937,100
Importance Code C	\$147,000	\$45,000
Total	\$2,020,300	\$3,622,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,500		\$18,600	
Interior Architecture	\$47,400	\$15,100	\$5,400	\$2,000
Electrical	\$3,200	\$30,200	\$2,000	\$2,300
Mechanical	\$18,700	\$23,400	\$18,800	\$12,200
Total	\$74,800	\$68,800	\$44,800	\$16,500
Importance Code A	\$13,200	\$7,900	\$26,300	\$7,700
Importance Code B	\$61,500	\$60,900	\$18,500	\$8,800
Total	\$74,800	\$68,800	\$44,800	\$16,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$550,400	LIFE	**	5	\$123,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$433,600	LIFE	**	5	\$134,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2053	**	5-10	\$54,400	
Windows								
Aluminum	70%			2043	**	5	\$4,200	
Aluminum	30%			2035	**	5	\$1,800	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$1,300	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$4,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	90%			2027	\$820,800	10	\$56,700	
Cast in Place Concrete	5%			LIFE	**			
Roll Roofing	5%			2023	\$13,900	5	\$5,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,500	
Cast in Place Concrete	5%	Now	\$12,000	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	5%	Now	\$33,400	2030	\$111,400	5	\$2,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathrooms, Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathrooms, Throughout</i>								
Quarry Tile	5%			2040	**	5	\$8,100	
Terrazzo	5%			LIFE	**	5	\$4,200	
Vinyl Tile	40%			2032	**	3	\$16,100	
Vinyl Tile	15%			2027	\$146,600	3	\$8,100	
Wood	15%			2042	**	5	\$30,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Masonry: Brick

10% Now \$147,000 LIFE **

*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Mechanical Room Over Roof**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : Mechanical Room Over Roof*

Marble Panels

5% LIFE **

Plaster

85% LIFE ** 5 \$45,000

Ceilings

AcousTileSusp.Lay-In

5% 2040 ** 5 \$5,400

Exposed Concrete

10% Now \$37,000 LIFE ** 5 \$1,700

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room Over Roof**Exposed Reinforcement, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room Over Roof*

Plaster

85% LIFE ** 5 \$57,200

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2047 ** 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2047 ** 5 \$300

Raceway

Conduit

90% 2027 \$119,000 1

Conduit

10% 2047 ** 1

Panelboards

Fused Disc Sw

5% 2043 ** 5 \$100

Fused Disc Sw

15% 2026 \$21,500 5 \$300

Molded Case Bkrs

10% 2043 ** 5 \$200

Molded Case Bkrs

70% 2026 \$100,500 5 \$1,400

Wiring

Braided Cloth

90% 2-4 \$167,100 2052 ** 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10% 2047 ** 1

Motor Controllers

Locally Mounted

30% 2032 ** 5 \$200

Locally Mounted

30% 2025 \$24,200 5 \$200

Locally Mounted

40% 2040 ** 5 \$200

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	97%			2032	**	10	\$69,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2032	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						
Incandescent	2%			2022		2	\$18,500	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$9,400	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027		10	\$62,900	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	95%							
Generic	5%			2030		5	\$8,900	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stacks Only</i>						
		<i>Explanation : Lightning Rods</i>						
Alarm								
Security System								
No Component	80%							
Generic	20%			2027		1	\$50,400	\$5,800
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027		1-3	\$258,800	\$14,900
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Alarm Bells, Smoke Detectors, Manual Pull Station, Strobe Lights And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$153,300	5	\$24,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$504,800	1	\$77,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$132,000	2037	**	4	\$3,800	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Deteriorated Steam And Condensate Piping</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$219,400	1	\$9,700	
Convactor/Radiator	75%			2025	\$313,200	1	\$18,900	
Fan Coil Unit/Heat	5%			2027	\$58,400	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2022	\$121,900	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	2-4	\$71,900	LIFE	**	2-5	\$43,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	90%			2022	\$249,800	2	\$2,200	
Roof	10%			2032	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%	0-2	\$2,100	2025	\$102,700	1		
<i>Corroded, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%	Now	\$2,400	2026	\$47,600	2	\$900	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Booster Pump, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$3,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gymnasium Roof</i>								
<i>Broken, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Risers, Defective Roof Drain Piping</i>								
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$1,600	
Sewage Ejector(s) Electric	100%			2027	\$22,500	4	\$3,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2027	\$76,400	1-2	\$2,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 100 - BX
Address : 800 TAYLOR AVENUE @LAFAYETTE AVE.
Borough : BRONX **Agency's Number** : X100
Program / Asset # : BOE0240.000 / 431 **Yr Built/Renovated** : 1961 / 2007
Area Sq Ft : 81,000 **Project Type** : EDUCATION
Date of Survey : 18-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3641 **Lot** : 1 **BIN** : 2022550

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$430,400	\$136,100
Interior Architecture	\$845,900	\$123,800
Electrical	\$525,200	\$657,800
Mechanical		\$552,700
Total	\$1,801,500	\$1,470,600
Importance Code A	\$430,400	\$171,700
Importance Code B	\$1,371,100	\$1,175,000
Importance Code C		\$123,800
Total	\$1,801,500	\$1,470,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$70,600	\$13,500	\$15,800	
Interior Architecture	\$1,800	\$15,500		\$10,800
Electrical	\$1,700	\$14,900	\$1,300	\$1,100
Mechanical	\$15,800	\$40,600	\$24,400	\$11,100
Total	\$89,900	\$84,500	\$41,500	\$23,000
Importance Code A	\$78,600	\$21,700	\$23,800	\$8,000
Importance Code B	\$11,300	\$62,800	\$17,600	\$15,000
Importance Code C				
Total	\$89,900	\$84,500	\$41,500	\$23,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$25,800	LIFE	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Overhang At Auditorium East Wall</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Overhang At Auditorium East Wall</i>								
Glazed Ceramic Panel	10%			LIFE	**	5	\$50,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$34,600	LIFE	**	5	\$10,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%			LIFE	**	5	\$75,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5-10	\$36,900	
Pre-Cast Concrete	3%			LIFE	**	5	\$10,500	
Windows								
Aluminum	87%			2043	**	5	\$31,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2036	**	10	\$6,800	
Steel	10%	0-2	\$202,600	2052	**	5	\$22,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs, Basemnet</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Basement</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	20%	Now	\$10,200	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	3%			LIFE	**	5	\$300	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2047	**	5	\$600	
Metal Rail	25%			2040	**	5-10	\$37,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2040	**	5-10	\$14,900	
Metal: Cage/Fence	40%			2040	**	5-10	\$25,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	10%			2032	**	10	\$3,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2055	**	10	\$3,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	85%	0-2	\$227,900	2037	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Floors

Cast in Place Concrete	7%			LIFE	**	5	\$18,800	
Ceramic Tile	3%			2036	**	5	\$3,700	
Terrazzo	5%			LIFE	**	5	\$4,800	
Vinyl Tile	70%	0-2	\$781,000	2037	**	3	\$32,300	

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

Worn/Eroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : 9x9 Tiles

Vinyl Tile	10%			2037	**	3	\$4,600	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout

Wood	5%	2-4	\$64,900	2042	**	5	\$5,800	
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Deteriorated Finish, Extent : Moderate, Area Affected : 30%

Location : Throughout

Interior Walls

Ceramic Tile	3%			2030	\$123,800	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,600	
Glazed Ceramic Panel	2%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	63%			LIFE	**	5	\$26,500	
SGFT/Glazed Masonry	20%			LIFE	**			

Ceilings

AcousTile,Adhered	10%			2032	**	5	\$12,400	
AcousTileConcealSpLn	10%			2032	**	5	\$15,500	
Exposed Concrete	60%			LIFE	**	5	\$11,600	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$7,700	
Plaster	10%			LIFE	**	5	\$7,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$35,600	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 650 Ampere Main Disconnect Switches

Fused Disc Sw	10%			2053	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch For Emergency

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	20%			2053	**	5	\$100
	Molded Case Bkrs	80%			2027	\$146,100	5	\$1,700
Raceway								
	Conduit	90%			2027	\$165,900	1	
	Conduit	10%			2053	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$19,200	5	\$200
	Molded Case Bkrs	70%			2026	\$134,100	5	\$1,500
	Molded Case Bkrs	20%			2049	**	5	\$400
Wiring								
	Braided Cloth	70%	2-4	\$191,000	2052	**	1	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Insulation Aged</i>							
	Thermoplastic	10%			2027	\$27,300	1	
	Thermoplastic	20%			2053	**	1	
Motor Controllers								
	Locally Mounted	100%			2025	\$80,600	5	\$500
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$600
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Main Water Pipe</i>							
	Generic	50%			LIFE	**	5	\$600
Lighting								
Interior Lighting								
	Fluorescent	90%			2035	**	10	\$66,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	4%			2022	\$7,600	10	\$3,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : T-12 Lamps</i>							
	Fluorescent	2%			2035	**	10	\$1,500
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Stairway</i>							
	LED	4%			2035	**		
Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$9,800
	Exit, Service	50%			2032	**	1	
Exterior Lighting								
	HID	100%			2022	\$326,600	10	\$200

Alarm

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$10,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$25,100

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$80,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

* *

4

\$6,000

Terminal Devices

Air Handler

20%

2027

\$227,800

1

\$10,000

Convactor/Radiator

80%

2032

* *

1

\$20,900

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

10%

2022

\$16,900

1

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$45,200

Exhaust Fans

Interior

40% Now

\$2,300

2027

\$115,300

2

\$800

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Dress Room Auditorium*

Roof

60%

2027

\$80,700

2

\$1,500

Plumbing

H/C Water Piping

Brass/Copper

80%

2037

* *

1

Galvanized Steel

20%

2032

* *

1

HW Heat Exchanger

Steam Fired

100%

2027

\$129,000

4

\$8,000

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2027	\$12,400	4	\$1,700	
	Sewage Ejector(s)							
	Electric	100%		2027	\$23,300	4	\$3,200	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2047	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 100 - Q
Address : 111-11 118 STREET
Borough : QUEENS **Agency's Number** : Q100
Program / Asset # : BOE0751.000 / 1618 **Yr Built/Renovated** : 1930 / 2013
Area Sq Ft : 130,439 **Project Type** : EDUCATION
Date of Survey : 06-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 11623 **Lot** : 1 **BIN** : 4250416

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$311,400	\$436,300
Interior Architecture	\$253,400	\$268,700
Electrical	\$1,013,600	\$515,300
Mechanical	\$654,800	\$791,100
Total	\$2,233,100	\$2,011,500
Importance Code A	\$311,400	\$436,300
Importance Code B	\$1,921,700	\$1,575,200
Total	\$2,233,100	\$2,011,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,800	\$7,100		\$1,500
Interior Architecture	\$22,100	\$46,400		\$8,500
Electrical	\$24,700	\$14,800	\$13,400	\$54,000
Mechanical	\$66,100	\$33,600	\$37,500	\$37,500
Site Pavements	\$26,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$166,700	\$109,700	\$58,800	\$109,400
Importance Code A	\$32,800	\$20,000	\$12,900	\$14,700
Importance Code B	\$123,100	\$89,700	\$45,900	\$94,700
Importance Code C	\$10,800			
Total	\$166,700	\$109,700	\$58,800	\$109,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$125,500	LIFE	**	5	\$56,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	50%			LIFE	**	5	\$45,100	
Masonry: Brick Cavity	32%	4+	\$115,600	LIFE	**	5	\$28,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit 5, Elevator Lobby, 4th Floor Elevator Shaft, Window Between 2013 Addition And 1930 Section</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,400	
Masonry: Limestone	2%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	3%			LIFE	**	5	\$8,800	
Windows								
Aluminum	100%			2045	**	5	\$45,100	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,100	
Copper/Terne	20%	Now	\$19,800	2049	**	5	\$2,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Of 1930 Wing</i>								
Masonry: Brick	10%			LIFE	**	5	\$500	
Masonry: Brick Cavity	25%			LIFE	**	5	\$1,400	
Masonry: Brick Cavity	40%			LIFE	**	5	\$2,200	
Roof								
Built-Up (BUR)	63%	4+	\$70,300	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Drain Above Room 334 And 420</i>								
Built-Up (BUR)	30%			2029	\$334,800	10	\$23,100	
Metal Panel	5%			2042	**	10	\$7,100	
Modified Bitumen	2%			2034	**	10	\$1,500	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,400	
Mosaic Tile	2%			2034	**	5	\$9,800	
Quarry Tile	5%			2042	**	5	\$14,600	
Terrazzo	3%			LIFE	**	5	\$4,600	
Vinyl Tile	40%			2034	**	3	\$29,300	
Vinyl Tile	10%	4+	\$35,400	2029	\$177,200	3	\$7,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%			2024	\$114,800	3	\$4,900	
Wood	30%	0-2	\$103,100	2044	**	5	\$54,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	20%			LIFE	**	5	\$11,200	
Glass: Single Pane	3%			LIFE	**	5	\$3,100	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	45%	4+	\$10,800	LIFE	**	5	\$18,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Auditorium Windows Openings</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%			2042	**	5	\$58,600	
AcousTileSusp.Lay-In	30%	4+	\$10,100	2042	**	5	\$29,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 334, 420</i>								
Exposed Concrete	10%			LIFE	**	5	\$3,100	
Plaster	30%			LIFE	**	5	\$36,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$26,000	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 118th Street, 111th Avenue</i>								
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 111th Avenue</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	78%			2038	**			
Cast in Place Concrete	20%			2042	**			
Masonry: Granite	2%			LIFE	**			

Activity Yard

Asphalt	95%			2038	**			
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2049	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 4000 Ampere, And One 1600 Ampere Main Disconnect Switch

Fused Disc Sw	30%			2049	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 1200 Ampere Main Disconnect Switch For Fire Pump And Emergency

Switchgear / Switchboard

Fused Disc Sw	40%			2029	\$93,900	5	\$200	
Fused Disc Sw	60%			2049	**	5	\$300	

Raceway

Conduit	70%			2029	\$184,900	1		
Conduit	30%			2049	**	1		

Panelboards

Fused Disc Sw	5%			2028	\$12,000	5	\$200	
Fused Disc Sw	5%			2045	**	5	\$200	
Fused Knife Sw	5%	2-4	\$12,000	2054	**	5	\$100	

On Extended Life, Extent : Moderate, Area Affected : 5%

Location : Basement Fan Room

Molded Case Bkrs	50%			2045	**	5	\$1,700	
Molded Case Bkrs	35%			2028	\$83,800	5	\$1,200	

Wiring

Braided Cloth	70%	2-4	\$259,600	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2049	**	1		
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Motor Controllers

Locally Mounted	40%			2042	**	5	\$400	
Locally Mounted	60%			2027	\$73,700	5	\$500	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,000	
Generic	50%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$40,100	
Generators								
Diesel	100%			2038	**	1	\$50,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$29,100	
Fuel Storage								
Day Tank								
	50%			2045	**	5	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 32 Gallons</i>								
Main Tank	50%			2057	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	30%			2034	**	10	\$35,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	66%			2039	**	10	\$79,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2039	**			
Egress Lighting								
Emergency, Service	15%			2034	**	1		
Emergency, Battery	35%			2024	\$65,700	10	\$11,000	
Exit, Service	15%			2034	**	1		
Exit, Service	35%			2024	\$13,100	1		
Exterior Lighting								
HID	100%			2024	\$525,900	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$126,400	1	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Cafeteria And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$24,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$129,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$220,800

2039

* *

4

\$6,400

*Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Throughout*

Terminal Devices

Air Handler

10%

Now

\$3,700

2024

\$183,400

1

\$7,300

*Leak Evident, Extent : Moderate, Area Affected : 3%**Location : No. 4 Air Handler*

Air Handler

30%

2034

* *

1

\$24,200

Convactor/Radiator

50%

2027

\$349,200

1

\$21,100

Unit Heater - Steam

10%

2024

\$46,600

4

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

30%

2034

* *

1

\$18,200

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : New Wing Penthouse*

Window/Wall Unit

50%

2024

\$135,900

1

No Component

20%

Distribution

CW & CHW Wtr Pipe/Pump

30%

2049

* *

4

\$2,900

No Component

70%

Terminal Devices

Air Handler/Cool/Ht

30%

2034

* *

1

\$24,200

No Component

70%

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	30%			2034	**	2	\$27,300
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$21,800
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$50,900
Exhaust Fans								
	Interior	70%	0-2	\$32,500	2029	\$324,800	2	\$2,200
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : 4th Floor Inside Staircase</i>								
	Roof	30%			2034	**	2	\$1,200
Plumbing								
H/C Water Piping								
	Brass/Copper	70%	Now	\$68,100	2039	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Rooms 299, 399, 499 And Above Boiler No. 1</i>								
	Brass/Copper	30%			2049	**	1	
Water Heater								
	Gas Fired	100%			2029	\$79,600	2	\$1,900
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$4,100
Sewage Ejector(s)								
	Electric	100%			2029	\$37,600	4	\$7,800
Backflow Preventer								
	Generic	100%			2034	**	1	\$8,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	80%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
	Hydraulic	20%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 100 - Q

Asset # : 1618

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%		2049	* *	1-5	\$19,700	
Sprinkler								
	No Component	70%						
	Generic	30%		2049	* *	1-2	\$11,000	
Fire Pump								
	No Component	70%						
	Generic	30%		2038	* *	1	\$7,300	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 101 - BK
Address : 2360 BENSON AVE. @ 24TH AVE.
Borough : BROOKLYN **Agency's Number** : K101
Program / Asset # : BOE0413.000 / 14 **Yr Built/Renovated** : 1927 / 2014
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 04-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 6875 **Lot** : 32 **BIN** : 3185973

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$386,200	\$115,200
Interior Architecture	\$663,000	\$284,400
Electrical	\$527,100	\$496,200
Mechanical	\$286,200	\$730,800
Total	\$1,862,500	\$1,626,600
Importance Code A	\$386,200	\$154,700
Importance Code B	\$1,316,400	\$1,471,900
Importance Code C	\$159,800	
Total	\$1,862,500	\$1,626,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$13,500	
Interior Architecture	\$42,200	\$1,500	\$14,000	\$7,700
Electrical	\$2,700	\$2,600	\$20,100	\$2,300
Mechanical	\$19,100	\$9,500	\$14,400	\$13,500
Site Pavements	\$21,900			
Total	\$85,900	\$13,600	\$62,100	\$23,500
Importance Code A	\$6,600	\$6,600	\$20,300	\$6,600
Importance Code B	\$77,500	\$6,900	\$41,800	\$16,900
Importance Code C	\$1,700			
Total	\$85,900	\$13,600	\$62,100	\$23,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$80,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Elevations: Pointing Work And Brick Replacement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : All Elevations</i>								
<i>Explanation : Pointing, lintel Replacement 2014</i>								
Masonry: Limestone	8%			LIFE	**	5	\$5,300	
Masonry: Limestone	2%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%	Now	\$386,200	2044	**	5	\$10,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,700	
Masonry: Brick	85%			LIFE	**	5	\$8,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof Parapet Walls</i>								
Masonry: Limestone	5%			LIFE	**	5	\$600	
Metal Panel	5%			2048	**	5	\$1,800	
Roof								
Copper/Terne	5%			2056	**	10	\$6,300	
IRMA/Protected Membrane	25%			2033	**	10	\$12,600	
Modified Bitumen	70%			2036	**	10	\$35,200	
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : New 2014</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$11,100	LIFE	**	5	\$21,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Floor - Injection Grout</i>								
Ceramic Tile	3%			2037	**	5	\$3,000	
Terrazzo	5%	0-2	\$24,700	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	42%	Now	\$76,000	2023	\$380,200	3	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	20%	0-2	\$46,900	2028	\$234,600	3	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2056	**	5	\$9,400	
Wood	15%			2043	**	5	\$28,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2031	**	5	\$3,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Marble Panels	2%			LIFE	**			
Plaster	80%	0-2	\$159,800	LIFE	**	5	\$28,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$3,100	
Plaster	80%			LIFE	**	5	\$49,900	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2048	**			
Iron Picket	60%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$21,900	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	98%			2041	**			
Masonry: Granite	2%			LIFE	**			
Activity Yard								
Asphalt	100%			2037	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	10%			2038	**	1		
Conduit	90%			2028	\$119,000	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	70%			2027	\$100,500	5	\$1,200	
Molded Case Bkrs	20%			2036	**	5	\$400	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$60,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$48,200	10	\$8,100	
Exit, Service	50%			2023	\$9,600	1		
Exterior Lighting								
HID	100%			2023	\$270,200	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$7,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera, Intrusion Alarm And Motion Sensor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$12,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

* *

1

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$66,400

Distribution

Steam Piping/Pump

100%

2028

\$296,300

Terminal Devices

Air Handler

20%

2023

\$188,400

1

\$8,300

Convactor/Radiator

80%

2026

\$287,000

1

\$17,300

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

70%

2023

\$97,700

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$37,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Upgrade Of HVAC System Has Just Started*

Exhaust Fans

Under Construction

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Upgrade Of HVAC System Has Just Started*

Plumbing

H/C Water Piping

Brass/Copper

100%

2038

* *

1

Water Heater

Gas Fired

100%

2026

\$40,900

2

\$1,000

HW Heat Exchanger

Steam Fired

100%

2028

\$106,700

4

\$6,600

Sanitary Piping

Cast Iron

100% Now

\$9,800

LIFE

* *

1

*Blockage /Clogged, Extent : Moderate, Area Affected : 5%**Location : 3rd And 4th Floor Bathrooms*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - BK

Asset # : 14

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2036	**	4	\$1,400
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2028	\$32,800	1-2	\$900
	Chemical System							
	Not Accessible	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 101 - M
Address : 141 EAST 111 STREET @ LEXINGTON AVE.
Borough : MANHATTAN **Agency's Number** : M101
Program / Asset # : BOE0058.000 / 1714 **Yr Built/Renovated** : 1910 / 2014
Area Sq Ft : 119,000 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 1639 **Lot** : 1 **BIN** : 1081346

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$122,400	\$1,578,600
Interior Architecture	\$109,000	\$562,800
Electrical	\$414,700	\$634,000
Mechanical	\$712,000	\$1,206,300
Total	\$1,358,000	\$3,981,600
Importance Code A	\$122,400	\$1,578,600
Importance Code B	\$1,199,400	\$2,403,100
Importance Code C	\$36,300	
Total	\$1,358,000	\$3,981,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$1,800
Interior Architecture	\$24,300	\$45,100	\$12,600	\$5,200
Electrical	\$18,500	\$10,700	\$9,300	\$8,400
Mechanical	\$47,600	\$17,900	\$26,200	\$17,900
Site Enclosure	\$100			
Site Pavements	\$11,000			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$106,400	\$78,700	\$53,000	\$38,200
Importance Code A	\$11,800	\$11,800	\$11,800	\$13,500
Importance Code B	\$83,700	\$67,000	\$36,900	\$24,700
Importance Code C	\$11,000		\$4,400	
Total	\$106,400	\$78,700	\$53,000	\$38,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$77,400	
Masonry: Brick	80%			LIFE	**	5	\$158,600	
Masonry: Granite	5%			LIFE	**	5	\$7,400	
Masonry: Limestone	10%			LIFE	**	5	\$14,900	
Windows								
Aluminum	90%			2045	**	5	\$36,800	
Wood	10%	Now	\$122,400	2054	**	5	\$20,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$15,400	
Metal Panel	5%			2049	**	5	\$3,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,400	
Roof								
Built-Up (BUR)	100%			2029	\$1,255,800	10	\$86,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,600	
Ceramic Tile	8%			2038	**	5	\$16,500	
Terrazzo	2%			LIFE	**	5	\$3,200	
Vinyl Tile	55%			2034	**	3	\$42,600	
Vinyl Tile 9" X 9"	20%	4+	\$24,300	2029	\$485,400	3	\$15,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Wood	10%	4+	\$72,700	2044	**	5	\$19,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$8,700	
Masonry: Brick	10%	Now	\$36,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	2%			LIFE	**			
Plaster	63%			LIFE	**	5	\$33,000	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$61,900	
Exposed Concrete	10%			LIFE	**	5	\$3,200	
Plaster	60%			LIFE	**	5	\$77,400	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%			2049	**			
Iron Picket	15%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$100	2064	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Central Play Yard At Ramp And Stairs</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,000	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs At 111th Street</i>								
Parking/Driveway								
Asphalt	90%	2-4	\$5,000	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			2034	**			
Activity Yard								
Asphalt	20%			2038	**			
Rubber Matting	15%			2034	**			
Traffic Topping	65%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2055	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes.</i>								
Fused Disc Sw	20%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2055	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Molded Case Bkrs	20%			2039	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$200,500	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$300	
Molded Case Bkrs	15%			2051	**	5	\$500	
Molded Case Bkrs	75%			2028	\$143,600	5	\$2,400	
Wiring								
Braided Cloth	85%	2-4	\$270,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2055	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$98,300	5	\$600	
Locally Mounted	20%			2046	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,700	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2037	**	10	\$105,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$85,700	10	\$14,400	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$143,900	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2032	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stacks Only</i>								
<i>Explanation : Lightning Rods</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$13,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$73,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$117,900

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room*

Distribution

Steam Piping/Pump

100%

0-2

\$26,300

2029

\$526,200

*Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Various Locations**Other Observation, Extent : Moderate, Area Affected : 5%**Location : Various Locations**Explanation : Building Management System Defective*

Terminal Devices

Air Handler

20%

2024

\$334,700

1

\$14,700

Convactor/Radiator

75%

2027

\$477,800

1

\$28,800

Fan Coil Unit/Heat

5%

2024

\$89,100

1

\$1,900

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

5%

2029

\$50,500

1

\$2,800

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 1st Floor Male Room - For Library Only*

Window/Wall Unit

65%

2024

\$161,200

1

No Component

30%

Terminal Devices

Fan Coil - 2 Pipe

5%

2029

\$79,200

1

\$1,900

No Component

95%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$66,400

Exhaust Fans

Interior

30%

2024

\$127,000

2

\$1,100

Roof

70%

2034

* *

2

\$2,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - M

Asset # : 1714

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%	0-2	\$3,100	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Meter Area</i>								
Water Heater								
Gas Fired	100%			2028	\$72,600	2	\$1,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$3,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$35,000	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 101 - Q
Address : 2 RUSSELL PLACE
Borough : QUEENS **Agency's Number** : Q101
Program / Asset # : BOE0752.000 / 1592 **Yr Built/Renovated** : 1927 / 2008
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3270 **Lot** : 1 **BIN** : 4078312

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$294,600	\$106,400
Interior Architecture	\$86,200	\$399,300
Electrical	\$623,100	\$490,100
Mechanical	\$644,600	\$921,400
Site Enclosure	\$53,100	
Site Pavements	\$53,200	
Total	\$1,754,800	\$1,917,200
Importance Code A	\$294,600	\$106,400
Importance Code B	\$1,407,100	\$1,810,800
Importance Code C	\$53,100	
Total	\$1,754,800	\$1,917,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,100		\$6,200	
Interior Architecture		\$5,600	\$7,600	
Electrical	\$11,900	\$2,200	\$14,500	\$1,500
Mechanical	\$13,700	\$7,800	\$44,100	\$8,100
Total	\$29,700	\$15,600	\$72,300	\$9,700
Importance Code A	\$9,600	\$5,400	\$11,800	\$5,400
Importance Code B	\$20,200	\$10,200	\$60,500	\$4,200
Importance Code C				
Total	\$29,700	\$15,600	\$72,300	\$9,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	90%			LIFE	**	5	\$61,800
	Masonry: Limestone	5%			LIFE	**	5	\$2,600
	Pre-Cast Concrete	5%			LIFE	**	5	\$11,200
Windows								
	Aluminum	100%	Now	\$294,600	2044	**	5	\$8,200
	<i>Crwrt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Various Locations Throughout</i>							
Roof								
	Cast in Place Concrete	5%			LIFE	**		
	Clay Tile	90%			2048	**	10	\$44,600
	Copper/Terne	5%			2043	**	10	\$6,200
Soffits								
	Cast in Place Concrete	100%	4+	\$4,100	LIFE	**	5	\$1,100
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Under Exterior Stair-Russell Place</i>							
Interior								
Floors								
	Cast in Place Concrete	28%	Now	\$44,300	LIFE	**	5	\$43,600
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bathrooms</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Bathrooms</i>							
	Ceramic Tile	2%			2037	**	5	\$1,400
	Slate	2%			LIFE	**	5	\$1,500
	Vinyl Tile	55%			2028		3	\$355,700
	Vinyl Tile 9" X 9"	5%			2023		3	\$41,900
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Rooms 212,215,255,352</i>							
	<i>Explanation : Acm Tile Floors</i>							
	Wood	8%			2043	**	5	\$10,700
Interior Walls								
	Cast in Place Concrete	5%			LIFE	**		
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,300
	Masonry: Brick	5%			LIFE	**		
	Plaster	85%			LIFE	**	5	\$29,900
Ceilings								
	AcousTile,Adhered	5%			2033	**	5	\$3,600
	Exposed Concrete	5%			LIFE	**	5	\$600
	Exposed Concrete	25%			LIFE	**	5	\$2,800
	Plaster	65%			LIFE	**	5	\$28,900
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%	4+	\$53,100	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various</i>								
Iron Picket	5%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	100%	4+	\$53,200	2031	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$20,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$2,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$200	
Raceway								
Conduit	95%			2028	\$125,600	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Molded Case Bkrs	10%			2036	**	5	\$100	
Molded Case Bkrs	80%			2027	\$89,400	5	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Thermoplastic	20%			2028	\$37,100	1		
Motor Controllers								
Locally Mounted	15%			2033	**	5	\$100	
Locally Mounted	85%			2026	\$41,100	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement / Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2036	**	10	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	80%			2038	**	10	\$40,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	5%			2033	**	10	\$700	
Emergency, Battery	45%			2023	\$35,600	10	\$6,000	
Exit, Service	15%			2033	**	1		
Exit, Service	35%			2023	\$5,500	1		
Exterior Lighting								
HID	100%			2023	\$221,800	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$53,300	1	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$182,500	1-3	\$10,200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 7,500 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$54,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	80%	Now	\$74,500	2028	\$744,700	4	\$2,200	
<i>Leak Evident, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Vacuum Pump</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Beyond Useful Life Cycle Limit</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	20%			2054	**	4	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Relatively New Steam And Condensate Return Piping In Boiler Room Only</i>								
Terminal Devices								
Air Handler	15%			2023	\$116,000	1	\$5,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Blowers Are Beyond Their Useful Life Cycle Limit</i>								
Convector/Radiator	60%			2026	\$176,700	1	\$10,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Radiators Are Beyond Their Useful Life Cycle Limit</i>								
Fan Coil Unit/Heat	25%			2023	\$205,900	1	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom Unit Ventilators Are Beyond Their Useful Life Cycle Limit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$91,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$18,400	
No Component	40%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%			2023	\$156,500	2	\$1,300	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Interior Exhaust Fans Are Beyond Their Useful Life Cycle Limit</i>				
Wall Unit	10%			2028	\$2,000	2	\$200	
No Component	10%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$33,500	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$5,700	LIFE	**	1		
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Piping From Leader To City Sewer Main</i>				
Sump Pump(s)								
Non-Submersible	100%			2028	\$8,400	4	\$1,200	
Backflow Preventer								
No Component	80%							
Generic	20%			2033	**	1	\$700	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : Covers Boilers Only</i>				
Fixtures								
Generic	100%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 102 - BK
Address : 211 72 STREET BTWN: 3 AVE., RIDGE BLVD.
Borough : BROOKLYN **Agency's Number** : K102
Program / Asset # : BOE0414.000 / 1375 **Yr Built/Renovated** : 1900 / 2010
Area Sq Ft : 97,000 **Project Type** : EDUCATION
Date of Survey : 18-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 5890 **Lot** : 1 **BIN** : 3146491

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$431,200	\$226,100
Interior Architecture	\$689,000	\$212,700
Electrical		\$2,575,300
Mechanical	\$146,700	\$2,331,100
Total	\$1,266,900	\$5,345,200
Importance Code A	\$431,200	\$265,600
Importance Code B	\$691,200	\$5,079,600
Importance Code C	\$144,500	
Total	\$1,266,900	\$5,345,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,500			
Interior Architecture	\$95,400	\$6,900	\$6,700	\$2,900
Electrical	\$12,500	\$9,100	\$9,100	\$11,900
Mechanical	\$71,500	\$14,900	\$21,700	\$13,900
Site Enclosure	\$11,000			
Site Pavements	\$19,000			
Total	\$230,900	\$31,000	\$37,400	\$28,700
Importance Code A	\$31,100	\$9,600	\$9,600	\$9,600
Importance Code B	\$163,200	\$21,300	\$26,200	\$19,100
Importance Code C	\$36,600		\$1,600	
Total	\$230,900	\$31,000	\$37,400	\$28,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$222,600	
Masonry: Brick	80%			LIFE	**	5	\$151,900	
Masonry: Limestone	5%			LIFE	**	5	\$7,100	
Windows								
Aluminum	100%	Now	\$131,000	2046	**	5	\$14,600	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor And Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$49,800	
Masonry: Brick	75%			LIFE	**	5-10	\$89,900	
Metal Cornice	15%			2058	**	10	\$8,500	
Roof								
Copper/Terne	5%			2058	**	10	\$7,500	
Modified Bitumen	65%			2038	**	10	\$38,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Slate	30%			LIFE	**	10	\$17,900	
Interior								
Floors								
Carpet	1%			2031	**	3	\$2,000	
Cast in Place Concrete	20%			LIFE	**	5	\$118,600	
Ceramic Tile	3%	Now	\$25,200	2033	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third Floor Toilet</i>								
Quarry Tile	2%			2047	**	5	\$4,100	
Sheet Vinyl/Rubber	5%			2038	**	5	\$10,200	
Terrazzo	2%			LIFE	**	5	\$4,200	
Vinyl Tile	17%	0-2	\$41,800	2040	**	3	\$8,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Wood	13%	4+	\$310,300	2045	**	5	\$16,500	
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	37%			2045	**	5	\$94,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	4+	\$17,800	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2033	**	5	\$3,200	
Masonry: Brick	10%			LIFE	**	10	\$3,200	
Marble Panels	2%	Now	\$9,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	0-2	\$144,500	LIFE	**	5	\$25,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%			2047	**	5	\$8,500	
Exposed Concrete	20%			LIFE	**	5-10	\$33,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Metal Panel	5%			LIFE	**	5	\$16,900	
Plaster	70%	Now	\$133,000	LIFE	**	5	\$59,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Iron Picket	60%	4+	\$6,700	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Fieldstone	100%	2-4	\$4,300	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	85%	2-4	\$19,000	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%			2035	**			
Traffic Topping	5%			2035	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway Conduit	85%			2030	\$156,600	1		
Conduit	15%			2050	**	1		
Panelboards								
Fused Disc Sw	1%			2029	\$1,900	5		
Fused Knife Sw	3%			2029	\$5,700	5	\$100	
Fused Toggle Switch	1%			2029	\$1,900	5		
Molded Case Bkrs	15%			2046	**	5	\$400	
Molded Case Bkrs	80%			2029	\$153,200	5	\$2,000	
Wiring								
Braided Cloth	80%			2029	\$218,200	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$700	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,900	
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$87,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting Emergency, Service	5%			2035	**	1		
Emergency, Battery	45%			2035	**	10	\$10,500	
Exit, Service	48%			2030	\$13,400	1		
Exit, Battery	2%			2030	\$1,900	10	\$100	
Exterior Lighting								
HID	90%			2030	\$352,000	10	\$300	
LED	10%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

Generic

100%

2030

\$313,300

1

\$36,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Analog

100%

2025

\$1,072,600

1-3

\$61,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$96,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$8,600

2040

* *

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Boiler Room**Explanation : Vacuum Pumps Vibrate And Are Making Noise*

Terminal Devices

Air Handler

25%

2030

\$341,000

1

\$15,000

Convectector/Radiator

45%

Now

\$4,700

2028

\$233,700

1

\$12,700

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Fan Coil Unit/Heat

30%

2025

\$435,800

1

\$9,400

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Split Unit

5%

2030

\$103,500

Window/Wall Unit

70%

2025

\$141,500

1

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$85,600

Exhaust Fans

Interior

85%

4+

\$146,700

2030

\$293,300

2

\$2,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Roof

15%

2025

\$24,200

2

\$400

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%	Now	\$14,500	2030	\$723,100	1	
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Main Valves Old Building</i>								
	Water Heater Gas Fired	100%			2028	\$59,200	2	\$1,400
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2030	\$14,800	4	\$3,100
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	95%						
	Generic	5%			2040	**	1-2	\$1,400

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 102 - BX
Address : 1827 ARCHER STREET @TAYLOR AVE.
Borough : BRONX **Agency's Number** : X102
Program / Asset # : BOE0242.000 / 145 **Yr Built/Renovated** : 1931 / 2011
Area Sq Ft : 136,000 **Project Type** : EDUCATION
Date of Survey : 30-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,Ph
Block : 3921 **Lot** : 30 **BIN** : 2028640

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$112,100	\$299,500
Interior Architecture	\$165,300	\$1,092,700
Electrical	\$816,500	\$177,500
Mechanical	\$224,600	\$938,800
Total	\$1,318,500	\$2,508,500
Importance Code A	\$112,100	\$299,500
Importance Code B	\$1,167,300	\$2,209,000
Importance Code C	\$39,100	
Total	\$1,318,500	\$2,508,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,600		\$21,800	\$29,800
Interior Architecture	\$67,800	\$8,000	\$5,300	\$10,400
Electrical	\$22,600	\$17,700	\$34,800	\$27,100
Mechanical	\$51,500	\$33,500	\$88,000	\$35,900
Site Enclosure	\$4,100			
Site Pavements	\$20,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,800	\$63,100	\$153,800	\$107,100
Importance Code A	\$17,100	\$13,500	\$35,500	\$43,300
Importance Code B	\$129,600	\$49,600	\$118,300	\$63,800
Importance Code C	\$27,100			
Total	\$173,800	\$63,100	\$153,800	\$107,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$81,200	
Glass Block	5%			LIFE	**	5	\$6,500	
Masonry: Brick	50%			LIFE	**	5	\$104,000	
Masonry: Brick	25%			LIFE	**	5	\$52,000	
Masonry: Brick	5%			LIFE	**	5	\$10,400	
Masonry: Granite	5%			LIFE	**	5	\$7,800	
Metal Panel	5%			2048	**	5-10	\$71,500	
Windows								
Aluminum	100%			2044	**	5	\$59,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$14,600	
Concrete Masonry Unit	20%			LIFE	**	5	\$4,300	
Copper/Terne	5%			2063	**	5	\$4,600	
Masonry: Brick	35%			LIFE	**	5	\$6,600	
Metal Cornice	8%			2056	**	10	\$4,900	
Metal Security Bars	5%			2043	**			
Pre-Cast Concrete	2%			LIFE	**	5	\$2,400	
Stucco Cement	15%			2041	**	5	\$7,300	
Roof								
Built-Up (BUR)	65%			2033	**	10	\$62,800	
Copper/Terne	5%			2056	**	10	\$12,100	
IRMA/Protected Membrane	30%	Now	\$49,300	2033	**			
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cafeteria, Rooms 401, 402, 403, 404, 405.</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$6,600	LIFE	**	5	\$25,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Supply Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Supply Room</i>								
Ceramic Tile	5%			2031	**	5	\$11,800	
Quarry Tile	3%			2033	**	5	\$10,700	
Terrazzo	5%			LIFE	**	5	\$9,200	
Vinyl Tile	35%			2033	**	3	\$41,400	
Vinyl Tile	27%			2028		3	\$24,000	
Wood	20%			2043	**	5	\$88,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$39,100	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Next To Oil Tank Room</i>								
Ceramic Tile	3%			2031		**	\$7,000	
Concrete Masonry Unit	35%			LIFE		**	\$32,400	
Masonry: Brick	5%			LIFE		**		
Marble Panels	2%			LIFE		**		
Plaster	25%			LIFE		**	\$17,400	
SGFT/Glazed Masonry	25%			LIFE		**		
Ceilings								
AcousTile,Adhered	10%			2041		**	\$23,700	
AcousTileConcealSpLn	20%			2026	\$408,900		\$59,200	
AcousTileSusp.Lay-In	20%	Now	\$81,800	2041		**	\$23,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria, Rooms 401, 402, 403, 404, 405.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cafeteria, Rooms 401, 402, 403, 404, 405.</i>								
Exposed Struc: Steel	5%			LIFE		**		
Metal Panel	5%			LIFE		**	\$14,800	
Plaster	40%			LIFE		**	\$59,200	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2048		**		
Iron Picket	15%	Now	\$3,400	2048		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$700	2048		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
On-Site Walkways								
Asphalt	90%			2037		**		
Cast in Place Concrete	10%			2041		**		
Parking/Driveway								
Asphalt	100%	Now	\$20,200	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Parking Lot</i>								
Activity Yard								
Rubber Matting	100%			2033		**		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	60%			2048	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches For Service B And C</i>								
	Fused Disc Sw	20%			2048	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	20%			2048	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,000 Ampere Main Disconnect Switch For Transformer Service</i>								
Transformers								
	Dry Type	100%			2041	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 500 Kilovolt-ampere, One 300 Kilovolt-ampere And One 30 Kilovolt-ampere 480/277Hv - 208/120lv</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$600
Raceway								
	Conduit	60%			2048	**	1	
	Conduit	40%			2028	\$105,700	1	
Panelboards								
	Fused Disc Sw	6%			2044	**	5	\$200
	Fused Disc Sw	4%			2027	\$9,600	5	\$100
	Molded Case Bkrs	60%			2044	**	5	\$2,100
	Molded Case Bkrs	30%			2027	\$71,800	5	\$1,100
Wiring								
	Braided Cloth	40%	2-4	\$148,300	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
	Thermoplastic	60%			2048	**	1	
Motor Controllers								
	Locally Mounted	10%			2041	**	5	\$100
	Motor Control Center	90%			2041	**	5	\$3,300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000
Stand-by Power								
Transfer Switches								
	Automatic	100%			2041	**	1	\$41,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Generator Room</i>								
<i>Explanation : Five Automatic Transfer Switches</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$52,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$30,300	
Fuel Storage								
Day Tank								
	50%			2044	**	5	\$12,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallon Capacity</i>								
Main Tank	50%			2056	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	96%			2033	**	10	\$119,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Service								
	60%			2033	**	1		
Exit, Service								
	40%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$548,400	10	\$400	
Alarm								
Fire/Smoke Detection								
Generic, Analog								
	100%			2033	**	1-3	\$86,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$134,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$4,200	2036	**	4	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Management System Does Not Work</i>								
Steam Piping/Pump	60%	Now	\$18,000	2038	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Pumps And Piping, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Float And Thermostatic Traps, Basement</i>								
Terminal Devices								
Air Handler	40%			2033	**	1	\$33,600	
Convactor/Radiator	40%			2041	**	1	\$17,600	
Fan Coil Unit/Heat	20%			2028		1	\$8,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2028		1	\$18,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Penthouse</i>								
Window/Wall Unit	50%			2023		1	\$141,700	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2048	**	4	\$2,000	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2033	**	1	\$25,200	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2028		2	\$28,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	90%			2033	**	2	\$3,700
	Roof	10%	Now	\$500	2028	\$22,600	2	\$300
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Motor, Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2038	**	1	
	Galvanized Steel	20%			2026	\$119,400	1	
Water Heater								
	Gas Fired	100%			2023	\$82,900	2	\$2,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$20,700	4	\$2,900
Backflow Preventer								
	Generic	100%			2028	\$34,600	1	\$8,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	90%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
	Hydraulic	10%			LIFE	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Condemn Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2038	**	1-5	\$68,600
Sprinkler								
	No Component	95%						
	Generic	5%			2038	**	1-2	\$1,900
Chemical System								
	Generic	100%			2023	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 102 - M
Address : 315 EAST 113 STREET @SECOND AVE.
Borough : MANHATTAN **Agency's Number** : M102
Program / Asset # : BOE0444.000 / 1345 **Yr Built/Renovated** : 1914 / 2011
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 19-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1684 **Lot** : 101 **BIN** : 1081366

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$474,000	\$78,200
Interior Architecture	\$839,600	\$35,500
Electrical	\$389,600	\$264,100
Mechanical	\$57,500	\$400,500
Site Pavements		\$149,700
Total	\$1,760,600	\$928,000
Importance Code A	\$474,000	\$78,200
Importance Code B	\$1,234,700	\$849,800
Importance Code C	\$51,900	
Total	\$1,760,600	\$928,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$82,100		\$7,600	
Interior Architecture	\$37,800			\$10,200
Electrical	\$5,300	\$3,900	\$12,400	\$5,500
Mechanical	\$45,000	\$13,400	\$25,600	\$10,000
Total	\$170,300	\$17,400	\$45,500	\$25,700
Importance Code A	\$89,000	\$6,800	\$14,400	\$7,000
Importance Code B	\$64,200	\$10,500	\$31,100	\$18,700
Importance Code C	\$17,200			
Total	\$170,300	\$17,400	\$45,500	\$25,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$38,600	LIFE	**	5	\$34,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	88%	0-2	\$251,900	LIFE	**	5	\$78,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Elevation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Elevation</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 505 And 509</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%	0-2	\$25,900	LIFE	**	5	\$3,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$183,500	2036	**	5	\$10,300	
<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughoutmost Classrooms</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughoutmost Classrooms</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughoutmost Classrooms</i>								
Glass Block	5%			LIFE	**	5	\$700	
Parapets								
Cast Stone/Terra Cotta	8%	0-2	\$12,700	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Crenellated Parapet</i>								
Masonry: Brick	85%	0-2	\$24,900	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Parapet Walls</i>								
Metal Rail	4%			2041	**	5-10	\$6,900	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,800	
Roof								
Built-Up (BUR)	93%	0-2	\$13,600	2033	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Copper/Terne	6%			2043	**	10	\$7,600	
Metal Panel	1%			2041	**	10	\$900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	10%	4+	\$20,600	2031	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	72%	0-2	\$130,400	2033	**	3	\$26,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$117,300	2038	**	3	\$3,700	
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Room 210 Floor Buckling - Soft Weak Spots, Lunchroom</i>								
Wood	8%	4+	\$280,900	2068	**	5	\$7,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$17,200	2031	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Bathrooms</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Next To General Office</i>								
Plaster	52%	0-2	\$51,900	LIFE	**	5	\$18,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Exposed Concrete	35%			LIFE	**	5	\$5,500	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
Exposed Struc: Steel	8%	2-4	\$179,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Plaster	57%	0-2	\$79,700	LIFE	**	5	\$35,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 505/ 509 And Various Locations Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2033	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Parking/Driveway

Asphalt	100%			2031	**			
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Activity Yard

Rubber Matting	100%			2028	\$149,700			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2054	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 800 Ampere Main Disconnect Switch

Fused Disc Sw	20%			2054	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	100%			2054	**	5	\$300	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	90%			2028	\$119,000	1		
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Conduit	10%			2054	**	1		
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Panelboards

Fused Disc Sw	7%			2027	\$10,100	5	\$100	
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Fused Disc Sw	3%			2050	**	5		
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Molded Case Bkrs	90%			2050	**	5	\$1,600	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement, First Floor And Kitchen

Wiring

Braided Cloth	60%	Now	\$111,400	2053	**	1		
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Insulation Aged, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2028	\$18,600	1		
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Thermoplastic	30%			2054	**	1		
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Motor Controllers

Locally Mounted	80%			2026	\$64,500	5	\$400	
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Locally Mounted	20%			2045	**	5	\$100	
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting Fluorescent	98%			2038	**	10	\$62,000	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$8,300	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023		10	\$200	
Alarm								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$43,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2038	**	5	\$21,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Tank 10,000 Gallons</i>					
Conversion Equipment Steam Boiler	100%			2033	**	1	\$68,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$23,400	2038	**	4	\$3,400	
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Traps, Throughout</i>					
Terminal Devices								
Air Handler	20%			2028	\$194,000	1	\$8,500	
Convactor/Radiator	70%	Now	\$5,200	2033	**	1	\$14,000	
			<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : 3rd Floor Staircase</i>					
Fan Coil Unit/Heat	10%			2028	\$103,300	1	\$2,200	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 102 - M

Asset # : 1345

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	40%			2023	\$57,500	1	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,500
Exhaust Fans								
	Interior	10%			2028	\$24,500	2	\$200
	Roof	90%			2028	\$103,100	2	\$1,900
Plumbing								
H/C Water Piping								
	Brass/Copper	10%			2038	**	1	
	Galvanized Steel	90%	Now	\$5,500	2033	**	1	
<i>Corroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Water Main, Basement</i>								
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$10,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2021	\$2,300	4	\$2,200
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2038	**	1-2	\$1,000
Chemical System								
	Not Accessible	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 102 - Q
Address : 55-24 VAN HORN STREET
Borough : QUEENS **Agency's Number** : Q102
Program / Asset # : BOE0753.000 / 1583 **Yr Built/Renovated** : 1923 / 2010
Area Sq Ft : 123,000 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2879 **Lot** : 31 **BIN** : 4437597

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,064,400
Interior Architecture	\$485,800	\$342,200
Electrical		\$455,100
Mechanical		\$206,700
Total	\$485,800	\$2,068,500
Importance Code A		\$1,082,400
Importance Code B	\$485,800	\$702,900
Importance Code C		\$283,300
Total	\$485,800	\$2,068,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,900	\$47,400	\$39,900
Interior Architecture		\$12,500	\$14,700	\$10,400
Electrical	\$10,100	\$51,900	\$10,200	\$11,200
Mechanical	\$17,600	\$27,500	\$26,300	\$18,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$39,600	\$108,600	\$110,500	\$91,400
Importance Code A	\$7,900	\$12,900	\$55,500	\$47,800
Importance Code B	\$31,700	\$95,700	\$55,000	\$37,800
Importance Code C				\$5,800
Total	\$39,600	\$108,600	\$110,500	\$91,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,000	
Masonry: Brick	20%			LIFE	**	5	\$32,300	
Masonry: Brick Cavity	60%			LIFE	**	5	\$96,800	
Masonry: Limestone	3%			LIFE	**	5	\$3,600	
Stucco Cement	2%			2032	**	5	\$8,100	
Window Wall	10%			2053	**	5	\$60,500	
Windows								
Aluminum	67%			2049	**	5	\$29,700	
Aluminum	30%			2043	**	5	\$13,300	
Glass Block	3%			LIFE	**	5	\$800	
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$59,000	
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$5,300	
Masonry: Brick	25%			LIFE	**	5	\$5,700	
Masonry: Brick Cavity	30%			LIFE	**	5	\$6,900	
Metal Panel	2%			2047	**	5	\$1,800	
Metal Panel	5%			2053	**	5	\$4,400	
Metal Rail	10%			2044	**	5-10	\$41,300	
Roof								
Built-Up (BUR)	40%			2027	\$723,300	10	\$49,900	
IRMA/Protected Membrane	58%			2035	**	10	\$72,400	
Skylight, Metal/Glass	2%			2053	**	10	\$8,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$19,800	
Ceramic Tile	3%			2040	**	5	\$5,400	
Terrazzo	3%			LIFE	**	5	\$4,300	
Vinyl Tile	65%			2035	**	3	\$44,200	
Vinyl Tile 9" X 9"	20%	Now	\$426,800	2037	**	3	\$13,600	
								<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Corridors 1923 Wing</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Corridors 1923 Wing</i>
Wood	2%			2062	**	5	\$6,800	
Wood	2%			2042	**	5	\$6,800	
Interior Walls								
Ceramic Tile	3%			2030	\$206,300	5	\$7,000	
Ceramic Tile	3%			2040	**	5	\$7,000	
Concrete Masonry Unit	7%			LIFE	**	5	\$6,500	
Folding Partition	2%			2049	**	5	\$11,700	
Glass: Single Pane	3%			LIFE	**	5	\$5,300	
Gypsum Board	55%			LIFE	**	5	\$77,000	
Masonry: Brick	5%			LIFE	**			
Plaster	22%			LIFE	**	5	\$15,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	5%			2032	**	5	\$11,300	
AcousTileSusp.Lay-In	65%			2044	**	5	\$117,900	
Exposed Concrete	5%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$11,300	
Plaster	20%			LIFE	**	5	\$22,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	40%			2027	\$17,900	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere And 400 Ampere Main Disconnect Switch For Old Building

Fused Disc Sw	50%			2053	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 Ampere Main Disconnect Switch For New Building

Fused Disc Sw	10%			2053	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	40%			2037	**	5	\$200	
Fused Disc Sw	60%			2053	**	5	\$300	

Raceway

Conduit	40%			2027	\$89,100	1		
Conduit	60%			2053	**	1		

Panelboards

Fused Disc Sw	5%			2026	\$12,000	5	\$100	
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	70%			2049	**	5	\$2,300	
Molded Case Bkrs	20%			2026	\$47,900	5	\$600	

Wiring

Thermoplastic	60%			2053	**	1		
Thermoplastic	40%			2027	\$127,400	1		

Motor Controllers

Locally Mounted	80%			2044	**	5	\$700	
Locally Mounted	20%			2025	\$24,600	5	\$200	

Ground

Grounding Devices

Generic	50%			LIFE	**	5	\$900	
Generic	50%			LIFE	**	5	\$900	

Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$37,800	
Generators								
Diesel	100%			2040	**	1	\$47,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : One 300 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$4,600	
Fuel Storage								
Main Tank	100%			2062	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallon Tank Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2027	\$57,900	10	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second And Third Floor - Old Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$5,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Gymnasium</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	75%			2035	**	10	\$84,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The New Wing And Fisrt Floor Of Old Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	35%			2035	**	1		
Emergency, Battery	15%			2022	\$26,600	10	\$4,500	
Exit, Service	15%			2022	\$5,300	1		
Exit, Service	35%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$7,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	70%			2053	**	1		
Interruptible Gas/Dual Fuel	30%			2047	**	1		
Conversion Equipment								
Furnace	70%			2032	**	1	\$42,600	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 5 Rooftop Units.</i>								
Steam Boiler	30%			2040	**	1	\$36,500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	30%			2037	**	4	\$2,700	
No Component	70%							
Terminal Devices								
Air Handler	10%			2032	**	1	\$7,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	20%			2025	\$131,700	1	\$7,900	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2035	**	2	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 5 Rooftop Package Units. R-407 Refrigerant</i>								
Window/Wall Unit	5%			2022	\$12,800	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$20,600	
Ductwork/Diffusers	70%			LIFE	**	2-5	\$48,000	
Exhaust Fans								
Interior	10%			2032	**	2	\$400	
Roof	70%			2032	**	2	\$2,600	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2053	**	1		
Brass/Copper	30%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater	Gas Fired	100%		2025	\$75,000	2	\$1,800	
Sanitary Piping	Cast Iron	30%		LIFE	**	1		
	Cast Iron	70%		LIFE	**	1		
Storm Drain Piping	Cast Iron	30%		LIFE	**	1		
	Cast Iron	70%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%		2032	**	4	\$2,600	
Sewage Ejector(s)	Electric	100%		2032	**	4	\$4,900	
Backflow Preventer	Generic	100%		2032	**	1	\$7,500	
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units From Basement To 4th Floor, 1 Unit From Basement To 1st Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
Sprinkler	No Component	30%						
	Generic	70%		2047	**	1-2	\$24,100	
Fire Pump	No Component	30%						
	Generic	70%		2036	**	1	\$16,100	
Chemical System	Generic	100%		2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 103 - BX
Address : 4125 CARPENTER AVENUE @E. 229 STREET
Borough : BRONX **Agency's Number** : X103
Program / Asset # : BOE0243.000 / 433 **Yr Built/Renovated** : 1932 / 2007
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 01-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4823 **Lot** : 1 **BIN** : 2062883

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$998,100	\$217,600
Interior Architecture	\$1,025,500	\$318,200
Electrical	\$322,300	\$920,200
Mechanical	\$891,700	\$717,000
Total	\$3,237,500	\$2,173,000
Importance Code A	\$998,100	\$257,100
Importance Code B	\$2,112,900	\$1,915,900
Importance Code C	\$126,500	
Total	\$3,237,500	\$2,173,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,200			
Interior Architecture	\$68,800	\$25,400		\$10,200
Electrical	\$21,000	\$13,200	\$3,000	\$2,400
Mechanical	\$17,800	\$12,700	\$19,100	\$13,600
Total	\$135,800	\$51,300	\$22,100	\$26,100
Importance Code A	\$36,700	\$8,700	\$8,500	\$8,500
Importance Code B	\$96,500	\$42,600	\$13,600	\$17,600
Importance Code C	\$2,600			
Total	\$135,800	\$51,300	\$22,100	\$26,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$229,400	LIFE	**	5	\$71,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%	Now	\$43,800	LIFE	**	5	\$7,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	Now	\$72,000	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	12%	0-2	\$147,600	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%			2043	**	5	\$292,700	
Parapets								
Masonry: Brick	90%	Now	\$194,500	LIFE	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$19,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$164,400	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Fourth Floor</i>								
Copper/Terne	5%	Now	\$8,600	2055	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$15,100	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$14,000	2036	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$33,600	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2027	\$246,200	3	\$13,600	
Vinyl Tile 9" X 9"	40%	Now	\$191,300	2022	\$637,800	3	\$20,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	20%			2042	**	5	\$50,800	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,300	
Marble Panels	5%			LIFE	**			
Plaster	70%	Now	\$126,500	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
Exposed Concrete	15%	Now	\$69,900	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	85%			LIFE	**	5	\$72,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms Facing Carpenter Avenue, Gymnasium</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2027	\$165,900	1	
	Conduit	10%			2047	**	1	
Panelboards								
	Fused Toggle Switch	5%	2-4	\$9,600	2052	**	5	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
	Molded Case Bkrs	85%			2026	\$162,800	5	\$1,900
	Molded Case Bkrs	10%			2043	**	5	\$200
Wiring								
	Braided Cloth	80%	2-4	\$218,200	2052	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Thermoplastic	20%			2047	**	1	
Motor Controllers								
	Locally Mounted	60%			2040	**	5	\$300
	Locally Mounted	10%	2-4	\$8,100	2047	**	5	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
	Motor Control Center	30%			2025	\$93,700	5	\$700
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300
Lighting								
Interior Lighting								
	Fluorescent	98%			2027	\$198,500	10	\$77,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
	LED	2%			2035	**		
Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$10,400
	Exit, Service	50%			2032	**	1	
Exterior Lighting								
	HID	30%			2022	\$104,000	10	\$100
	No Component	70%						
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2032	**	1	\$9,600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside, Hallways</i>						
		<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$15,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And**Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2047

* *

1

Fuel

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$85,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam

100%

Now

\$145,600

2037

* *

4

\$4,200

Piping/Pmp

*Malfunctioning, Extent : Severe, Area Affected : 30%**Location : Thermostats And Steam Traps**Not in Service, Extent : Moderate, Area Affected : 2%**Location : Pneumatic Control System, Basement*

Terminal Devices

Air Handler

30%

2027

\$362,800

1

\$16,000

Convactor/Radiator

40%

2025

\$184,200

1

\$11,100

Fan Coil Unit/Heat

30%

2022

\$386,400

1

\$8,300

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

30%

Now

\$5,400

2022

\$53,800

1

*Not in Service, Extent : Moderate, Area Affected : 15%**Location : Various*

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$48,000

Exhaust Fans

Interior

100%

2022

\$306,000

2

\$2,600

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2037	**	1		
	Galvanized Steel	20%		2025	\$75,500	1		
Water Heater								
	Gas Fired	100%		2025	\$52,500	2	\$1,300	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2032	**	4	\$1,800	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2027	\$42,100	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 104 - BK
Address : 9115 5TH AVENUE @92 STREET
Borough : BROOKLYN **Agency's Number** : K104
Program / Asset # : BOE0415.000 / 1376 **Yr Built/Renovated** : 1907 / 2008
Area Sq Ft : 97,000 **Project Type** : EDUCATION
Date of Survey : 04-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 6088 **Lot** : 1 **BIN** : 3154775

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,017,700	\$146,700
Interior Architecture	\$712,700	\$914,200
Electrical	\$931,100	\$819,700
Mechanical	\$1,178,300	\$946,600
Site Pavements	\$94,500	
Total	\$4,934,300	\$2,827,100
Importance Code A	\$2,017,700	\$813,900
Importance Code B	\$2,916,600	\$1,971,300
Importance Code C		\$41,900
Total	\$4,934,300	\$2,827,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,800		\$4,600	
Interior Architecture	\$15,300	\$10,100		\$1,400
Electrical	\$3,000	\$3,800	\$29,200	\$2,800
Mechanical	\$54,200	\$13,500	\$55,300	\$13,500
Site Enclosure	\$11,300			
Site Pavements	\$16,600			
Total	\$112,300	\$27,400	\$89,200	\$17,800
Importance Code A	\$21,400	\$9,600	\$14,500	\$9,600
Importance Code B	\$66,500	\$17,800	\$74,700	\$8,200
Importance Code C	\$24,400			
Total	\$112,300	\$27,400	\$89,200	\$17,800



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DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$472,500	LIFE	**	5	\$146,700	
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$5,800	
Windows								
Aluminum	100%	0-2	\$803,700	2044	**	5	\$22,500	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$56,000	LIFE	**	5	\$8,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	50%	0-2	\$190,900	LIFE	**	5	\$10,300	1
	<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Parapet Wall</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Parapet Wall. Street Facing Face</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Roof Parapet Wall Rear Elevation</i>							
Masonry: Brick	40%	2-4	\$203,600	LIFE	**	5	\$8,300	
	<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Parapet Walls</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Parapet Wall</i>							
Pre-Cast Concrete	5%	0-2	\$11,800	LIFE	**	5	\$6,500	
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Roof								
Asphalt Shingle	30%	Now	\$68,300	2043	**			1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Asphalt Shingle Roof</i>							
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Built-Up (BUR)	62%	Now	\$222,700	2036	**			
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	5%			2056	**	10	\$7,700	
Copper/Terne	3%			2043	**	10	\$4,600	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Crawl Space In Basement</i>								
Ceramic Tile	3%			2031	**	5	\$4,800	
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	50%			2028	\$731,400	3	\$30,200	
Vinyl Tile	7%	Now	\$102,400	2038	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Wood	30%	4+	\$340,400	2043	**	5	\$45,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$12,900	2041	**	5	\$4,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Male And Female Toilets</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Masonry: Brick	10%			LIFE	**			
Plaster	80%			LIFE	**	5	\$41,900	
Ceilings								
Exposed Concrete	5%	Now	\$55,400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	95%	4+	\$214,500	LIFE	**	5	\$95,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms: 201,205,206, 328, 326, 324, 322 And 320</i>								
Site Enclosure								
Fence/Gates								
Chain Link	32%			2048	**			
Iron Picket	68%	4+	\$9,600	2063	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$1,700	2072	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$94,500	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,900	2045	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkways</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

95% 4+ \$14,700 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Playground*

Rubber Matting

5% 2033 * *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90% 2028 \$35,600 5 \$400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Fused Disc Sw

10% 2028 \$4,000 5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2028 \$182,600 5 \$400

Raceway

Conduit

100% 2028 \$184,300 1

Panelboards

Fused Disc Sw

10% 2027 \$19,200 5 \$200

Molded Case Bkrs

80% 2027 \$153,200 5 \$2,000

Molded Case Bkrs

10% 2044 * * 5 \$300

Wiring

Braided Cloth

80% 2-4 \$218,200 2053 * * 1

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20% 2048 * * 1

Motor Controllers

Locally Mounted

100% 2026 \$80,600 5 \$700

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,400

Lighting

Interior Lighting

Fluorescent

96% 2038 * * 10 \$85,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED

4% 2038 * *

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service

50%

2023

\$25,500

1

Exit, Service

50%

2033

* *

1

Exterior Lighting

HID

70% Now

\$273,800 2038

* *

*Damaged Fixtures, Extent : Severe, Area Affected : 100%**Location : Outside*

HID

30%

2023

\$117,300

10

\$100

Alarm

Security System

No Component

70%

Generic

30%

2028

\$94,000

1

\$10,900

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$321,800

1-3

\$17,900

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Under Construction

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Renovation Of Boiler Room Has Just Started.*

Conversion Equipment

Steam Boiler

100%

2026

\$627,800

1

\$96,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. Renovation Of Boiler Room Has Just Started.*

Distribution

Under Construction

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Renovation Of Boiler Room Has Just Started.*

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$272,800	2038	**	1	\$10,800	
<i>Broken, Extent : Severe, Area Affected : 3%</i>								
<i>Location : The Belts Of 2 Units Out Of 3. Basement</i>								
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Pneumatic Thermostats, Various Locations.</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convector/Radiator	50%			2026	\$259,600	1	\$15,700	
Fan Coil Unit/Heat	25%			2023	\$363,200	1	\$7,800	
Unit Heater - Hot Water	5%	0-2	\$400	2023	\$18,200			
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Motor Of The Unit In Exit #3</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit #5</i>								
<i>Explanation : Defective Unit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$161,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,100	
Exhaust Fans								
Interior	100%	Now	\$17,300	2023	\$345,100	2	\$2,400	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : The Cover Of House Exhaust Fan, Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bathroom Exhaust Fans.</i>								
<i>Explanation : Defective Units</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$14,500	2038	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Boiler Room</i>								
Water Heater								
Gas Fired	100%			2026	\$59,200	2	\$1,400	
Sanitary Piping								
Cast Iron	100%	Now	\$35,500	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$10,100	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - BK

Asset # : 1376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2023	\$14,800	4	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Has Scheduled To Replace</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2028	\$19,000	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 104 - Q
Address : 26-01 MOTT AVENUE @BAY 28 STREET
Borough : QUEENS **Agency's Number** : Q104
Program / Asset # : BOE0754.000 / 1585 **Yr Built/Renovated** : 1937 / 2013
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 09-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 15693 **Lot** : 1 **BIN** : 4442313

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$510,400	\$889,700
Interior Architecture	\$187,000	\$45,100
Electrical	\$207,400	\$395,900
Mechanical	\$590,800	\$1,762,100
Total	\$1,495,600	\$3,092,800
Importance Code A	\$510,400	\$889,700
Importance Code B	\$985,200	\$2,203,100
Total	\$1,495,600	\$3,092,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,300			
Interior Architecture	\$1,500	\$26,800	\$6,400	
Electrical	\$34,400	\$10,300	\$2,600	\$2,000
Mechanical	\$47,300	\$25,200	\$8,600	\$3,200
Total	\$100,500	\$62,200	\$17,700	\$5,200
Importance Code A	\$17,300		\$100	
Importance Code B	\$83,300	\$58,900	\$17,500	\$5,200
Importance Code C		\$3,300		
Total	\$100,500	\$62,200	\$17,700	\$5,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$91,300	
Masonry: Brick	5%	Now	\$17,300	LIFE	**	5	\$5,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
Granite Panels	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%	Now	\$232,500	2043	**	5	\$13,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	Now	\$119,300	LIFE	**	5	\$19,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	15%			LIFE	**	5	\$4,300	
Roof								
Built-Up (BUR)	100%	Now	\$158,600	2027	\$793,100			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor, Room 309</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$11,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2036	**	5	\$3,100	
Terrazzo	2%			LIFE	**	5	\$1,600	
Vinyl Tile	50%			2032	**	3	\$19,300	
Vinyl Tile	20%			2022	\$187,000	3	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Wood	20%			2042	**	5	\$38,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Glass: Single Pane	5%			LIFE	**	5	\$3,600	
Masonry: Brick	8%			LIFE	**			
Operable Wall	2%			2037	**	5	\$6,600	
Plaster	55%			LIFE	**	5	\$15,700	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTile,Adhered	15%			2040	**	5	\$15,500	
AcousTileSusp.Lay-In	3%			2032	**	5	\$3,100	
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Exposed Struc: Steel	2%			LIFE	**			
Plaster	70%			LIFE	**	5	\$45,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2053	**	5	\$300	
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Raceway

Conduit	90%			2027	\$119,000	1		
Conduit	10%			2053	**	1		

Panelboards

Fused Disc Sw	5%	2-4	\$7,200	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Fused Disc Sw	5%			2026	\$7,200	5	\$100	
Fused Knife Sw	10%	0-2	\$14,400	2052	**	5	\$100	

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Basement

Molded Case Bkrs	75%			2026	\$107,700	5	\$1,400	
Molded Case Bkrs	5%			2049	**	5	\$100	

Wiring

Braided Cloth	90%	2-4	\$167,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	10%			2053	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%	2-4	\$40,300	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	50%			2025	\$40,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe. On Extended Life.</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$60,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Crawlspace</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$8,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2035	**	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$66,900	1	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$12,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2027	\$134,400	5	\$21,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Replacement Of Boiler Room Has Been Scheduled</i>								
Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Replacement Of Boiler Room Has Been Scheduled. One Temporary Steam Boiler Is Being Used.</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$23,400	2027	\$1,167,800	4	\$3,400	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Return Pump, And Return Pipe Behind The Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Replacement Of Thermostat And Steam Traps Have Been Scheduled .</i>								
Terminal Devices								
Air Handler	30%			2022	\$291,100	1	\$12,800	
Convactor/Radiator	60%	Now	\$11,100	2025	\$221,600	1	\$12,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Fan Coil Unit/Heat	10%			2022	\$103,300	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2025	\$86,300	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,500	
Exhaust Fans								
Interior	80%			2022	\$196,400	2	\$1,700	
Roof	20%			2035	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$42,100	2	\$1,000	
HW Heat Exchanger								
Steam Fired	100%	Now	\$11,000	2027	\$109,900	4	\$6,800	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2022	\$10,500	4	\$2,200
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2027	\$33,800	1-2	\$1,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 105 - BK
 Address : 1031 59 STREET @ FT. HAMILTON PKWY.
 Borough : BROOKLYN Agency's Number : K105
 Program / Asset # : BOE0416.000 / 2850 Yr Built/Renovated : 1926 / 2000
 Area Sq Ft : 109,000 Project Type : EDUCATION
 Date of Survey : 24-Nov-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
 Block : 5702 Lot : 1 BIN : 3140612

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$384,800	\$975,900
Interior Architecture	\$1,262,000	\$181,300
Electrical	\$293,400	\$882,500
Mechanical	\$1,450,500	\$2,495,700
Total	\$3,390,800	\$4,535,400
Importance Code A	\$384,800	\$998,300
Importance Code B	\$2,888,800	\$3,537,100
Importance Code C	\$117,100	
Total	\$3,390,800	\$4,535,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,500		
Interior Architecture	\$18,000			\$17,200
Electrical	\$3,200	\$46,800	\$2,600	\$2,200
Mechanical	\$17,700	\$15,800	\$27,500	\$16,900
Total	\$38,900	\$66,100	\$30,000	\$36,300
Importance Code A	\$10,800	\$14,400	\$10,900	\$10,800
Importance Code B	\$28,100	\$51,700	\$19,100	\$25,500
Importance Code C				
Total	\$38,900	\$66,100	\$30,000	\$36,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$136,800	LIFE	**	5	\$37,900	
			<i>Water Penetration, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$59,200	
Masonry: Brick	87%	Now	\$212,200	LIFE	**	5	\$131,800	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout West Wing</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Slate Panels	3%			LIFE	**	5	\$3,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Window Sills</i>					
Windows								
Aluminum	54%	Now	\$35,800	2035	**	5	\$8,000	
			<i>Water Penetration, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Various Classrooms At Window Sills</i>					
Aluminum	40%			2035	**	5	\$11,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Protective Metal Grilles</i>					
Glass Block	3%			LIFE	**	5	\$600	
Metal Louvers	3%			2030		10	\$5,600	
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$9,500	
			<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Coping Near Chimney Flue</i>					
Masonry: Brick	80%			LIFE	**	5	\$12,300	
Metal: Cage/Fence	5%			2032	**	5-10	\$5,900	
Metal: Cage/Fence	2%			2040	**	5-10	\$2,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,800	
Roof								
Built-Up (BUR)	100%			2027		10	\$48,200	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$18,000	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Floor</i>								
Ceramic Tile	3%			2030	\$100,400	5	\$4,900	
Marble Panels	2%			LIFE	**	5	\$2,400	
Vinyl Tile	40%	Now	\$117,500	2032	**	3	\$24,300	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	45%	Now	\$171,200	2022	\$856,200	3	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Wood	5%			2055	**	5	\$15,200	
Interior Walls								
Cast in Place Concrete	5%	Now	\$117,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Wall - South Elevation</i>								
Glass: Single Pane	5%			LIFE	**	5	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell Dividing Walls And Transom Windows</i>								
<i>Explanation : Safety Glass</i>								
Masonry: Brick	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Metal Panel	5%			LIFE	**			
Metal: Cage/Fence	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	67%			LIFE	**	5	\$34,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations On 3rd, 4th, 5th Floors</i>								
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$5,100	
Plaster	77%			LIFE	**	5	\$77,900	
Plaster	3%			LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Plaster</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$22,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes Main Disconnect Disconnect Switch</i>								
Fused Disc Sw	50%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$208,700	5	\$500	
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$100	
Fused Disc Sw	5%			2026	\$9,600	5	\$100	
Molded Case Bkrs	80%			2026	\$153,200	5	\$2,300	
Molded Case Bkrs	10%			2049	**	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$63,700	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$100,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2022	\$28,600	1		
Exit, Service	50%			2022	\$15,700	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2022

\$70,400

1

\$8,100

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2032

* *

1-3

\$13,400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$108,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

2%

0-2

\$36,900

2057

* *

4

\$100

Piping/Pmp

*Malfunctioning, Extent : Moderate, Area Affected : 15%**Location : Vacuum Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Central Plant Steam

98%

2027

\$1,807,900

4

\$5,300

Piping/Pmp

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

15%

2022

\$229,900

1

\$10,100

*On Extended Life, Extent : Moderate, Area Affected : 10%**Location : Basement Fan Room*

Convactor/Radiator

45%

2025

\$262,600

1

\$15,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Fan Coil Unit/Heat

40%

2022

\$653,000

1

\$14,100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout Classrooms*

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	80%			2022	\$181,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,800	
Exhaust Fans								
Interior	50%	Now	\$193,900	2037	**	2	\$1,300	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Basement Fan Room</i>								
Interior	40%			2022	\$155,100	2	\$1,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Roof	10%			2027	\$18,100	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2037	**	1		
Galvanized Steel	75%			2025	\$358,700	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2025	\$66,500	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 225 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	10%	0-2	\$1,700	2037	**	4	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, 1 Of 2 Defective Sump Pumps</i>								
Non-Submersible	90%			2032	**	4	\$2,100	
Backflow Preventer								
Generic	100%			2032	**	1	\$6,700	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 105 - BX
Address : 725 BRADY AVENUE @CRUGER AVE.
Borough : BRONX **Agency's Number** : X105
Program / Asset # : BOE0245.000 / 2688 **Yr Built/Renovated** : 1930 / 2001
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4288 **Lot** : 1 **BIN** : 2048794

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$55,000	
Interior Architecture	\$136,600	\$38,400
Electrical	\$945,600	\$772,000
Mechanical	\$951,500	\$123,700
Total	\$2,088,800	\$934,100
Importance Code A	\$55,000	\$39,500
Importance Code B	\$2,033,800	\$894,500
Total	\$2,088,800	\$934,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,500		\$1,300	\$2,900
Interior Architecture	\$49,800	\$500	\$4,000	\$300
Electrical	\$2,800	\$3,700	\$4,100	\$2,600
Mechanical	\$108,800	\$14,100	\$44,600	\$14,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$167,900	\$22,300	\$58,000	\$24,200
Importance Code A	\$11,800	\$9,300	\$10,900	\$12,200
Importance Code B	\$135,900	\$13,000	\$47,100	\$12,000
Importance Code C	\$20,200			
Total	\$167,900	\$22,300	\$58,000	\$24,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$15,300		
Masonry: Brick	85%			LIFE	**	5	\$16,700		
Masonry: Granite	5%	4+	\$2,500	LIFE	**	5	\$700		
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>									
<i>Location : Various</i>									
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>									
<i>Location : Various</i>									
Windows									
Aluminum	100%			2044	**	5	\$5,900		
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,200		
Copper/Terne	10%			2048	**	5	\$2,700		
Masonry: Brick	83%			LIFE	**	5	\$4,600		
Pre-Cast Concrete	2%			LIFE	**	5	\$700		
Roof									
Built-Up (BUR)	95%	Now	\$55,000	2033	**				
<i>Debris on Roof, Extent : Light, Area Affected : 2%</i>									
<i>Location : Small Roofs Over Rear Entry Lobby</i>									
<i>Gravel/Slag Surface, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Small Roofs Over Rear Entry Lobby</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Small Roofs Over Rear Entry Lobby</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Stair B, Minor In Room 451 And 428</i>									
Copper/Terne	5%			2056	**	10	\$5,000		
Interior									
Floors									
Terrazzo	5%			LIFE	**	5	\$800		
Vinyl Tile	20%			2028	\$38,400	3	\$1,600		
Vinyl Tile	10%	Now	\$19,200	2038	**	3	\$800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Cafeteria</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Cafeteria</i>									
Vinyl Tile 9" X 9"	55%			2023	\$136,600	3	\$4,400		
Wood	10%			2043	**	5	\$4,000		
Interior Walls									
Masonry: Brick	10%			LIFE	**				
Marble Panels	5%	Now	\$20,200	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Corridors</i>									
Plaster	60%			LIFE	**	5	\$8,500		
SGFT/Glazed Masonry	25%			LIFE	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$10,500	2048	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	5%			2033	**	5	\$1,100	
Exposed Concrete	25%			LIFE	**	5	\$800	
Plaster	65%			LIFE	**	5	\$8,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Iron Picket	50%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	90%			2041	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	95%			2037	**			
Cast in Place Concrete	5%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
Raceway								
Conduit	90%			2028	\$165,900	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Fused Disc Sw	5%			2036	**	5	\$100	
Molded Case Bkrs	75%			2027	\$143,600	5	\$1,900	
Molded Case Bkrs	10%			2036	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	Now	\$163,700	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$81,800	1		
Thermoplastic	10%			2038	**	1		
Motor Controllers								
Locally Mounted	90%			2033	**	5	\$600	
Locally Mounted	10%			2026	\$8,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	94%			2036	**	10	\$81,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2036	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$67,700	10	\$11,300	
Exit, Service	50%			2028	\$13,500	1		
Exterior Lighting								
HID	100%			2023	\$379,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$91,100	1	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$311,800	1-3	\$17,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2048	**	5	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$93,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$31,800	2038	**	4	\$4,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	30%	Now	\$7,900	2023	\$396,500	1	\$15,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Air Handler For Auditoriam</i>								
Convactor/Radiator	60%	Now	\$30,200	2033	**	1	\$16,400	
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty.</i>								
Fan Coil Unit/Heat	10%			2023	\$140,800	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$39,200	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$17,300	LIFE	**	2-5	\$52,400	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vibration Separators Are Ripped</i>								
Exhaust Fans								
Interior	95%			2023	\$317,700	2	\$2,700	
Roof	5%			2023	\$7,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$123,700	1		
Water Heater								
Gas Fired	100%			2023	\$57,300	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$9,800	LIFE	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Storm Drain Leaking And Washing Away Front Steps</i>					
Backflow Preventer Generic	100%			2036	**	1	\$5,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Sprinkler No Component Generic	97%			2028	\$27,600	1-2	\$800	
Chemical System Generic	100%			2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 105 - Q
Address : 420 BEACH 51 STREET @ BEACH CHANNEL DR
Borough : QUEENS **Agency's Number** : Q105
Program / Asset # : BOE0755.000 / 1586 **Yr Built/Renovated** : 1958 / 2014
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 08-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 15974 **Lot** : 3 **BIN** : 4302397

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$282,700	\$56,000
Interior Architecture	\$323,800	\$969,100
Electrical	\$498,500	\$551,000
Mechanical	\$744,200	\$668,800
Total	\$1,849,200	\$2,244,800
Importance Code A	\$282,700	\$56,000
Importance Code B	\$1,526,000	\$2,146,800
Importance Code C	\$40,500	\$42,000
Total	\$1,849,200	\$2,244,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,600		\$5,200	
Interior Architecture	\$60,900	\$15,400		\$9,500
Electrical	\$9,100	\$8,700	\$9,300	\$45,700
Mechanical	\$13,400	\$14,300	\$25,000	\$13,100
Site Pavements	\$23,200			
Total	\$159,200	\$38,400	\$39,500	\$68,300
Importance Code A	\$61,100	\$8,500	\$13,700	\$8,500
Importance Code B	\$78,900	\$29,900	\$25,800	\$59,800
Importance Code C	\$19,300			
Total	\$159,200	\$38,400	\$39,500	\$68,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$13,600	
Masonry: Brick	40%			LIFE	**	5	\$21,700	
Metal/Glass Curt Wall	34%	Now	\$156,400	LIFE	**	5	\$34,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	21%			LIFE	**	5	\$21,400	
Windows								
Aluminum	100%	Now	\$32,600	2054	**	5	\$18,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout At Window Sills</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$3,000	LIFE	**	5	\$8,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$17,000	LIFE	**	5	\$5,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	35%			2042	**	5-10	\$69,700	
Granite Panels	5%			LIFE	**	5	\$600	
Roof								
Built-Up (BUR)	93%	Now	\$83,900	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2057	**	10	\$6,200	
Roll Roofing	5%			2028		5	\$10,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$4,100	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,500	LIFE	**	5	\$13,800	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$13,100	2038	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Boys And Girls Toilets</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	20%			2034	**	3	\$9,500	
Vinyl Tile 9" X 9"	60%	Now	\$178,300	2029	\$891,500	3	\$28,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floor</i>								
Wood	5%			2057	**	5	\$11,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$9,300	2038	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	10%	Now	\$10,000	LIFE	**	5	\$8,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement And Bulkhead Stair</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Glass Block	2%			LIFE	**			
Masonry: Brick	2%			LIFE	**			
Plaster	45%	Now	\$40,500	LIFE	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Corridor And Classrooms At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 3rd Floor At Windows</i>								
SGFT/Glazed Masonry	33%			LIFE	**			
Wood	5%			LIFE	**	5	\$42,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	\$25,100	2034	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2042	**	5	\$12,600	
Exposed Concrete	15%	Now	\$65,100	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Crawl Space At South Wing</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$7,900	
Plaster	45%	Now	\$39,800	LIFE	**	5	\$35,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$23,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side</i>								
<i>Explanation : Sidewalk Patch With Asphalt</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Rubber Matting	100%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2055	**	1		
Panelboards								
Molded Case Bkrs	80%			2028	\$153,200	5	\$1,800	
Molded Case Bkrs	20%			2051	**	5	\$500	
Wiring								
Braided Cloth	60%	2-4	\$163,700	2054	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$81,800	1		
Thermoplastic	10%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$26,500	
Generators								
Natural Gas	100%			2042	**	1	\$33,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 150 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	88%			2037	**	10	\$69,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$2,900	10	\$100	
Egress Lighting								
Emergency, Battery	40%			2024	\$49,500	10	\$8,300	
Emergency, Battery	10%			2034	**	10	\$2,100	
Exit, Service	50%			2024	\$12,400	1		
Exterior Lighting								
HID	100%			2037	**	10	\$300	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$9,600

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$285,300

1-3

\$16,400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2059

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Brand New Boiler Room*

Conversion Equipment

Steam Boiler

100%

2049

* *

1

\$85,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

80%

2029

\$304,200

Steam Piping/Pump

20%

2059

* *

Terminal Devices

Air Handler

40%

2024

\$483,700

1

\$21,300

Convactor/Radiator

60%

2027

\$276,200

1

\$16,700

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

40%

2024

\$71,700

1

Window/Wall Unit

20%

0-2

\$35,800

2029

\$35,800

1

*Broken, Extent : Severe, Area Affected : 100%**Location : Various Locations On 2nd And 3rd Floors*

No Component

15%

Under Construction

25%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : 3 Rooftop Units, Installation Is In Progress.*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$48,000

Exhaust Fans

Interior

50%

2024

\$153,000

2

\$1,300

Roof

50%

2039

* *

2

\$1,300

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DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Plumbing									
	H/C Water Piping Brass/Copper	100%		2039	**	1			
	Water Heater Gas Fired	100%		2029	\$52,500	2	\$1,300		
	HW Heat Exchanger Steam Fired	100%		2059	**	4	\$8,500		
	Sanitary Piping Cast Iron	100%		LIFE	**	1			
	Storm Drain Piping Cast Iron	100%		LIFE	**	1			
	Sump Pump(s) Non-Submersible	70%		2039	**	4	\$1,300		
	Submersible	30%		2022	\$900	4	\$800		
	Backflow Preventer Generic	100%		2029	\$21,900	1	\$5,300		
	Fixtures Generic	100%							
			<i>Obsolete Fixtures, Extent : Light, Area Affected : 20%</i>						
			<i>Location : Various Locations</i>						
Fire Suppression									
	Sprinkler No Component	97%							
	Generic	3%		2039	**	1-2	\$700		

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 106 - BK
Address : 1314 PUTNAM AVENUE BTWN: WILSON AVE., KNICKERBOCKER
Borough : BROOKLYN **Agency's Number** : K106
Program / Asset # : BOE0417.000 / 1377 **Yr Built/Renovated** : 1894 / 2000
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 05-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3376 **Lot** : 34 **BIN** : 3077286

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$340,700	\$80,500
Interior Architecture	\$549,800	\$564,600
Electrical	\$271,400	\$1,800,600
Mechanical	\$50,600	\$1,278,200
Total	\$1,212,500	\$3,723,900
Importance Code A	\$340,700	\$116,000
Importance Code B	\$717,500	\$3,607,900
Importance Code C	\$154,300	
Total	\$1,212,500	\$3,723,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,900			
Interior Architecture	\$165,100			\$10,000
Electrical	\$27,600	\$7,800	\$8,000	\$9,400
Mechanical	\$79,500	\$11,500	\$12,800	\$11,500
Site Enclosure	\$14,400			
Site Pavements	\$20,700			
Total	\$354,200	\$19,300	\$20,800	\$30,900
Importance Code A	\$57,700	\$8,200	\$8,200	\$8,200
Importance Code B	\$226,100	\$11,100	\$12,600	\$22,700
Importance Code C	\$70,400			
Total	\$354,200	\$19,300	\$20,800	\$30,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$259,300	LIFE	**	5	\$80,500	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exits 1, 3, 6, 7, 8</i>								
Masonry: Brownstone	15%	Now	\$81,500	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exit 6</i>								
Masonry: Limestone	5%			LIFE	**	5	\$8,000	
Metal Panel	5%			2050	**	5-10	\$36,900	
Windows								
Aluminum	100%	4+	\$32,500	2046	**	5	\$18,200	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Classroom 103</i>								
Roof								
Asphalt Shingle	90%	Now	\$10,400	2039	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof Hatch</i>								
<i>Explanation : Roof Hatch Not Functioning, Hinges Corroded</i>								
Modified Bitumen	10%			2035	**	10	\$3,100	
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	4+	\$25,100	2026	\$83,700	3	\$9,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Library</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$53,800	
Ceramic Tile	5%	Now	\$12,700	2033	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Teachers Toilets Throughout</i>								
Vinyl Tile	43%	Now	\$48,000	2030	\$479,700	3	\$19,800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 301, 303</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms 301, 303 And Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 311</i>								
Vinyl Tile 9" X 9"	2%	0-2	\$28,900	2040	**	3	\$900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
Wood	35%	Now	\$302,900	2045	**	5	\$40,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Under Corridor Water Fountains And By Classroom Radiators</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$20,600	2033	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	5%	Now	\$16,600	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$58,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Plaster	80%	Now	\$96,000	LIFE	**	5	\$33,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Exits 1, 3, 6, 7, 8, And Library Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exits 1, 3, 6, 7, 8, And 3rd Floor Classrooms Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Embossed Metal	80%			LIFE	**	5	\$89,000	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5-10	\$21,300	
Metal Panel	2%			LIFE	**	5	\$6,200	
Plaster	13%			LIFE	**	5-10	\$27,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fourth Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$11,400	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side Of Building</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Wilson Avenue</i>								
Free Standing Walls								
Cast in Place Concrete	40%	Now	\$1,000	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Exit 8</i>								
Cast in Place Concrete	60%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$2,000	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Behind Dumpster</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$14,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Parking Lot And At Dumpster</i>								
Activity Yard								
Cast in Place Concrete	80%			2043	**			
Rubber Matting	20%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2030	\$35,600	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2050	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere For Emergency Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$182,600	5	\$400
Raceway								
	Conduit	90%			2030	\$165,900	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$19,200	5	\$200
	Molded Case Bkrs	82%			2046	**	5	\$1,800
	Molded Case Bkrs	8%	2-4	\$15,300	2055	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Panel B-s</i>								
Wiring								
	Braided Cloth	70%	2-4	\$191,000	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	10%			2050	**	1	
	Thermoplastic	20%			2030	\$54,600	1	
Motor Controllers								
	Locally Mounted	50%			2043	**	5	\$300
	Locally Mounted	50%			2028	\$40,300	5	\$300
Ground								
Grounding Devices								
	Generic	100%	0-2	\$2,000	LIFE	**	5	\$1,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

91%

2038

* *

10

\$69,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID

2% Now

\$900

2030

\$2,800

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Auditorium*

Incandescent

2%

2025

\$19,700

2

LED

5%

2038

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Multipurpose Room**Explanation : LED Fixtures*

Egress Lighting

Emergency, Battery

50%

2035

* *

10

\$10,000

Exit, Service

40%

2035

* *

1

Exit, Service

10%

2025

\$2,400

1

Exterior Lighting

HID

2% Now

\$2,000

2025

\$6,700

*Outdr Lights On During Daytime, Extent : Light, Area Affected : 2%**Location : West And East Walls*

HID

98%

2025

\$328,000

10

\$200

Alarm

Security System

Generic

100% Now

\$80,400

2040

* *

1

\$27,900

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Custodians Office**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Custodians Office**Explanation : Comm Failure*

Fire/Smoke Detection

Generic, Analog

100%

2025

\$917,800

1-3

\$52,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2040

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 7,000 Gallon*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$10,700	2035	**	1	\$74,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units. Boiler No.2 Connection To Breeching Is Loose.</i>								
Distribution								
Steam Piping/Pump	50%	Now	\$9,200	2030	\$183,500			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 2 Vacuum Pumps In Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	50%			2040	**			
Terminal Devices								
Convactor/Radiator	90%			2028	\$399,900	1	\$24,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2030	\$124,300	1	\$2,700	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	90%	Now	\$15,600	2025	\$155,700	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$7,300	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms In Basement</i>								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Kitchen Exhaust</i>								
No Component	85%							
Exhaust Fans								
Roof	10%			2040	**	2	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
No Component	90%							
Plumbing								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Galvanized Steel	60%	0-2	\$10,900	2028	\$218,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Of 3 Cold Water Fill Pumps Malfunctioning</i>								
Galvanized Steel	40%			2028	\$145,700	1		
Water Heater								
Gas Fired	100%	Now	\$50,600	2030	\$50,600	2	\$1,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 250 Gallon Unit In Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon Unit And One 28 Gallon Temporary Unit Located In Kitchen.</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$12,100	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Overflow Line At 2 Compartment Sink Not Functioning Properly.</i>								
Storm Drain Piping								
Cast Iron	10%	Now	\$10,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Back Ups During Heavy Rains</i>								
<i>Cracked, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Cracked Pipe At The Cornelia Street Shop In Basement.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	90%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$2,500	2025	\$12,700	4	\$1,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Pump Set Flooded. Manual Operation Only. Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units Dual System</i>								
Backflow Preventer								
Generic	100%			2030	\$21,100	1	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Services</i>								
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	

Fire Suppression

Sprinkler

No Component

Generic

95%

5% 2-4

\$800

2040

**

1-2

\$1,000

Leak Evident, Extent : Moderate, Area Affected : 50%

Location : Test Valve In Basement

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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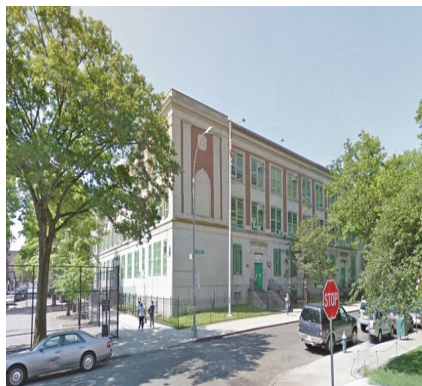
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 106 - BX
Address : 2120 ST. RAYMOND AVENUE @ODELL ST.
Borough : BRONX **Agency's Number** : X106
Program / Asset # : BOE0246.000 / 407 **Yr Built/Renovated** : 1932 / 2008
Area Sq Ft : 78,200 **Project Type** : EDUCATION
Date of Survey : 16-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3946 **Lot** : 7 **BIN** : 2041211

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$552,800	\$1,067,000
Interior Architecture	\$305,000	\$98,200
Electrical	\$582,400	\$402,400
Mechanical	\$900,800	\$305,400
Site Pavements		\$27,600
Total	\$2,340,900	\$1,900,600
Importance Code A	\$729,900	\$1,106,500
Importance Code B	\$1,611,000	\$794,000
Total	\$2,340,900	\$1,900,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,200		
Interior Architecture	\$37,300	\$7,800	\$6,200	\$6,800
Electrical	\$13,100	\$3,700	\$3,200	\$21,900
Mechanical	\$65,600	\$17,500	\$23,100	\$38,400
Total	\$115,900	\$31,200	\$32,500	\$67,000
Importance Code A	\$9,000	\$8,800	\$6,600	\$6,700
Importance Code B	\$102,800	\$22,400	\$22,500	\$60,200
Importance Code C	\$4,100		\$3,400	
Total	\$115,900	\$31,200	\$32,500	\$67,000



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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$189,500	
Masonry: Brick	25%			LIFE	**	5	\$118,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Masonry: Granite	5%			LIFE	**	5	\$17,800	
Masonry: Limestone	20%	Now	\$552,800	LIFE	**	5	\$71,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Building</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Building</i>								
Masonry: Limestone	10%			LIFE	**	5	\$35,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Windows								
Aluminum	100%			2045	**	5	\$19,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : Recent Construction</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Masonry: Brick	50%			LIFE	**	5	\$2,000	
Masonry: Brick	15%			LIFE	**	5	\$600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Masonry: Limestone	10%			LIFE	**	5	\$500	
Metal Rail	5%			2042	**	5-10	\$3,700	
Roof								
Built-Up (BUR)	63%			2029		10	\$42,100	
Copper/Terne	2%			2057	**	10	\$3,300	
IRMA/Protected Membrane	35%			2037	**	10	\$23,400	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : Pre-cast Concrete Roof Pavers</i>								
Soffits								
Metal Panel	100%			2055	**	5-10		
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2030	\$30,700	3	\$4,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library In New Addition</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$12,300	
Ceramic Tile	5%			2038	**	5	\$5,600	
Quarry Tile	3%			2046	**	5	\$5,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen In New Addition</i>								
Terrazzo	5%			LIFE	**	5	\$4,400	
Vinyl Tile	30%			2034	**	3	\$12,700	
Vinyl Tile	25%			2037	**	3	\$10,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Vinyl Tile 9" X 9"	20%			2024	\$265,300	3	\$11,300	
Wood	5%	4+	\$39,700	2044	**	5	\$5,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	7%			2038	**	5	\$6,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Gypsum Board	20%			LIFE	**	5	\$11,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	5%	Now	\$4,100	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Plaster	30%			LIFE	**	5	\$8,600	
SGFT/Glazed Masonry	20%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2034	**	5	\$5,600	
AcousTileSusp.Lay-In	25%			2046	**	5	\$28,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	2%			LIFE	**			
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
Fiber Board	8%	4+	\$12,600	2029	\$62,900			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Plaster	50%			LIFE	**	5	\$35,300	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2039	**			
Iron Picket	80%			2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Iron Picket	10%			2073	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : New Construction</i>								
Masonry: Brick	5%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : New Construction</i>								
Free Standing Walls								
Cast in Place Concrete	85%			2073	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Side Of New Addition</i>								
<i>Explanation : New Construction</i>								
Masonry: Brick	15%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Side Of New Addition</i>								
<i>Explanation : New Construction</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	30%			2032	**			
Asphalt	35%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : New Construction</i>								
Rubber Matting	15%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : New Construction</i>								
Rubber Matting	20%			2029	\$27,600			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere And One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	80%			2029	\$105,800	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	70%			2028	\$100,500	5	\$1,400	
Molded Case Bkrs	20%			2045	**	5	\$400	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	60%			2042	**	5	\$300	
Variable Frequency Drive	40%			2042	**			
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded And Connected To Main Water Pipe</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2034	**	10	\$68,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	3%			2029	\$4,000	10	\$100	
Incandescent	2%			2024	\$18,500	2		
Egress Lighting								
Emergency, Service	30%			2029	\$12,300	1		
Emergency, Battery	20%			2029	\$22,500	10	\$3,800	
Exit, LED	30%			2057	**	1		
Exit, Service	20%			2029	\$4,500	1		
Exterior Lighting								
HID	20%			2024	\$63,100	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2057	**	5	\$2,300	
Alarm								
Security System No Component	70%							
Generic	30%			2034	**	1	\$8,800	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2024	\$302,700	1-3	\$17,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2049	**	5	\$24,200	
Conversion Equipment								
Hot Water Boiler	30%	Now	\$9,000	2042	**	1	\$10,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Boiler Controls</i>								
Steam Boiler	70%	Now	\$177,100	2034	**	1	\$48,800	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler B-1 Due To Leaks From Combustion Chamber</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2045	**	4	\$1,700	
Steam Piping/Pump	70%	Now	\$12,100	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Traps Condensate Return And Return Piping</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2024	\$110,000	1	\$4,800	
Convactor/Radiator	60%			2027	\$251,200	1	\$15,200	
Fan Coil Unit/Heat	30%			2024	\$351,300	1	\$7,600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2038	**	1	\$25,400	
Split Unit	10%			2034	**			
Window/Wall Unit	50%			2024	\$81,500	1		
No Component	10%							
Distribution								
CW & CHW Wtr	30%			2049	**	4	\$1,700	
Pipe/Pump								
No Component	70%							
Terminal Devices								
Air Handler/Dir	20%			2034	**	1		
Expansion								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$30,500	
Ductwork/Diffusers	30%			LIFE	**	2-5	\$13,100	
Exhaust Fans								
Interior	65%	Now	\$3,600	2024	\$180,800	2	\$1,200	
		<i>Damaged, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Flexible Connections, Basement</i>						
Roof	5%			2029	\$6,500	2	\$100	
Roof	30%			2034	**	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$29,100	2039	**	1		
		<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Booster Pumps</i>						
Water Heater								
Gas Fired	100%			2027	\$47,700	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof And Basement</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$11,900	4	\$2,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2034	**	1	\$4,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$39,400	
Sprinkler								
No Component	60%							
Generic	40%			2049	**	1-2	\$8,800	
Fire Pump								
Generic	100%	Now	\$1,000	2038	**	1	\$13,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Chemical System								
No Component	98%							
Generic	2%			2027	\$600	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Hood</i>								

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Estimates are rounded to the nearest hundred dollars.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 106 - Q
Address : 180 BEACH 35 STREET @ EDGEMERE AVE.
Borough : QUEENS **Agency's Number** : Q106
Program / Asset # : BOE0756.000 / 1587 **Yr Built/Renovated** : 1931 / 2013
Area Sq Ft : 23,000 **Project Type** : EDUCATION
Date of Survey : 22-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 15861 **Lot** : 35 **BIN** : 4441244

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$622,000
Interior Architecture	\$263,800	\$160,200
Electrical		\$108,700
Mechanical	\$133,600	
Total	\$397,400	\$890,900
Importance Code A		\$622,000
Importance Code B	\$397,400	\$268,900
Total	\$397,400	\$890,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,200	\$6,400		
Interior Architecture	\$51,700		\$7,700	\$2,200
Electrical	\$23,300	\$1,800	\$1,600	\$2,100
Mechanical	\$5,200	\$3,300	\$61,800	\$3,500
Site Enclosure	\$1,300			
Total	\$85,800	\$11,500	\$71,200	\$7,800
Importance Code A	\$6,500	\$8,700	\$2,300	\$2,300
Importance Code B	\$43,600	\$2,800	\$68,900	\$5,400
Importance Code C	\$35,700			
Total	\$85,800	\$11,500	\$71,200	\$7,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$46,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Repointing Repairs Post Hurricane Sandy - All Facades</i>								
Masonry: Granite	7%			LIFE	**	5	\$3,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Repairs Post Hurricane Sandy - Base Of Building</i>								
Masonry: Limestone	13%			LIFE	**	5	\$5,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Repairs Post Hurricane Sandy - All Facades</i>								
Windows								
Aluminum	95%			2027	\$575,300	5	\$12,900	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Faded Lexan Window Panes</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Window Openings Recaulked Post Hurricane Sandy - All Exterior Openings</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Thermally Inefficient - Windows Uninsulated And Approaching End Of Useful Life</i>								
Metal Louvers	5%			2031	**	10	\$4,200	
Parapets								
Masonry: Brick	88%			LIFE	**	5	\$5,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Repairs Post Hurricane Sandy - All Parapets</i>								
Metal: Cage/Fence	5%			2045	**	5-10	\$2,500	
Pre-Cast Concrete	7%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	97%			2036	**	10	\$19,600	
Copper/Terne	3%			2056	**	10	\$1,500	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Basement Floor Slab</i>								
Ceramic Tile	3%			2041	**	5	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Bathrooms - First Floor</i>								
Mosaic Tile	2%	0-2	\$56,300	2048	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Staff Bathrooms</i>								
Quarry Tile	2%			2041	**	5	\$1,300	
Terrazzo	3%			LIFE	**	5	\$1,000	
Vinyl Tile	40%	4+	\$16,000	2028	\$160,200	3	\$6,600	
<i>Uneven Surface, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st Floor Multipurpose Area And Upper Floor Corridors</i>								
Vinyl Tile 9" X 9"	40%			2023	\$207,500	3	\$6,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floor Classrooms</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	2%	Now	\$24,500	2043	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Staff Bathrooms</i>								
Ceramic Tile	3%			2041	**	5	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Bathrooms - 1st Floor</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,600	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	52%	0-2	\$9,300	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2033	**	5	\$11,000	
Exposed Concrete	15%			LIFE	**	5	\$1,000	
Plaster	65%			LIFE	**	5	\$17,900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	70%			2048	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear And Side Yards Of School Lot</i>								
<i>Explanation : Are Under Construction</i>								
Iron Picket	30%	Now	\$1,300	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Yard</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2048	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Curbing Of Perimeter Fence - Front Yard Only</i>								
<i>Explanation : Stained / Discolored</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	40%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Rear And Side Yards Of School Lot</i>								
<i>Explanation : Under Construction</i>								
Masonry: Granite	60%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2041	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	80%			2028	\$44,900	1		
Conduit	20%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5	\$100	
Molded Case Bkrs	80%			2027	\$63,800	5	\$500	
Molded Case Bkrs	10%			2050	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	0-2	\$21,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	50%			2038	**	1		
Thermoplastic	20%			2054	**	1		
Motor Controllers								
Locally Mounted	80%			2033	**	5	\$100	
Locally Mounted	20%			2045	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Room</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$21,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$2,800	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2028		10	\$9,300	
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$22,300	1	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$2,000	2038	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Thermostats, Throughout</i>								
Terminal Devices								
Air Handler	20%			2023	\$64,700	1	\$2,800	
Convactor/Radiator	60%			2033	**	1	\$4,500	
Fan Coil Unit/Heat	20%			2023	\$68,900	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$33,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,800	
No Component	70%							
Exhaust Fans								
Interior	30%			2023	\$24,500	2	\$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$20,200	1		
Water Heater								
Gas Fired	100%			2028	\$14,000	2	\$300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$500	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%		2028	\$6,800	1-2	\$200	

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 107 - BK
Address : 1301 8TH AVENUE @ 13TH ST.
Borough : BROOKLYN **Agency's Number** : K107
Program / Asset # : BOE0418.000 / 1378 **Yr Built/Renovated** : 1894 / 2010
Area Sq Ft : 40,000 **Project Type** : EDUCATION
Date of Survey : 31-Oct-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1101 **Lot** : 1 **BIN** : 3026517

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$433,100	\$122,300
Interior Architecture	\$132,600	\$37,300
Electrical		\$377,900
Mechanical	\$36,200	\$501,800
Site Pavements	\$105,700	
Total	\$707,700	\$1,039,200
Importance Code A	\$433,100	\$122,300
Importance Code B	\$181,700	\$879,700
Importance Code C	\$92,900	\$37,300
Total	\$707,700	\$1,039,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,400	\$11,400		
Interior Architecture		\$5,000	\$3,700	\$5,000
Electrical	\$1,100	\$1,600	\$1,300	\$1,400
Mechanical	\$19,000	\$8,500	\$13,300	\$41,300
Site Enclosure	\$900			
Site Pavements	\$8,400			
Total	\$36,800	\$26,500	\$18,300	\$47,800
Importance Code A	\$11,300	\$15,300	\$4,000	\$4,000
Importance Code B	\$16,100	\$11,200	\$12,000	\$43,700
Importance Code C	\$9,300		\$2,300	
Total	\$36,800	\$26,500	\$18,300	\$47,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$60,400	
Masonry: Brick	80%	2-4	\$433,100	LIFE	**	5	\$61,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Elevations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Off 14th Street Play Yard</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Masonry: Brownstone	10%			LIFE	**	5	\$5,800	
Windows								
Aluminum	100%			2051	**	5	\$10,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,600	
Masonry: Brick	85%			LIFE	**	5	\$5,000	
Metal Panel	5%			2055	**	5	\$1,100	
Roof								
Asphalt Shingle	70%			2042	**	10	\$3,000	
Built-Up (BUR)	10%	2-4	\$2,000	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various, Low Roofs</i>								
Metal Panel	18%			2042	**	10	\$8,400	
Modified Bitumen	2%			2039	**	10	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,700	
Ceramic Tile	5%			2038	**	5	\$2,700	
Vinyl Tile	75%	Now	\$39,700	2034	**	3	\$15,100	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$10,100	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$4,700	
Concrete Masonry Unit	7%			LIFE	**	5	\$4,300	
Masonry: Brick	10%	Now	\$35,100	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs A And B, C And D</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room, Stairs A And B, C And D</i>								
Plaster	80%	Now	\$57,800	LIFE	**	5	\$37,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 301, 305, 307, 308, Stairs A, B, C And D</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Plaster	100%			LIFE	**	5	\$33,600	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2039	**			
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various</i>					
Iron Picket	90%	4+	\$900	2064	**			
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various</i>					
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$38,100	2042	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : 14th Street And 13th Street</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 14th Street</i>					
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$8,400	2042	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Various</i>					
Activity Yard								
Cast in Place Concrete	90%	2-4	\$67,700	2042	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Side Play Yard At 14th Street</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Side Play Yard</i>					
Rubber Matting	10%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- Vertical Sections</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	90%			2037	**	5	\$900	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$102,300	10	\$36,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$31,300	10	\$4,800	
Exit, Service	50%			2029	\$6,300	1		
Exterior Lighting								
HID	30%			2029	\$52,600	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$42,100	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$144,200	1-3	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$39,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Heat Exchangers Convert Hot Water For Heating Devices</i>								
Distribution								
Hot Wtr Piping/Pump	75%			2045	**	4	\$2,200	
Steam Piping/Pump	25%			2049	**			
Terminal Devices								
Air Handler	30%			2029	\$183,300	1	\$7,400	
Convactor/Radiator	70%			2042	**	1	\$9,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	15%	0-2	\$7,000	2029	\$139,200			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2 Units. Attic</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic</i>								
<i>Explanation : Inefficient Units</i>								
Window/Wall Unit	40%			2024	\$36,200	1		
No Component	45%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2029	\$40,100	1		
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$7,200	2	\$4,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,300	
Exhaust Fans								
Interior	90%			2029	\$139,200	2	\$1,100	
Roof	10%			2029	\$7,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$26,500	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2034	**	1	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$20,900	
Sprinkler								
Generic	100%			2039	**	1-2	\$11,200	
Fire Pump								
Generic	100%			2032	**	1	\$7,500	
Chemical System								
Generic	100%			2027	\$30,300	1-3	\$4,000	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 107 - BX
Address : 1695 SEWARD AVENUE @ CROES AVE
Borough : BRONX **Agency's Number** : X107
Program / Asset # : BOE0247.000 / 408 **Yr Built/Renovated** : 1937 / 2002
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 09-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3591 **Lot** : 50 **BIN** : 2021972

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,189,400
Interior Architecture	\$276,200	\$603,500
Electrical	\$215,600	\$350,200
Mechanical	\$471,400	\$987,600
Site Pavements		\$38,400
Total	\$963,100	\$3,169,100
Importance Code A		\$1,228,900
Importance Code B	\$963,100	\$1,940,200
Total	\$963,100	\$3,169,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,500			\$9,800
Interior Architecture	\$31,600	\$19,000		\$33,400
Electrical	\$1,400	\$2,200	\$1,400	\$10,700
Mechanical	\$48,000	\$11,100	\$16,700	\$11,100
Total	\$102,500	\$32,300	\$18,100	\$65,000
Importance Code A	\$28,800	\$7,300	\$7,300	\$17,200
Importance Code B	\$57,400	\$23,100	\$10,700	\$47,800
Importance Code C	\$16,300	\$1,900		
Total	\$102,500	\$32,300	\$18,100	\$65,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$114,600	
Masonry: Granite	5%			LIFE	**	5	\$5,100	
Masonry: Limestone	10%			LIFE	**	5	\$10,100	
Windows								
Aluminum	100%			2045	**	5	\$38,200	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$14,000	
Masonry: Limestone	25%			LIFE	**	5	\$5,900	
Roof								
Built-Up (BUR)	95%	Now	\$21,500	2029	\$1,074,800			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over 4th Floor Classrooms 401a And 401b</i>								
Copper/Terne	5%			2044	**	10	\$9,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,700	
Ceramic Tile	5%			2032	**	5	\$5,900	
Terrazzo	5%			LIFE	**	5	\$4,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	15%			2034	**	3	\$6,600	
Vinyl Tile 9" X 9"	40%	Now	\$276,200	2029	\$552,400	3	\$17,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	25%			2044	**	5	\$55,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	2%			2032	**	5	\$3,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	50%	4+	\$16,300	LIFE	**	5	\$28,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	22%			2042	**	5	\$24,000	
Exposed Concrete	3%			LIFE	**	5	\$500	
Plaster	10%	Now	\$15,300	LIFE	**	5	\$6,800	
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 401a And 401b</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 401a And 401b</i>								
Plaster	60%			LIFE	**	5	\$40,800	
Plaster	5%			LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Plaster</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Asphalt	90%			2032	**			
Cast in Place Concrete	10%			2034	**			
Activity Yard								
Asphalt	80%			2032	**			
Rubber Matting	20%			2029			\$38,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Swicth</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2029	\$105,800	1		
Conduit	20%			2039	**	1		
Panelboards								
Molded Case Bkrs	60%	Now	\$43,100	2037	**	5	\$600	
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	40%			2037	**	5	\$800	
Wiring								
Braided Cloth	60%	2-4	\$111,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2039	**	1		
Motor Controllers								
Locally Mounted	60%			2027	\$48,400	5	\$300	
Locally Mounted	40%			2034	**	5	\$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Generic	50%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$61,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,900	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
LED	20%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter And Rooftop</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$5,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2034

* *

1-3

\$9,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$73,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Dual Fuel Steam Boilers*

Distribution

Steam Piping/Pump

100%

2029

\$327,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Piping Beyond Boiler Room*

Terminal Devices

Air Handler

20%

2024

\$208,100

1

\$9,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Fan Room Blowers Are Beyond Their Useful Life Cycle Rating*

Convactor/Radiator

80%

2027

\$316,900

1

\$19,100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Radiators Are Beyond Their Useful Life Cycle Rating*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

25%

2028

\$38,600

1

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout The Fourth Floor*

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$34,100

LIFE

* *

2-5

\$41,300

*Dented, Extent : Moderate, Area Affected : 20%**Location : Mechanical Rooms*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	100%			2024	\$263,300	2	\$2,300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Plumbing								
	H/C Water Piping							
	Brass/Copper	20%	Now	\$2,200	2039	**	1	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Valves On All Floors</i>								
	Galvanized Steel	80%			2027	\$259,800	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beyond The Boiler Room, Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Rating</i>								
	Water Heater							
	Gas Fired	100%			2027	\$45,100	2	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 100 Gallons</i>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$11,300	4	\$2,300
	Backflow Preventer							
	Generic	100%			2034	**	1	\$4,500
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 107 - Q
Address : 167-02 45 AVENUE
Borough : QUEENS **Agency's Number** : Q107
Program / Asset # : BOE0757.000 / 189 **Yr Built/Renovated** : 1925 / 2001
Area Sq Ft : 119,000 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 5446 **Lot** : 18 **BIN** : 4123454

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$150,900	\$206,900
Interior Architecture	\$543,100	
Electrical	\$778,700	\$887,100
Mechanical	\$767,700	\$2,355,300
Site Pavements		\$222,800
Total	\$2,240,500	\$3,672,200
Importance Code A	\$266,400	\$238,300
Importance Code B	\$1,974,100	\$3,433,900
Total	\$2,240,500	\$3,672,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$76,400			\$17,000
Interior Architecture	\$32,100	\$4,000	\$5,100	\$21,500
Electrical	\$11,600	\$14,400	\$16,600	\$40,400
Mechanical	\$31,900	\$18,400	\$26,100	\$59,600
Site Pavements	\$19,100			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$181,000	\$46,600	\$57,700	\$148,400
Importance Code A	\$97,400	\$10,300	\$10,300	\$27,600
Importance Code B	\$83,600	\$36,300	\$42,200	\$120,800
Importance Code C			\$5,100	
Total	\$181,000	\$46,600	\$57,700	\$148,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$44,700	
Masonry: Brick Cavity	77%			LIFE	**	5	\$146,900	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Floors</i>								
Masonry: Brick Cavity	8%	Now	\$61,100	LIFE	**	5	\$15,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Fan Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Fan Room</i>								
Masonry: Granite	2%			LIFE	**	5	\$2,900	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$31,000	
Windows								
Aluminum	97%			2051	**	5	\$54,000	
Glass Block	3%	Now	\$4,400	LIFE	**	5	\$1,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$14,100	LIFE	**	5	\$8,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Coping</i>								
Masonry: Brick Cavity	92%	Now	\$47,300	LIFE	**	5	\$19,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$3,900	
Roof								
Built-Up (BUR)	20%			2034	**	10	\$17,000	
Copper/Terne	5%			2057	**	10	\$10,600	
Modified Bitumen	25%	Now	\$30,800	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Play Surface	50%			2034	**	10	\$42,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2025	\$43,500	3	\$4,800	
Cast in Place Concrete	5%	Now	\$4,400	LIFE	**	5	\$17,400	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	3%			2032	**	5	\$4,800	
Marble Panels	5%			LIFE	**	5	\$6,000	
Terrazzo	3%			LIFE	**	5	\$3,700	
Vinyl Tile	58%	Now	\$168,000	2034	**	3	\$34,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2001 Wing</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2001 Wing</i>								
Vinyl Tile 9" X 9"	20%	Now	\$375,200	2039	**	3	\$12,000	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Wood	4%			2044	**	5	\$12,000	
Interior Walls								
Ceramic Tile	12%			2038	**	5	\$10,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,400	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	10%			LIFE	**	5	\$5,100	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	58%			LIFE	**	5	\$14,900	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2046	**	5	\$24,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor 2001 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor 2001 Wing</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Gypsum Board	5%			LIFE	**	5	\$6,200	
Metal Panel	5%			LIFE	**	5	\$6,200	
Plaster	55%	Now	\$15,300	LIFE	**	5	\$34,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	35%			2049	**			
Iron Picket	65%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2032	**			
Activity Yard								
Asphalt	50%	0-2	\$19,100	2032	**			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Cast in Place Concrete	5%			2042	**			
Rubber Matting	45%			2029	\$222,800			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2029	\$31,400	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2500 Ampere Main Disconnect Switch For Old Wing</i>						
Fused Disc Sw	30%			2049	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1st Floor</i>						
		<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2049	**	5	\$300	
Fused Disc Sw	50%			2029	\$104,400	5	\$300	
Raceway								
Conduit	25%			2049	**	1		
Conduit	75%			2029	\$167,100	1		
Panelboards								
Fused Disc Sw	7%			2028	\$13,400	5	\$200	
Fused Disc Sw	3%			2028	\$5,700	5	\$100	
Molded Case Bkrs	25%			2045	**	5	\$800	
Molded Case Bkrs	65%			2028	\$124,500	5	\$2,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	\$238,900	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	25%			2049	**	1		
Motor Controllers								
Locally Mounted	70%			2027	\$86,000	5	\$600	
Locally Mounted	30%			2042	**	5	\$200	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$900	
Generic	50%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$36,600	
Generators								
Diesel	100%			2038	**	1	\$46,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 300 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$4,400	
Fuel Storage								
Main Tank	100%			2057	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2029	\$269,000	10	\$104,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2034	**	10	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamp</i>								
HID	2%			2034	**	10	\$100	
Egress Lighting								
Emergency, Service	25%			2024	\$15,600	1		
Emergency, Battery	35%			2024	\$60,000	10	\$10,100	
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$479,800	10	\$400	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

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1

\$13,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$22,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$36,900

Conversion Equipment

Furnace

25%

0-2

\$21,000

2034

* *

1

\$13,200

*Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : 2 Units On The Roof**Other Observation, Extent : Light, Area Affected : 25%**Location : Roof Of 2001 Addition**Explanation : Six Rooftop Units, Furnace / Air Conditioning*

Steam Boiler

75%

Now

\$115,500

2034

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1

\$79,600

*Insul. Deteriorating, Extent : Moderate, Area Affected : 100%**Location : Boiler No. 3 In The Basement**Leak Evident, Extent : Moderate, Area Affected : 3%**Location : Boiler No. 1 And No. 2 Burners, Boiler Room**Other Observation, Extent : Light, Area Affected : 75%**Location : Basement**Explanation : Three Units*

Distribution

Central Plant Steam

75%

Piping/Pmp

2029

\$1,510,500

4

\$6,600

No Component

25%

Terminal Devices

Air Handler

20%

2024

\$334,700

1

\$14,700

Convactor/Radiator

55%

2027

\$350,400

1

\$21,100

No Component

25%

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2029	\$372,500	2	\$1,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Roof Of New Addition</i>						
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Roof Of New Addition</i>						
		<i>Explanation : Six Rooftop Units</i>						
Window/Wall Unit	10%	Now	\$500	2024	\$24,800	1		
		<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Room 313</i>						
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,400	
Exhaust Fans								
Interior	75%			2024	\$317,500	2	\$2,700	
Roof	25%			2029	\$49,400	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$72,600	2	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$18,100	4	\$3,800	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$7,100	
Backflow Preventer								
Generic	100%			2029	\$30,200	1	\$7,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement Through Fifth Floor</i>						
		<i>Explanation : One Unit</i>						
Hydraulic	20%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : First Floor Through Second Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%		2039	**	1-2	\$8,300	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 108 - BK
Address : 200 LINWOOD STREET @ ARLINGTON AVE.
Borough : BROOKLYN **Agency's Number** : K108
Program / Asset # : BOE0419.000 / 1379 **Yr Built/Renovated** : 1895 / 2004
Area Sq Ft : 65,000 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3926 **Lot** : 45 **BIN** : 3087131

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$559,200	\$183,400
Interior Architecture	\$252,800	\$727,700
Electrical	\$456,600	\$399,300
Mechanical	\$164,600	\$538,300
Total	\$1,433,300	\$1,848,800
Importance Code A	\$559,200	\$183,400
Importance Code B	\$621,300	\$1,478,700
Importance Code C	\$252,800	\$186,700
Total	\$1,433,300	\$1,848,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$9,300	\$28,700		\$6,900
Electrical	\$2,000	\$19,800	\$1,500	\$1,200
Mechanical	\$15,400	\$8,600	\$8,800	\$9,300
Total	\$26,700	\$57,100	\$10,300	\$17,400
Importance Code A	\$6,400	\$6,600	\$6,400	\$6,400
Importance Code B	\$20,300	\$50,500	\$3,900	\$10,900
Importance Code C				
Total	\$26,700	\$57,100	\$10,300	\$17,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$401,800	LIFE	**	5	\$75,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Brownstone	15%			LIFE	**	5	\$10,000	
Windows								
Wood	100%	Now	\$35,100	2043	**	5	\$107,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Parapets								
Not Accessible	100%							
Roof								
Skylight, Metal/Glass	5%	Now	\$43,100	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate	80%	Now	\$79,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Not Accessible	15%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2036	**	5	\$5,000	
Vinyl Tile	55%			2027	\$541,000	3	\$27,400	
Vinyl Tile	5%			2037	**	3	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%			2042	**	5	\$56,100	
Interior Walls								
Ceramic Tile	5%			2030	\$186,700	5	\$5,800	
Masonry: Brick	15%	Now	\$79,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$173,700	LIFE	**	5	\$28,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Throughout Perimeter Walls</i>								
Ceilings								
Embossed Metal	75%			LIFE	**	5	\$33,700	
Plaster	25%			LIFE	**	5	\$15,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	**	5	\$300	
Raceway								
Conduit	80%			2027	\$114,900	1		
Conduit	20%			2057	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$15,600	5	\$200	
Molded Case Bkrs	80%			2026	\$124,800	5	\$1,400	
Molded Case Bkrs	10%			2052	**	5	\$200	
Wiring								
Braided Cloth	60%	2-4	\$121,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2027	\$60,500	1		
Thermoplastic	10%			2057	**	1		
Motor Controllers								
Locally Mounted	45%			2025	\$39,400	5	\$200	
Locally Mounted	50%			2040	**	5	\$200	
Locally Mounted	5%			2047	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$59,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$50,900	10	\$7,800	
Exit, Service	50%			2022	\$10,200	1		
Exterior Lighting								
HID	100%			2022	\$284,800	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$4,900	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$8,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$64,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$4,800	
Terminal Devices								
Convactor/Radiator	90%	Now	\$6,800	2025	\$340,300	1	\$17,000	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room 2011</i>								
Fan Coil Unit/Heat	10%			2022	\$105,800	1	\$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2022	\$58,900	1		
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%			2025	\$154,900	1		
Water Heater								
Gas Fired	100%			2025	\$43,100	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$34,600	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 108 - BX
Address : 1166 NEILL AVENUE BTWN: HERING AVE., YATES AVE.
Borough : BRONX **Agency's Number** : X108
Program / Asset # : BOE0248.000 / 409 **Yr Built/Renovated** : 1938 / 2014
Area Sq Ft : 36,000 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4275 **Lot** : 1 **BIN** : 2048608

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$228,800	\$72,100
Interior Architecture	\$188,200	\$307,900
Electrical	\$129,300	\$462,700
Mechanical		\$727,200
Site Pavements	\$330,800	
Total	\$877,100	\$1,570,000
Importance Code A	\$228,800	\$72,100
Importance Code B	\$472,000	\$1,497,800
Importance Code C	\$176,300	
Total	\$877,100	\$1,570,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,700			
Interior Architecture	\$95,700		\$21,800	\$4,500
Electrical	\$900	\$800	\$1,000	\$1,200
Mechanical	\$25,400	\$5,100	\$8,400	\$5,100
Site Enclosure	\$10,500			
Total	\$150,200	\$5,900	\$31,200	\$10,900
Importance Code A	\$21,300	\$3,600	\$3,600	\$3,600
Importance Code B	\$77,300	\$2,400	\$27,600	\$7,300
Importance Code C	\$51,700			
Total	\$150,200	\$5,900	\$31,200	\$10,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	**	5	\$144,200		
Masonry: Granite	5%			LIFE	**	5	\$6,000		
Masonry: Limestone	5%			LIFE	**	5	\$6,000		
Windows									
Aluminum	100%	Now	\$100,600	2046	**	5	\$11,200		
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	90%			LIFE	**	5-10	\$65,800		
Masonry: Limestone	10%			LIFE	**	5-10	\$13,000		
Roof									
Built-Up (BUR)	95%			2038	**	10	\$28,800		
Copper/Terne	5%			2065	**	10	\$3,800		
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$3,700	LIFE	**	5	\$7,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Cast in Place Concrete	5%			LIFE	**	5	\$14,400		
Ceramic Tile	3%	Now	\$40,900	2045	**	5	\$1,000		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Toilet Rooms</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Terrazzo	2%	4+	\$3,300	LIFE	**	5	\$1,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	20%	4+	\$11,900	2035	**	3	\$4,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	35%	2-4	\$27,100	2025	\$270,900	3	\$8,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	30%			2058	**	5	\$37,000		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$9,400	
Ceramic Tile	3%	Now	\$66,100	2045	**	5	\$1,100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Toilet Rooms</i>								
Masonry: Brick	10%			LIFE	**	10	\$2,200	
Plaster	62%	2-4	\$39,700	LIFE	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	Now	\$30,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%			2043	**	5	\$6,600	
Plaster	90%	4+	\$41,500	LIFE	**	5	\$37,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2050	**			
Iron Picket	40%	4+	\$9,100	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Perimeter Of Site</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$1,400	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hering Avenue</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$128,000	2043	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Hering And Yates Avenues</i>								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$70,400	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps And Ramp</i>								
Pavers/Stone	10%			2039	**			
Activity Yard								
Asphalt	90%	0-2	\$132,400	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	10%			2035	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2040	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
	Conduit	70%			2030	\$39,300	1	
	Conduit	30%			2040	**	1	
Panelboards								
	Fused Disc Sw	5%			2038	**	5	
	Fused Disc Sw	5%			2029	\$4,000	5	
	Molded Case Bkrs	60%			2029	\$47,900	5	\$600
	Molded Case Bkrs	30%			2038	**	5	\$300
Wiring								
	Braided Cloth	70%	2-4	\$49,700	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2040	**	1	
Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
Lighting								
Interior Lighting								
	Fluorescent	98%			2030	\$325,300	10	\$32,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	2%			2030	\$6,600	10	\$700
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Crawlspace</i>								
Egress Lighting								
	Emergency, Battery	50%			2030	\$25,900	10	\$4,300
	Exit, Service	50%			2035	**	1	
Exterior Lighting								
	HID	30%			2030	\$43,500	10	
	No Component	70%						
Lightning Protection								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lightning Protection

Arresters/Cabling

No Component

90%

Generic

10%

2033

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Stacks Only**Explanation : Lightning Rods*

Alarm

Security System

No Component

70%

Generic

30%

2030

\$34,900

1

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2-4

\$79,600

2040

* *

1-3

\$4,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$35,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Natural Gas Steam Boilers*

Distribution

Steam Piping/Pump

10%

2056

* *

Steam Piping/Pump

90%

0-2

\$7,200

2030

\$143,300

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pumps, Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 60%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2025	\$101,200	1	\$4,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	5%	0-2	\$200	2035	**	1	\$500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor On Top Of Custodian Office.</i>								
Convactor/Radiator	35%			2035	**	1	\$4,100	
Fan Coil Unit/Heat	40%			2025	\$215,700	1	\$4,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	80%	0-2	\$1,200	2025	\$60,000	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,800	
Exhaust Fans								
Interior	100%			2025	\$128,100	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$79,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2028	\$22,000	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 108 - M
Address : 1615 MADISON AVENUE @ E.109 ST.
Borough : MANHATTAN **Agency's Number** : M108
Program / Asset # : BOE0060.000 / 1702 **Yr Built/Renovated** : 1952 / 1999
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1614 **Lot** : 21 **BIN** : 1051584

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$199,600	\$93,300
Interior Architecture	\$196,400	\$45,500
Electrical	\$1,233,600	\$80,600
Mechanical	\$55,000	\$779,000
Total	\$1,684,700	\$998,400
Importance Code A	\$199,600	\$93,300
Importance Code B	\$1,288,700	\$859,600
Importance Code C	\$196,400	\$45,500
Total	\$1,684,700	\$998,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$12,300	\$19,500	\$3,300	
Electrical	\$11,900	\$2,700	\$1,800	\$30,500
Mechanical	\$24,300	\$3,400	\$10,800	\$17,800
Total	\$48,400	\$25,600	\$16,000	\$48,200
Importance Code A				\$200
Importance Code B	\$48,400	\$25,600	\$16,000	\$48,000
Importance Code C				
Total	\$48,400	\$25,600	\$16,000	\$48,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$93,300	
Masonry: Limestone	10%			LIFE	**	5	\$7,800	
Windows								
Aluminum	95%			2045	**	5	\$34,300	
Glass Block	5%			LIFE	**	5	\$1,100	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$6,400	
Masonry: Limestone	5%			LIFE	**	5	\$400	
Roof								
Built-Up (BUR)	100%	Now	\$199,600	2034	**			1
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : High Roof</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 40%</i>								
<i>Location : High Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,500	
Ceramic Tile	5%			2038	**	5	\$6,600	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	80%			2034	**	3	\$39,800	
Wood	5%			2057	**	5	\$12,400	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	3%	4+	\$95,700	2038	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Bathrooms</i>								
Marble Panels	5%			LIFE	**			
Plaster	70%	2-4	\$64,900	LIFE	**	5	\$45,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	4+	\$35,800	LIFE	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Ceilings								
AcousTileConcealSpLn	20%	4+	\$8,200	2042	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	2-4	\$4,100	2034	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	70%			LIFE	**	5	\$10,400	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Iron Picket

100%

2049

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2034

* *

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Activity Yard

Asphalt

100%

2032

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Knife Sw

100%

2-4

\$182,600

2059

* *

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete Equipment*

Raceway

Conduit

100%

2039

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$19,200

5

\$200

Fused Knife Sw

5%

2-4

\$9,600

2054

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Obsolete Equipment*

Fused Toggle Switch

25%

2-4

\$47,900

2054

* *

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Obsolete Equipment*

Molded Case Bkrs

60%

2037

* *

5

\$1,400

Wiring

Braided Cloth

85%

2-4

\$231,900

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

15%

2039

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$80,600

5

\$600

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices
Generic

100%

LIFE

* *

5

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Interior Lighting
Fluorescent

82%

2024

\$169,900

10

\$66,200

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent

10%

2034

* *

10

\$8,100

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

HID

3%

2024

\$4,500

10

\$100

Incandescent

5%

2024

\$52,200

2

\$100

Egress Lighting

Emergency, Battery

50%

2024

\$63,400

10

\$10,600

Exit, Service

50%

2024

\$12,700

1

Exterior Lighting

HID

20%

2024

\$71,000

10

\$100

No Component

80%

Alarm

Fire/Smoke Detection

No Component

65%

Generic, Analog

35%

2024

\$340,600

1-3

\$19,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Under Construction

100%

Distribution

Steam Piping/Pump

100%

2039

* *

Terminal Devices

Air Handler

20%

2029

\$247,500

1

\$10,900

Convactor/Radiator

80%

2034

* *

1

\$22,700

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Split Unit

5%

2029

\$93,900

Window/Wall Unit

30%

2024

\$55,000

1

No Component

65%

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - M

Asset # : 1702

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	
Exhaust Fans								
Interior	85%			2029	\$266,100	2	\$2,300	
Interior	10%	Now	\$15,700	2029	\$31,300	2	\$200	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse Toilet Exhaust Fans</i>								
Roof	5%	Now	\$400	2029	\$7,300	2	\$100	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Under Construction	100%							
HW Heat Exchanger								
Steam Fired	100%			2029	\$140,100	4	\$13,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$13,400	4	\$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	**	1-2	\$700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 108 - Q
Address : 108-10 109 AVENUE
Borough : QUEENS **Agency's Number** : Q108
Program / Asset # : BOE0758.000 / 1588 **Yr Built/Renovated** : 1925 / 2000
Area Sq Ft : 162,659 **Project Type** : EDUCATION
Date of Survey : 06-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 11475 **Lot** : 11 **BIN** : 4247572

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$711,000	\$288,300
Interior Architecture	\$658,600	\$776,500
Electrical	\$221,900	\$663,800
Mechanical	\$819,000	\$3,992,800
Total	\$2,410,400	\$5,721,400
Importance Code A	\$711,000	\$310,700
Importance Code B	\$1,699,400	\$5,369,300
Importance Code C		\$41,400
Total	\$2,410,400	\$5,721,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,400	\$12,600	\$32,500	
Interior Architecture	\$34,000	\$3,000	\$9,100	\$8,200
Electrical	\$17,400	\$37,000	\$25,000	\$15,900
Mechanical	\$75,700	\$75,500	\$50,200	\$42,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$139,300	\$133,100	\$121,800	\$71,300
Importance Code A	\$23,500	\$29,100	\$48,700	\$16,100
Importance Code B	\$111,100	\$104,100	\$73,100	\$55,200
Importance Code C	\$4,800			
Total	\$139,300	\$133,100	\$121,800	\$71,300



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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$64,800	
Masonry: Brick	50%	Now	\$267,300	LIFE	**	5	\$83,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facde</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads 4 And 5, Auditorium, North Facade, Gymnasium</i>								
Masonry: Brick Cavity	30%			LIFE	**	5	\$49,800	
Masonry: Limestone	5%			LIFE	**	5	\$6,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$53,900	
Windows								
Aluminum	97%			2043	**	5	\$65,100	
Metal Louvers	3%			2036	**	10	\$12,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,600	
Masonry: Brick	63%	Now	\$151,500	LIFE	**	5	\$12,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face Of 1925 Wing</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1925 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1925 Wing</i>								
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,900	
Masonry: Limestone	2%			LIFE	**	5	\$500	
Metal Rail	5%			2040	**	5-10	\$17,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$12,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$7,400	2027	\$36,800	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Section Of School Yard Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Boiler Room</i>								
Built-Up (BUR)	55%	Now	\$160,700	2032	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Junction Of 1925 And 2000 Wings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Junction Of 1925 And 2000 Wings, Bulkheads</i>								
Copper/Terne	5%			2042	**	10	\$12,600	
Modified Bitumen	30%	Now	\$131,500	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2000 Wing</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Junction Of 2000 And 1925 Wings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Junction Of 2000 And 1925 Wings</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,600	
Ceramic Tile	3%			2036	**	5	\$7,300	
Terrazzo	5%	Now	\$241,700	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby And Second Floor</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lobby And Second Floor</i>								
Vinyl Tile	30%			2032	**	3	\$27,400	
Vinyl Tile	27%			2027	\$596,700	3	\$32,900	
Vinyl Tile 9" X 9"	10%			2022	\$286,300	3	\$9,100	
Wood	20%			2042	**	5	\$91,300	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$9,600	
Concrete Masonry Unit	25%			LIFE	**	5	\$32,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Glass Block	2%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$19,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	43%			LIFE	**	5	\$41,400	
SGFT/Glazed Masonry	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2040	**	5	\$61,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Of 2000 Wing</i>								
Exposed Concrete	10%	Now	\$84,900	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps, And School Yard</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room Below Steps And Courtyard</i>								
Exposed Struc: Steel Plaster	5%			LIFE	**			
	55%			LIFE	**	5	\$85,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At 4th Floor Junction Of 1925 And 2000 Wings</i>								
Plaster	5%	Now	\$17,300	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2047	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Fused Disc Sw	50%			2027	\$22,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2027	\$70,400	5	\$200	
Fused Disc Sw	70%			2047	**	5	\$500	
Raceway								
Conduit	60%			2027	\$158,500	1		
Conduit	40%			2047	**	1		
Panelboards								
Molded Case Bkrs	70%			2026	\$189,900	5	\$3,000	
Molded Case Bkrs	30%			2043	**	5	\$1,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$74,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	40%			2047	**	1		
Thermoplastic	40%			2037	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$500	
Locally Mounted	50%			2040	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$50,000	
Generators								
Diesel	100%			2036	**	1	\$63,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 500 Kilovolt-ampere</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$36,300	
Fuel Storage								
Day Tank	50%			2043	**	5	\$15,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 30 Gallons Rated Capacity</i>								
Main Tank	50%			2055	**	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2032	**	10	\$144,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2032	**	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	1%			2027	\$19,300	2		
Egress Lighting								
Emergency, Service	35%			2027	\$29,900	1		
Emergency, Service	15%			2032	**	1		
Exit, LED	15%			2055	**	1		
Exit, Service	35%			2027	\$16,400	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	20%			2027	\$131,200	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	70%							
Generic	30%			2042	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing Only</i>								
<i>Explanation : Lightning Rods</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$18,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Building</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$30,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells, Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$161,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$275,300	2027	\$2,752,900	4	\$8,000	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump And It Is Leaking Very Heavily, Replacement Needed</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2032	**	1	\$30,200	
Air Handler	10%	Now	\$22,900	2022	\$228,700	1	\$9,100	
<i>Not Energy Efficient, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium And Auditorium</i>								
Convector/Radiator	60%			2025	\$522,500	1	\$31,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$22,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Penthouse Of New Wing</i>								
Window/Wall Unit	50%	0-2	\$16,900	2022	\$169,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%	Now	\$1,000	2047	**	4	\$2,400	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Next Of #1 Air Condenser, New Wing Roof</i>								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2032	**	1	\$30,200	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2032	**	2	\$34,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$27,200	
Ductwork/Diffusers	70%			LIFE	**	2-5	\$63,500	
Exhaust Fans								
Interior	80%	Now	\$46,300	2027	\$463,000	2	\$3,200	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : House Exhaust - Basement Fan Room</i>								
Roof	20%			2032	**	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2047	**	1		
Galvanized Steel	30%			2025	\$214,100	1		
Water Heater								
Gas Fired	100%			2022	\$99,200	2	\$2,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2022	\$24,800	4	\$5,200	
Backflow Preventer Generic	100%			2032	**	1	\$10,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cellar, Ground, 1st To 5th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe No Component Generic	70% 30%			2047	**	1-5	\$24,600	
Sprinkler No Component Generic	65% 35%			2047	**	1-2	\$15,900	
Fire Pump Generic	100%			2036	**	1	\$30,400	
Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 109 - BK
Address : 1001 EAST 45TH STREET @FARRAGUT ROAD
Borough : BROOKLYN **Agency's Number** : K109
Program / Asset # : BOE1032.000 / 13585 **Yr Built/Renovated** : 2004 /
Area Sq Ft : 137,500 **Project Type** : EDUCATION
Date of Survey : 05-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 5022 **Lot** : 2 **BIN** : 3114526

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$233,800	\$211,600
Interior Architecture	\$122,800	\$243,800
Electrical	\$124,800	\$110,900
Mechanical	\$208,000	\$521,800
Total	\$689,400	\$1,088,100
Importance Code A	\$233,800	\$211,600
Importance Code B	\$455,600	\$718,100
Importance Code C		\$158,400
Total	\$689,400	\$1,088,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,900		\$44,100	
Interior Architecture	\$46,400	\$10,100	\$4,600	\$34,100
Electrical	\$27,100	\$18,800	\$36,400	\$23,100
Mechanical	\$85,400	\$53,100	\$101,600	\$56,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$195,600	\$91,800	\$196,600	\$123,600
Importance Code A	\$40,500	\$13,600	\$58,000	\$13,600
Importance Code B	\$155,100	\$72,300	\$138,600	\$95,200
Importance Code C		\$5,900		\$14,800
Total	\$195,600	\$91,800	\$196,600	\$123,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Glass Block	2%			LIFE	**	5	\$2,400		
Masonry: Brick Cavity	78%			LIFE	**	5	\$152,800		
Masonry: Brick Cavity	5%	Now	\$78,400	LIFE	**	5	\$9,800		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Penthouse Walls</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Penthouse - Fresh Air Intakes</i>									
Metal Panel	5%			2048	**	5-10	\$67,300		
Pre-Cast Concrete	3%			LIFE	**	5	\$19,100		
Window Wall	7%			2048	**	5	\$51,400		
Windows									
Aluminum	95%	4+	\$25,100	2044	**	5	\$14,000		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Windows Throughout</i>									
Metal Louvers	5%			2037	**	10	\$9,200		
Parapets									
Masonry: Brick Cavity	92%			LIFE	**	5	\$19,100		
Metal Rail	3%	0-2	\$1,800	2041	**	5	\$4,400		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Pre-Cast Concrete	5%			LIFE	**	5	\$6,500		
Roof									
Built-Up (BUR)	80%			2033	**	10	\$106,500		
Metal Panel	20%			2041	**	10	\$48,800		
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$5,700	LIFE	**	5	\$22,500		
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>									
<i>Location : Basement Corridors/ Mechanical Rooms</i>									
Ceramic Tile	4%			2037	**	5	\$8,200		
Quarry Tile	3%			2041	**	5	\$9,300		
Sheet Vinyl/Rubber	3%			2033	**	5	\$9,300		
Vinyl Tile	65%			2033	**	3	\$66,900		
Vinyl Tile	10%	Now	\$37,400	2033	**	3	\$7,700		
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Entrance, First Floor Corridor, Rooms 235 And 237</i>									
Wood	10%			2056	**	5	\$38,600		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2037	**	5	\$11,900	
Concrete Masonry Unit	50%			LIFE	**	5	\$79,200	
Folding Partition	3%			2044	**	5	\$29,700	
Glass: Single Pane	4%			LIFE	**	5	\$11,900	
Gypsum Board	5%			LIFE	**	5	\$11,900	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$79,200	

Ceilings

AcousTileSusp.Lay-In	83%			2041	**	5	\$170,800	
Exposed Struc: Steel	3%			LIFE	**			
Exposed Struc: Steel	5%			LIFE	**			

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : This Component Is Actually Concrete Metal Decking

Fiber Board	4%			2033	**			
Gypsum Board	5%			LIFE	**	5	\$12,900	

Site Enclosure

Fence/Gates

Aluminum Picket	40%			2048	**			
Chain Link	60%			2048	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Traffic Topping	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Disconnect Switches Rated At 4000 Amperes And 2000 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 4- Vertical Sections

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	15%			2044	**	5	\$500	
Molded Case Bkrs	85%			2044	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	99%			2041	**	5	\$900	
Locally Mounted	1%	Now	\$1,200	2048	**	5		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Bar Connected To Metal Water Pipe.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$42,300	
Generators								
Diesel	100%			2037	**	1	\$53,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$30,600	
Fuel Storage								
Main Tank	100%			2056	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$113,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-8</i>								
Fluorescent	5%			2033	**	10	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	4%			2033	**	10	\$5,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
HID	1%			2033	**	10		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	20%			2028	\$110,900	10	\$100	
LED	10%			2036	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel And Copper</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$87,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$136,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$60,800	2048	**			
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, And Over Floods</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At All The Floors And T Traps. Various Locations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2033	**	1	\$59,500	
Convactor/Radiator	25%			2041	**	1	\$11,100	
Fan Coil Unit/Heat	5%			2033	**	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2037	**	1	\$148,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2x 215 Ton Units, Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$6,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$85,000	
Heat Rejection								
Water Cooling Tower	100%	Now	\$10,400	2029	\$521,800	2	\$110,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom Of The Unit, Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$63,400	LIFE	**	2-5	\$76,700	
<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	90%			2033	**	2	\$3,800	
Roof	10%			2033	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$20,500	2048	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Valve</i>								
Water Heater								
Gas Fired	100%			2023	\$83,900	2	\$2,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2033	**	4	\$2,200	
Non-Submersible	50%			2023	\$10,500	4	\$1,500	
Sewage Ejector(s)								
Electric	100%	Now	\$2,000	2033	**	4	\$5,500	
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Boiler Room</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2033	**	1	\$8,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit From 1st To 3rd Floor, 1 Unit From Basement To Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2048	**	1-2	\$38,500	
Fire Pump								
Generic	100%			2037	**	1	\$25,700	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul - 102</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 109 - BX
Address : 1771 POPHAM AVENUE @ PALASADE PL.
Borough : BRONX **Agency's Number** : X109
Program / Asset # : BOE0249.000 / 410 **Yr Built/Renovated** : 1971 / 2008
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 05-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2877 **Lot** : 393 **BIN** : 2094549

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$168,700	\$120,000
Interior Architecture	\$445,100	
Electrical	\$650,500	\$384,000
Mechanical	\$890,400	\$928,700
Total	\$2,154,700	\$1,432,700
Importance Code A	\$168,700	\$632,500
Importance Code B	\$1,986,000	\$800,200
Total	\$2,154,700	\$1,432,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,300			\$16,800
Interior Architecture	\$5,500	\$2,700	\$18,800	\$5,500
Electrical	\$20,200	\$2,900	\$5,000	\$2,500
Mechanical	\$26,000	\$11,300	\$28,500	\$14,900
Site Enclosure	\$2,000			
Site Pavements	\$18,200			
Total	\$77,200	\$16,900	\$52,300	\$39,700
Importance Code A	\$12,600	\$7,200	\$7,400	\$24,100
Importance Code B	\$49,800	\$9,700	\$44,900	\$15,600
Importance Code C	\$14,800			
Total	\$77,200	\$16,900	\$52,300	\$39,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$107,400	
Masonry: Brick	10%	Now	\$81,400	LIFE	**	5	\$12,600	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,700	
Windows								
Aluminum	100%			2044	**	5	\$33,700	
Parapets								
Masonry: Brick	18%	0-2	\$5,300	LIFE	**	5	\$4,300	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : East Facade, Loose Fasteners</i>								
Masonry: Brick	77%			LIFE	**	5	\$18,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,500	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$87,300	
Copper/Terne	5%			2056	**	10	\$11,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2037	**	5	\$5,500	
Terrazzo	3%			LIFE	**	5	\$2,600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Main Entry Stair</i>								
Vinyl Tile	35%			2023	\$347,600	3	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9 Inch X 9 Inch Units</i>								
Vinyl Tile	40%			2036	**	3	\$21,900	
Wood	7%			2043	**	5	\$14,400	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,100	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$22,800	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	10%			2033	**	5	\$13,700		
Exposed Concrete	60%			LIFE	**	5	\$10,300		
Metal Panel	5%	Now	\$97,500	LIFE	**	5	\$6,800		
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Gymnasium</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Gymnasium</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Gymnasium</i>									
Plaster	25%			LIFE	**	5	\$17,100		
Site Enclosure									
Fence/Gates									
Chain Link	55%			2048	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Iron Picket	45%			2048	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Retaining Walls									
Cast in Place Concrete	95%			2048	**				
Masonry: Brick	5%	Now	\$2,000	2038	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : North Stair</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	**				
On-Site Walkways									
Cast in Place Concrete	90%			2033	**				
Masonry: Granite	10%			LIFE	**				
Parking/Driveway									
Cast in Place Concrete	100%	Now	\$14,800	2041	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Palisade Pl Driveway</i>									
Activity Yard									
Asphalt	80%	0-2	\$3,400	2031	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Rubber Matting	20%			2033	**				
Electrical									
Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2028	\$35,600	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2028	\$4,000	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Knife Sw	100%	Now	\$156,500	2058	**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	90%			2028	\$119,000	1	
	Conduit	10%			2038	**	1	
Panelboards								
	Fused Disc Sw	10%			2027	\$14,400	5	\$200
	Fused Knife Sw	5%	Now	\$7,200	2053	**	5	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	10%			2036	**	5	\$200
	Molded Case Bkrs	75%			2027	\$107,700	5	\$1,500
Wiring								
	Braided Cloth	70%	Now	\$129,900	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2038	**	1	
	Thermoplastic	20%			2028	\$37,100	1	
Motor Controllers								
	Locally Mounted	100%			2026	\$80,600	5	\$500
Ground								
Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	**	5	\$1,100
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2033	**	10	\$64,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2033	**	10	\$1,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
HID	2%			2023		10	\$2,500	
Egress Lighting								
Emergency, Battery	20%			2028		10	\$3,500	
Exit, Service	80%			2028		1	\$16,800	
Exterior Lighting								
HID	100%			2023		10	\$298,400	\$200
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$14,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2028		5	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 10,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2026		1	\$72,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$61,900	2038	**	4	\$3,600	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Boiler Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2023	\$513,900	1	\$22,600	
Convactor/Radiator	50%			2026	\$195,600	1	\$11,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$106,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,800	
Exhaust Fans								
Interior	80%			2023	\$208,000	2	\$1,800	
Roof	20%			2028	\$24,300	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%	0-2	\$3,200	2033	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%			2028	\$116,400	4	\$7,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$11,300	2038	**	4	\$1,600	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2028	\$18,600	1	\$4,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$21,500	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 109 - BX MINISCHOOL
Address : 1771 POPHAM AVENUE @ PALASADE PL.
Borough : BRONX **Agency's Number** : X899
Program / Asset # : BOE0249.010 / 411 **Yr Built/Renovated** : 1971 / 2006
Area Sq Ft : 8,860 **Project Type** : EDUCATION
Date of Survey : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2877 **Lot** : 393 **BIN** : 2094549

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$51,400	
Interior Architecture	\$35,900	\$116,600
Electrical		\$84,100
Mechanical		\$188,400
Site Pavements	\$88,400	
Total	\$175,800	\$389,100
Importance Code A	\$51,400	
Importance Code B		\$389,100
Importance Code C	\$124,300	
Total	\$175,800	\$389,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,700			
Interior Architecture	\$17,100	\$1,600		
Electrical	\$300	\$400	\$8,900	\$200
Mechanical	\$500	\$700	\$1,200	\$700
Site Pavements	\$5,800			
Total	\$29,400	\$2,700	\$10,000	\$900
Importance Code A	\$6,100	\$400	\$500	\$400
Importance Code B	\$17,400	\$2,300	\$9,600	\$500
Importance Code C	\$5,800			
Total	\$29,400	\$2,700	\$10,000	\$900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX MINISCHOOL

Asset # : 411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	\$4,800	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And West Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : West Facade</i>								
Weathering Steel	90%			LIFE	**	1		
Windows								
Aluminum	100%			2036	**	5	\$1,700	
Roof								
Metal Panel	100%			2033	**	10	\$51,400	
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Mosaic Tile	6%	Now	\$10,500	2033	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Entrance</i>								
Vinyl Tile	94%			2028	\$116,600	3	\$4,800	
Interior Walls								
Concrete Masonry Unit	67%	Now	\$35,900	LIFE	**	5	\$6,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mechanical Room At Structural Steel</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Mechanical Room At Structural Steel</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mechanical Room At Structural Steel</i>								
Metal Panel	33%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2041	**	5	\$13,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : East Of Building</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : East Of Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 109 - BX MINISCHOOL
Asset # : 411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	90%	2-4	\$5,800	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Cast in Place Concrete	10%			2033		**		
Parking/Driveway								
Asphalt	100%	2-4	\$88,400	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Raceway								
Conduit	100%			2028	\$14,800	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,200	5		
Molded Case Bkrs	95%			2027	\$22,700	5	\$200	
Wiring								
Thermoplastic	100%			2028	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$100
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$20,900	10	\$8,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX MINISCHOOL

Asset # : 411

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	\$6,400	10	\$1,100	
Exit, Service	50%			2028	\$1,300	1		
Exterior Lighting								
HID	100%			2028	\$35,700	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$8,600	1	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$29,400	1-3	\$1,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	100%			2028	\$20,900	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2026	\$188,400	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,900	
Exhaust Fans								
Interior	100%			2028	\$31,500	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 109 - BX MINISCHOOL
Asset # : 411

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Electric	100%			2026	\$7,800	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Backflow Preventer							
	Generic	100%			2028	\$2,300	1	\$500
	Fixtures							
	Generic	100%						

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 11 - BX
Address : 1257 OGDEN AVENUE @ W.169 ST.
Borough : BRONX **Agency's Number** : X011
Program / Asset # : BOE0163.000 / 504 **Yr Built/Renovated** : 1890 / 1999
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 15-Oct-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2529 **Lot** : 81 **BIN** : 2003519

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$526,200	\$593,800
Interior Architecture	\$229,200	\$1,106,800
Electrical	\$108,200	\$382,200
Mechanical	\$408,100	\$1,640,800
Total	\$1,271,600	\$3,723,600
Importance Code A	\$526,200	\$593,800
Importance Code B	\$695,700	\$2,987,200
Importance Code C	\$49,700	\$142,500
Total	\$1,271,600	\$3,723,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,000	\$8,700		\$8,700
Interior Architecture	\$84,500			\$8,300
Electrical	\$2,000	\$7,900	\$1,700	\$1,300
Mechanical	\$59,800	\$28,000	\$16,600	\$10,300
Total	\$183,300	\$44,600	\$18,400	\$28,600
Importance Code A	\$43,800	\$15,500	\$6,700	\$15,500
Importance Code B	\$93,000	\$29,000	\$11,600	\$13,200
Importance Code C	\$46,500			
Total	\$183,300	\$44,600	\$18,400	\$28,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$58,300	LIFE	**	5	\$21,900	
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Yard, 1903 Addition</i>								
Masonry: Brick Cavity	55%	Now	\$104,900	LIFE	**	5	\$48,200	
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells D And G (1930 Addition)</i>								
Masonry: Brownstone	10%			LIFE	**	5	\$6,600	
Masonry: Limestone	10%			LIFE	**	5	\$6,600	
Windows								
Aluminum	100%	Now	\$363,000	2035	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Prtoective Metal Grilles</i>								
Parapets								
Masonry: Brick Cavity	55%	0-2	\$23,400	LIFE	**	5	\$8,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall, Merriam Street Facade (South)</i>								
Masonry: Limestone	10%			LIFE	**	5	\$2,000	
Metal Rail	5%			2044	**	5-10	\$14,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Odgen Street Facade (East)</i>								
<i>Explanation : Structural Supports</i>								
Metal: Cage/Fence	10%			2040	**	5-10	\$12,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,000	
No Component	10%							
Roof								
Built-Up (BUR)	20%			2027	\$218,200	10	\$13,900	
Copper/Terne	5%			2042	**	10	\$8,700	
Modified Bitumen	30%			2027	\$327,400	10	\$20,800	
Modified Bitumen	35%			2035	**	10	\$24,300	
Slate	10%	Now	\$13,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%	0-2	\$26,700	LIFE	**	5	\$48,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria And 1st Floor Corridor (1903 Addition), Stair Landings</i>								
Ceramic Tile	5%			2030	\$165,900	5	\$7,400	
Vinyl Tile	45%	0-2	\$131,000	2027	\$655,000	3	\$24,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors In 1890 And 1903 Additions And Auditorium</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors In 1890 And 1903 Additions And Auditorium</i>								
Wood	35%			2042	**	5	\$96,800	
Interior Walls								
Cast in Place Concrete	5%	Now	\$16,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2030	\$142,500	5	\$4,500	
Glass: Single Pane	3%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transoms And Stair Landings</i>								
<i>Explanation : Single Pane Glass</i>								
Gypsum Board	10%			LIFE	**	5	\$5,300	
Masonry: Brick	15%	Now	\$30,200	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Foundation Walls, Ogden Street And Merriam Street Facades</i>								
Plaster	60%	Now	\$49,700	LIFE	**	5	\$16,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell F</i>								
Plaster	2%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : 1930 Mural - Landmarked</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	**	5	\$14,800	
Embossed Metal	70%			LIFE	**	5	\$46,500	
Exposed Concrete	5%			LIFE	**	5	\$1,200	
Masonry:Vault Struct	5%			LIFE	**			
Plaster	10%	Now	\$11,200	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$300	
Raceway								
Conduit	90%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$23,400	5	\$200	
Molded Case Bkrs	65%			2026	\$101,400	5	\$1,200	
Molded Case Bkrs	20%			2043	**	5	\$400	
Wiring								
Braided Cloth	30%	2-4	\$60,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2047	**	1		
Thermoplastic	30%			2027	\$60,500	1		
Motor Controllers								
Locally Mounted	60%			2025	\$52,600	5	\$300	
Locally Mounted	30%			2040	**	5	\$100	
Motor Control Center	10%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	88%			2037	**	10	\$54,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	2%			2037	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	50%			2027	\$53,200	10	\$8,200	
Exit, Service	50%			2027	\$10,600	1		

Exterior Lighting

HID	20%			2027	\$59,600	10		
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2022	\$47,700	1	\$5,100	

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$8,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2037	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : One Tank Of 5,000 Gallons

Conversion Equipment

Steam Boiler	100%			2040	**	1	\$67,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Dual Fuel Steam Boilers

Distribution

Central Plant Steam Piping/Pmp	20%			2047	**	4	\$700	
Central Plant Steam Piping/Pmp	80%			2027	\$1,000,400	4	\$2,700	

On Extended Life, Extent : Moderate, Area Affected : 80%

Location : Beyond The Boiler Room

Terminal Devices

Air Handler	20%			2022	\$207,800	1	\$8,400	
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On Extended Life, Extent : Moderate, Area Affected : 20%

Location : Basement Fan Room

Convactor/Radiator	75%			2025	\$296,700	1	\$16,500	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Fan Coil Unit/Heat	5%			2022	\$55,300	1	\$1,100	
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On Extended Life, Extent : Moderate, Area Affected : 5%

Location : Various Classrooms

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	\$23,100	2027	\$23,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
Window/Wall Unit	60%			2022	\$92,400	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,900	
Exhaust Fans								
Interior	20%			2022	\$52,600	2	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Roof	15%			2022	\$18,400	2	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2047	**	1		
Galvanized Steel	85%			2025	\$275,600	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2025	\$45,100	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 400 Gallons</i>								
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
Cast Iron	5%	Now	\$27,000	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 11 - BX

Asset # : 504

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	70%						
	Generic	30%			2035	**	1	\$1,300
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Recent Replacement</i>					
Fixtures								
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout Toilet Rooms</i>					
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2037	**	1-2	\$400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 11 (P172 ECC) - BX ANNEX
Address : 1399 OGDEN AVENUE
Borough : BRONX **Agency's Number** : X172
Program / Asset # : BOE1167.000 / 14913 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 38,000 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2535 **Lot** : 10 **BIN** : 2116205

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$158,000	\$49,400
Electrical	\$316,100	\$481,300
Mechanical		\$64,500
Total	\$474,100	\$595,200
Importance Code A	\$158,000	\$49,400
Importance Code B	\$316,100	\$545,900
Total	\$474,100	\$595,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,000		
Interior Architecture		\$41,400	\$8,100	\$7,300
Electrical	\$9,800	\$4,200	\$5,300	\$43,400
Mechanical	\$19,300	\$10,200	\$12,600	\$36,800
Site Pavements	\$17,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$50,800	\$65,800	\$30,000	\$91,500
Importance Code A	\$3,800	\$9,800	\$3,800	\$3,800
Importance Code B	\$47,000	\$56,000	\$21,300	\$87,600
Importance Code C			\$4,900	
Total	\$50,800	\$65,800	\$30,000	\$91,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 11 (P172 ECC) - BX ANNEX

Asset # : 14913

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$25,700	
Masonry: Brick Cavity	90%			LIFE	**	5	\$49,400	
Windows								
Aluminum	100%			2045	**	5	\$7,100	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,200	
Masonry: Brick	90%			LIFE	**	5	\$9,900	
Metal Rail	5%			2042	**	5-10	\$9,900	
Roof								
Plaza Roof: Stone Panels	100%	4+	\$158,000	2049	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : Stained And Broken Units</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Carpet	2%			2028	\$17,600	3	\$1,900	
Ceramic Tile	10%			2038	**	5	\$6,400	
Traffic Topping	18%			2034	**	5	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Epoxy Resin On Concrete Floor</i>								
Vinyl Tile	70%			2034	**	3	\$16,900	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$9,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,800	
Gypsum Board	5%			LIFE	**	5	\$5,900	
SGFT/Glazed Masonry	80%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	55%			2042	**	5	\$44,300	
AcousTileSusp.Lay-In	40%			2042	**	5	\$25,800	
Gypsum Board	5%			LIFE	**	5	\$4,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Glazed Tile Over Concrete</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042		**		
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Activity Yard

Cast in Place Concrete	30%	4+	\$5,400	2042		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Play Yard*

Rubber Matting	70%	2-4	\$12,400	2037		**		
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Play Yard**Worn/Eroded, Extent : Moderate, Area Affected : 40%**Location : Play Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2029	\$8,000	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Ampere Main Disconnect Switches*

Fused Disc Sw	10%			2029	\$900	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 And 200 Ampere For Fire Pump And Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$104,400	5	\$200	
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Raceway

Conduit	100%			2029	\$56,100	1		
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Panelboards

Fused Disc Sw	10%			2028	\$8,000	5	\$100	
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Molded Case Bkrs	90%			2028	\$71,800	5	\$900	
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Wiring

Thermoplastic	100%			2029	\$71,000	1		
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Motor Controllers

Locally Mounted	100%			2027	\$48,400	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	
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Stand-by Power

Transfer Switches

Automatic	100%			2027	\$23,500	1	\$11,700	
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DEPARTMENT OF EDUCATION - 040

P. S. 11 (P172 ECC) - BX ANNEX

Asset # : 14913

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2025	\$129,600	1	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 175 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$8,500	
Fuel Storage								
Day Tank								
	30%			2028	\$900	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank	70%			2032	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$34,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2024	\$4,400	1		
Exterior Lighting								
HID	100%			2024	\$153,200	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$36,800	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Cafeteria And Offices</i>								
<i>Explanation : Only Intrusion Alarm And Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$126,100	1-3	\$7,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 11 (P172 ECC) - BX ANNEX

Asset # : 14913

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$37,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2049	**			
Terminal Devices								
Air Handler	20%			2034	**	1	\$4,700	
Air Handler	10%			2034	**	1	\$2,400	
Convactor/Radiator	70%			2042	**	1	\$8,600	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Reciprocating	20%			2029	\$64,500	1	\$3,500	
Compr/Chiller								
No Component	80%							
Distribution								
CW & CHW Wtr	20%			2039	**	4	\$400	
Pipe/Pump								
No Component	80%							
Terminal Devices								
Air Handler/Dir	20%			2034	**	1		
Expansion								
No Component	80%							
Heat Rejection								
Air Cooled Condenser	20%			2029	\$3,100	2	\$5,300	
Unit								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,200	
Exhaust Fans								
Interior	80%			2034	**	2	\$900	
Roof	20%			2034	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2024	\$23,200	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 11 (P172 ECC) - BX ANNEX
Asset # : 14913

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2034	**	4	\$2,300	
Backflow Preventer Generic	100%	Now	\$9,700	2039	**	1	\$2,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Working</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$19,200	
Sprinkler								
No Component	40%							
Generic	60%			2049	**	1-2	\$6,400	
Fire Pump								
Generic	100%			2038	**	1	\$7,100	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 110 - BK
Address : 124 MONITOR STREET @DRIGGS AVE.
Borough : BROOKLYN **Agency's Number** : K110
Program / Asset # : BOE0420.000 / 1380 **Yr Built/Renovated** : 1895 / 2012
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 27-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4
Block : 2688 **Lot** : 42 **BIN** : 3067144

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$115,500
Interior Architecture	\$662,000	
Electrical	\$55,700	\$497,900
Mechanical	\$237,900	\$329,600
Site Pavements		\$90,300
Total	\$955,600	\$1,033,400
Importance Code A		\$115,500
Importance Code B	\$919,200	\$917,800
Importance Code C	\$36,400	
Total	\$955,600	\$1,033,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$65,900		\$16,700	
Interior Architecture	\$12,000	\$2,500		\$9,300
Electrical	\$2,300	\$2,400	\$2,100	\$2,300
Mechanical	\$11,400	\$9,300	\$49,200	\$9,300
Site Enclosure	\$30,500			
Site Pavements	\$14,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$140,400	\$18,100	\$72,000	\$24,800
Importance Code A	\$72,400	\$6,500	\$23,300	\$6,500
Importance Code B	\$25,500	\$11,500	\$48,600	\$18,300
Importance Code C	\$42,500			
Total	\$140,400	\$18,100	\$72,000	\$24,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$20,800	
Masonry: Brick	80%			LIFE	**	5	\$71,100	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Street Facades</i>								
Masonry: Brick Cavity	5%	4+	\$3,600	LIFE	**	5	\$4,400	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Elevator Tower</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,300	
Metal Panel	10%			2048	**	5-10	\$61,100	
Windows								
Aluminum	45%	0-2	\$25,000	2044	**	5	\$4,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade And Rear Facade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	50%	0-2	\$9,700	2044	**	5	\$5,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
Glass Block	5%			LIFE	**	5	\$700	
Parapets								
No Component	30%							
Not Accessible	70%							
Roof								
Metal Panel	30%			2041	**	10	\$27,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sloped Roofs</i>								
Not Accessible	70%							
Interior								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,800	
Ceramic Tile	5%			2037	**	5	\$5,000	
Traffic Topping	10%	Now	\$132,100	2038	**	5	\$6,200	
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs Landings And Open Areas In Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs Landings And Open Areas In Basement</i>								
Vinyl Tile	40%	0-2	\$36,200	2033	**	3	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Floor Corridors</i>								
Vinyl Tile 9" X 9"	35%	Now	\$410,500	2038	**	3	\$13,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor Corridors, Laboratory Room, 3rd And 4th Floor Classrooms</i>								
Interior Walls								
Ceramic Tile	7%	Now	\$12,000	2031	**	5	\$4,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Walls In Stairwells</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Glass: Single Pane	8%			LIFE	**	5	\$7,000	
Masonry: Brick	15%	0-2	\$36,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Walls</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls</i>								
Plaster	65%			LIFE	**	5	\$22,700	
Ceilings								
Embossed Metal	50%	4+	\$46,800	LIFE	**	5	\$22,400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 106, Auditorium, 4th Floor Corridor</i>								
Plaster	50%			LIFE	**	5	\$31,200	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%	Now	\$7,600	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Anchor Posts</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$22,900	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Play Yard</i>								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$5,400	2033		**		
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*Sinking/Subsiding, Extent : Moderate, Area Affected : 15%**Location : Monitor And Driggs Walkways*

On-Site Walkways

Cast in Place Concrete	100%			2033		**		
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Activity Yard

Rubber Matting	15%			2033		**		
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Traffic Topping	85%	0-2	\$9,000	2028	\$90,300			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Various Locations Within Play Yards**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Play Yard Surfaces*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048		**	5	\$300
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2048		**	5	\$300
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	70%			2028	\$92,600		1	
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Conduit	30%			2048		**	1	
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Panelboards

Fused Disc Sw	10%			2027	\$14,400		5	\$200
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Molded Case Bkrs	10%			2027	\$14,400		5	\$200
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Molded Case Bkrs	30%			2036		**	5	\$500
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Molded Case Bkrs	50%			2044		**	5	\$900
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Wiring

Braided Cloth	30%	2-4	\$55,700	2053		**	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2048		**	1	
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Thermoplastic	50%			2038		**	1	
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Motor Controllers

Locally Mounted	100%			2041		**	5	\$400
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	99%			2036	**	10	\$59,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2036	**	10	\$600	
		<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
Egress Lighting								
Emergency, Battery	50%			2028		10	\$8,000	
Exit, Service	50%			2028		1	\$9,500	
Exterior Lighting								
Fluorescent	5%			2028		10	\$300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
No Component	95%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028		1	\$7,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028		1-3	\$12,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$65,400	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2038	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	75%			2026	\$265,000	1	\$16,000	
Fan Coil Unit/Heat	20%			2023	\$197,700	1	\$4,300	
Unit Heater - Steam	5%			2023	\$11,800	4	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	\$1,400	2023	\$27,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 202, 205, 211.</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,700	
No Component	90%							
Exhaust Fans								
Roof	10%			2028	\$11,000	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2038	**	1		
Galvanized Steel	10%			2026	\$29,000	1		
Water Heater								
Gas Fired	100%			2023	\$40,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,100	
Backflow Preventer								
Generic	100%			2033	**	1	\$4,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2028	\$64,600	1-2	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 110 - BX
Address : 580 CROTONA PARK SOUTH @FULTON AVENUE
Borough : BRONX **Agency's Number** : X110
Program / Asset # : BOE0250.000 / 199 **Yr Built/Renovated** : 1964 / 2008
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 12-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2932 **Lot** : 1 **BIN** : 2009718

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$87,100	\$143,100
Interior Architecture	\$1,442,000	\$41,500
Electrical	\$783,300	\$692,400
Mechanical	\$214,000	\$1,633,300
Site Pavements	\$118,300	
Total	\$2,644,700	\$2,510,300
Importance Code A	\$87,100	\$787,000
Importance Code B	\$2,557,600	\$1,681,800
Importance Code C		\$41,500
Total	\$2,644,700	\$2,510,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,500		\$12,100	
Interior Architecture	\$1,700	\$3,400	\$6,300	\$13,500
Electrical	\$3,500	\$3,600	\$14,700	\$3,400
Mechanical	\$75,600	\$18,300	\$40,900	\$13,600
Site Enclosure	\$17,800			
Site Pavements	\$27,500			
Total	\$147,600	\$25,300	\$74,000	\$30,600
Importance Code A	\$30,800	\$9,300	\$21,600	\$9,300
Importance Code B	\$96,400	\$15,900	\$52,400	\$21,200
Importance Code C	\$20,300			
Total	\$147,600	\$25,300	\$74,000	\$30,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
Glazed Ceramic Panel	15%			LIFE	**	5	\$35,400	
Masonry: Brick	80%			LIFE	**	5	\$40,200	
Windows								
Aluminum	100%	4+	\$21,500	2044	**	5	\$12,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$5,400	
Metal Panel	5%			2048	**	5	\$1,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,000	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$87,100	
Copper/Terne	5%			2043	**	10	\$11,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$67,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,600	
Ceramic Tile	5%			2037	**	5	\$6,800	
Vinyl Tile	10%			2033	**	3	\$6,800	
Vinyl Tile 9" X 9"	70%	2-4	\$1,113,400	2038	**	3	\$35,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	5%			2043	**	5	\$12,700	
Interior Walls								
Glazed Ceramic Panel	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	67%			LIFE	**	5	\$41,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	Now	\$328,500	2048	**	5	\$16,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance, Corridors</i>								
Exposed Concrete	55%			LIFE	**	5	\$11,400	
Metal Panel	10%			LIFE	**	5	\$16,500	
Plaster	10%			LIFE	**	5	\$8,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	65%	4+	\$9,700	2048	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Franklin Avenue Near Activity Yard</i>								
Iron Picket	35%	4+	\$8,000	2063	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Franklin Avenue</i>								
<i>Explanation : Concrete Base Damaged And Broken</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$118,300	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Crotona Park South And Franklin Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$2,600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	100%	4+	\$25,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Activity Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
Raceway								
Conduit	5%			2048	**	1		
Conduit	95%			2028	\$175,100	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	20%			2044	**	5	\$500	
Molded Case Bkrs	70%			2027	\$134,100	5	\$1,700	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$82,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	2%			2036	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2023	\$67,700	10	\$11,300	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$379,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$91,100	1	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$17,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2026	\$608,300	1	\$93,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$31,800	2038	**	4	\$4,600	
<i>On Extended Life, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
Terminal Devices								
Air Handler	20%			2028	\$264,400	1	\$11,600	
Convactor/Radiator	70%	Now	\$17,600	2026	\$352,300	1	\$19,100	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor Boys Bathroom, And Room 309.</i>								
Fan Coil Unit/Heat	10%			2028	\$140,800	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$156,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,400	
Exhaust Fans								
Interior	80%			2028	\$267,500	2	\$2,300	
Roof	20%	Now	\$600	2028	\$31,200	2	\$500	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan No 3 On The Roof</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2048	**	1		
Galvanized Steel	90%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$57,300	2	\$1,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - BX

Asset # : 199

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger Steam Fired	100%			2038	**	4	\$13,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not In Use</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%	Now	\$14,300	2038	**	4	\$2,000
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Backflow Preventer No Component Generic	95%			2033	**	1	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Make Up</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%			2048	**	1-2	\$1,300
	Chemical System No Component Generic	80%			2023	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 110 - M
Address : 285 DELANCEY STREET @LEWIS ST.
Borough : MANHATTAN **Agency's Number** : M110
Program / Asset # : BOE0062.000 / 1690 **Yr Built/Renovated** : 1902 / 2001
Area Sq Ft : 52,000 **Project Type** : EDUCATION
Date of Survey : 07-Sep-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 332 **Lot** : 52 **BIN** : 1004066

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,700	\$168,200
Interior Architecture	\$451,000	\$48,000
Electrical	\$1,035,100	\$287,000
Mechanical	\$74,900	\$569,700
Total	\$1,599,700	\$1,072,900
Importance Code A	\$38,700	\$168,200
Importance Code B	\$1,499,900	\$904,700
Importance Code C	\$61,100	
Total	\$1,599,700	\$1,072,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,800		\$13,600	\$13,100
Interior Architecture	\$42,300			\$6,700
Electrical	\$17,900	\$4,900	\$8,200	\$5,900
Mechanical	\$27,300	\$6,800	\$38,200	\$6,800
Total	\$120,200	\$11,700	\$60,000	\$32,600
Importance Code A	\$49,400	\$5,100	\$18,700	\$18,200
Importance Code B	\$47,800	\$6,600	\$41,300	\$14,400
Importance Code C	\$23,100			
Total	\$120,200	\$11,700	\$60,000	\$32,600



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DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$83,100	
Copper/Terne	5%			2063	**	10	\$12,500	
Masonry: Brick	80%			LIFE	**	5	\$85,100	
Masonry: Granite	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%			2044	**	5	\$26,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$4,700	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Parapet Wall</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$9,600	
Masonry: Limestone	5%	Now	\$6,300	LIFE	**	5	\$700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping - Underside Of Cap</i>								
Metal Panel	5%			2048	**	5	\$2,200	
Roof								
Built-Up (BUR)	90%			2033	**	10	\$38,700	
Metal Panel	5%			2045	**	10	\$3,900	
Single Ply Membrane	3%	Now	\$21,800	2038	**			
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkhead Roofs</i>								
Skylight, Metal/Glass	2%			2038	**	10	\$2,900	
Interior								
Floors								
Ceramic Tile	3%			2031	**	5	\$2,300	
Ceramic Tile	2%			2041	**	5	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Sheet Vinyl/Rubber	10%			2036	**	5	\$11,500	
Traffic Topping	15%			2036	**	5	\$14,400	
Vinyl Tile	25%	Now	\$174,500	2038	**	3	\$7,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%			2033	**	3	\$17,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	3%	0-2	\$7,900	2031	**	5	\$1,300	
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*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Stairs E And F*

Ceramic Tile	2%			2041	**	5	\$1,800	
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Glass: Single Pane	5%	Now	\$14,300	LIFE	**	5	\$3,300	
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*Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%**Location : Stairs*

Masonry: Brick	10%			LIFE	**			
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Plaster	80%	Now	\$61,100	LIFE	**	5	\$21,400	
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*Water Penetration, Extent : Severe, Area Affected : 15%**Location : Room 508 (North Wall), Bulkeards (Stairs E And F), Room 307 (Base Of Exterior Wall)*

Ceilings

Plaster	100%	Now	\$215,400	LIFE	**	5	\$48,000	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Various Locations Throughout**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Room 502, Bulkheads (Stair E And F)*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Fused Knife Sw	100%	0-2	\$156,500	2058	**	5	\$100	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete Equipment And On Extended Life.*

Raceway

Conduit	90%			2028	\$119,000	1		
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Conduit	10%			2048	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Fused Knife Sw	5%	0-2	\$5,600	2053	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment And On Extended Life.</i>								
Fused Toggle Switch	80%	0-2	\$89,400	2053	**	5	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Equipment And On Extended Life.</i>								
Molded Case Bkrs	10%			2044	**	5	\$100	
Wiring								
Braided Cloth	90%	0-2	\$167,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement - Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2033	**	10	\$47,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	25%			2033	**	10	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor, 2nd Floor</i>								
<i>Explanation : Wall Mounted Emergency Light</i>								
Exit, Service	75%			2033	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Wall Mounted Exit Lights</i>								
Exterior Lighting								
HID	100%			2033	**	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 7 HID Light Fixtures, Controlled By Timer Switch</i>								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System
Generic

100% 2028 \$168,000 1 \$19,400

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways And Entry And Exit Doors

Explanation : Intrusion Alarm Only; Motion Sensors

Fire/Smoke Detection
Generic, Analog

100% 0-2 \$575,000 2038 * * 1-3 \$29,100

Other Observation, Extent : Severe, Area Affected : 100%

Location : Hallways

Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2048 * * 1

Conversion Equipment
Steam Boiler

100% Now \$16,600 2041 * * 1 \$45,800

Not in Service, Extent : Severe, Area Affected : 5%

Location : Burner #1

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution
Steam Piping/Pump

100% Now \$4,500 2028 \$227,100

Steam Traps Faulty, Extent : Moderate, Area Affected : 2%

Location : 2 F And T Traps, Basement

Terminal Devices
Convactor/Radiator

100% 2026 \$275,000 1 \$16,600

Air Conditioning

Energy Source
Electricity

100% 2036 * * 1

Conversion Equipment
Window/Wall Unit

70% 0-2 \$3,700 2023 \$74,900 1

Malfunctioning, Extent : Moderate, Area Affected : 5%

Location : 2 Units

No Component

30%

Ventilation

Exhaust Fans
Wall Unit

10% 2028 \$1,800 2 \$200

No Component

90%

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 110 - M

Asset # : 1690

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
	Brass/Copper	70%		2038	**	1		
	Galvanized Steel	30%		2026	\$67,600	1		
Water Heater								
	Gas Fired	100%		2023	\$31,300	2	\$700	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2033	**	4	\$1,600	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2028	\$15,100	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 111 - BX
Address : 3740 BAYCHESTER AVENUE @ CRAWFORD AVE.
Borough : BRONX **Agency's Number** : X111
Program / Asset # : BOE0251.000 / 2677 **Yr Built/Renovated** : 1963 / 2001
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 15-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4916 **Lot** : 1 **BIN** : 2065992

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$175,700	\$1,056,300
Interior Architecture	\$358,700	\$40,700
Electrical	\$651,900	\$843,200
Mechanical	\$762,700	\$1,399,900
Total	\$1,948,900	\$3,340,100
Importance Code A	\$745,200	\$1,095,800
Importance Code B	\$889,600	\$2,203,600
Importance Code C	\$314,200	\$40,700
Total	\$1,948,900	\$3,340,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$26,800
Interior Architecture	\$16,600	\$13,200	\$8,100	\$18,700
Electrical	\$1,000	\$1,800	\$2,500	\$2,000
Mechanical	\$39,800	\$12,600	\$19,100	\$26,300
Site Enclosure	\$2,200			
Site Pavements	\$13,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$76,800	\$31,600	\$33,700	\$77,800
Importance Code A		\$8,700	\$8,700	\$35,700
Importance Code B	\$56,500	\$22,900	\$18,900	\$42,100
Importance Code C	\$20,300		\$6,200	
Total	\$76,800	\$31,600	\$33,700	\$77,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$17,800	
Masonry: Brick Cavity	70%			LIFE	**	5	\$50,000	
Masonry: Fieldstone	2%			LIFE	**	5	\$1,100	
Metal Panel	20%			2049	**	5-10	\$98,200	
Mosaic Tile	3%			2049	**	10	\$6,700	
Windows								
Aluminum	83%			2045	**	5	\$14,800	
Glass Block	15%			LIFE	**	5	\$1,700	
Metal Louvers	2%			2038	**	10	\$2,200	
Parapets								
Metal Rail	100%			2042	**	5-10	\$153,900	
Roof								
Built-Up (BUR)	35%	Now	\$82,300	2029	\$411,400			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium, Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Gymnasium</i>								
Copper/Terne	5%			2057	**	10	\$10,100	
IRMA/Protected Membrane	60%			2029	\$414,400	10	\$48,700	
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	**	5	\$34,700	
Ceramic Tile	3%			2038	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	80%			2034	**	3	\$39,700	
Interior Walls								
Cast in Place Concrete	5%	4+	\$16,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Pit Area</i>								
Ceramic Tile	5%			2038	**	5	\$12,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Folding Partition	5%	Now	\$314,200	2037	**	5	\$15,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Plaster	55%			LIFE	**	5	\$40,700	
SGFT/Glazed Masonry	20%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	30%			2034	**	5	\$37,400		
Exposed Struc: Steel	20%			LIFE	**				
Metal Panel	10%	Now	\$44,500	LIFE	**	5	\$15,600		
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement Level Corridors</i>									
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement Corridor</i>									
Plaster	40%			LIFE	**	5	\$31,200		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	**				
Retaining Walls									
Masonry: Fieldstone	100%	Now	\$2,200	2039	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Adjacent To Walkway At Southwest Corner Of Property</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$6,100	2034	**				
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : By Tree On Baychester Avenue</i>									
On-Site Walkways									
Cast in Place Concrete	95%	Now	\$3,700	2034	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Stepped Walkway At Southeast Corner Of Property</i>									
Pavers/Stone	5%			2032	**				
Activity Yard									
Asphalt	85%	4+	\$3,500	2032	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Rubber Matting	15%			2034	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2029	\$39,500	5	\$400		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two Main Service Switches Rated At 800 Amperes Each</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2029	\$182,600	5	\$400		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,100	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$196,900	10	\$76,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2029	\$10,400	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$63,400	10	\$10,600	
Exit, Battery	50%			2029	\$43,200	10	\$3,000	
Exterior Lighting								
HID	10%			2024	\$35,500	10		
<i>Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$85,300	1	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only: Motion Sensors</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%	2-4	\$97,300	2039	**	1-3	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Alarm System; Alarm Bells And Manual Pull Stations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$172,900	5	\$27,300	
Conversion Equipment								
Steam Boiler	50%	Now	\$284,800	2049	**	1	\$39,200	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								
Steam Boiler	50%	0-2	\$284,800	2049	**	1	\$39,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Steam Piping/Pump	100%			2029	\$389,100			
Terminal Devices								
Air Handler	20%			2029	\$247,500	1	\$10,900	
Convactor/Radiator	80%			2027	\$376,900	1	\$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$36,700	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	
Exhaust Fans								
Interior	50%			2024	\$156,500	2	\$1,300	
Roof	40%			2034	**	2	\$1,100	
Roof	10%	Now	\$14,600	2039	**	2	\$200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	19%			2027	\$73,400	1		
Galvanized Steel	1%	Now	\$3,900	2049	**	1		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Valve</i>								
HW Heat Exchanger								
Steam Fired	100%			2029	\$140,100	4	\$13,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	2-4	\$13,400	2039	**	4	\$1,900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit Not Operational</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2039	**	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 111 - M
Address : 440 WEST 53 STREET @10TH AVENUE
Borough : MANHATTAN **Agency's Number** : M111
Program / Asset # : BOE0063.000 / 1691 **Yr Built/Renovated** : 1958 / 2008
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 06-Sep-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1062 **Lot** : 3 **BIN** : 1026740

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,600	\$1,239,800
Interior Architecture	\$1,125,100	\$335,600
Electrical	\$544,100	\$770,000
Mechanical	\$93,800	\$652,300
Total	\$1,807,700	\$2,997,700
Importance Code A	\$44,600	\$1,279,300
Importance Code B	\$1,763,100	\$1,718,400
Total	\$1,807,700	\$2,997,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,400		\$34,900	\$10,600
Interior Architecture	\$144,000			\$14,400
Electrical	\$20,500	\$9,500	\$20,800	\$10,100
Mechanical	\$71,000	\$13,900	\$26,300	\$13,900
Total	\$239,900	\$23,300	\$82,000	\$49,000
Importance Code A	\$13,300	\$8,900	\$44,000	\$19,500
Importance Code B	\$224,000	\$14,400	\$38,000	\$29,500
Importance Code C	\$2,600			
Total	\$239,900	\$23,300	\$82,000	\$49,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	20%			LIFE	**	5	\$54,200	
Masonry: Brick	70%			LIFE	**	5	\$40,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$5,400	
Metal Panel	5%			2038	**	5-10	\$19,900	
Windows								
Aluminum	100%			2044	**	5	\$21,100	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$12,700	
Masonry: Limestone	5%	Now	\$4,400	LIFE	**	5	\$1,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
Metal Panel	10%			2038	**	5	\$6,100	
Metal Rail	5%			2033	**	5-10	\$14,300	
Roof								
Copper/Terne	5%			2043	**	10	\$17,700	
IRMA/Protected Membrane	35%	0-2	\$8,400	2028			\$421,900	
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main (Upper) Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Perimeter Walls And Roof Drains</i>								
IRMA/Protected Membrane	60%	Now	\$36,200	2028			\$723,200	
<i>Debris on Roof, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roofs</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Perimeter Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Drain Above Cafeteria / South Wall</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$9,200	LIFE	**	5	\$36,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Auditorium Floor</i>								
<i>Explanation : Epoxy Coating</i>								
Ceramic Tile	5%			2031	**	5	\$8,200	
Terrazzo	5%	Now	\$20,500	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridor In Front Of Auditorium</i>								
Vinyl Tile	20%	0-2	\$30,000	2028	\$299,500	3	\$12,400	
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Floor Corridors</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Floor Corridors</i>								
Vinyl Tile 9" X 9"	50%	Now	\$97,000	2023	\$970,000	3	\$30,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Classroom 109, Bathrooms, 4th Floor Stair Landings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Within Classrooms/ Corridors</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell B</i>								
Wood	10%	0-2	\$58,100	2043	**	5	\$15,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Teachers Lunchroom</i>								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$5,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$10,400	
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$26,000	
SGFT/Glazed Masonry	22%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$31,800	2033	**	5	\$16,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria - From Various Leaks</i>								
AcousTileConcealSpLn	25%	0-2	\$34,600	2033	**	5	\$25,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd And 4th Floor Corridors</i>								
Exposed Concrete	45%			LIFE	**	5	\$11,300	
Plaster	10%	Now	\$11,200	LIFE	**	5	\$10,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Wall Of Cafeteria At Roof Drain</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Electrical Room</i>								
<i>Explanation : 2 - Main Service Disconnect Switches Rated At 600 Amperes Each</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$182,600	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Electrical Room</i>								
<i>Explanation : 2 - Sections Of Main Distribution Board</i>								
Raceway								
Conduit	90%			2028	\$165,900	1		
Conduit	10%			2054	**	1		
Panelboards								
Molded Case Bkrs	10%			2050	**	5	\$200	
Molded Case Bkrs	90%			2027	\$172,400	5	\$2,100	
Wiring								
Braided Cloth	90%	0-2	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2054	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$500	
Locally Mounted	20%			2045	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement - Water Meter Room</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	80%			2033	**	10	\$66,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Classrooms</i>								
<i>Explanation : Pendant Mounted Fixtures With T8 Lamps</i>								
Fluorescent	16%			2033	**	10	\$13,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Corridors</i>								
<i>Explanation : Recessed Mounted U - Type Fixtures With T8 Lamps</i>								
Fluorescent	2%			2033	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Auditorium</i>								
HID	2%			2028		10	\$100	
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$10,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Wall Mounted Emergency Lights</i>								
Exit, Service	50%			2033	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Wall Mounted Emergency Lights</i>								
Exterior Lighting								
HID	60%			2023	\$217,700	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Roof Mounted HID Light Fixtures Controlled By Photocell</i>								
HID	40%			2028	\$145,200	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2 Wall Mounted HID Fixtures Controlled By Timer Switch</i>								
Alarm								
Security System Generic	100%			2036	**	1	\$33,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Entry And Exit Doors</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2036 ** 1-3 \$57,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement, Hallways And Toilets

Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100% 2054 ** 1

Conversion Equipment

Steam Boiler

100% 2041 ** 1 \$89,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Units

Distribution

Central Plant Steam
Piping/Pmp

100% 0-2 \$30,500 2038 ** 4 \$4,400

Insul. Deteriorating, Extent : Severe, Area Affected : 100%

Location : Throughout

Terminal Devices

Air Handler

30% Now \$19,000 2028 \$379,700 1 \$15,000

Noisy/Vibrating, Extent : Moderate, Area Affected : 5%

Location : Fan Room

Convactor/Radiator

70% 2033 ** 1 \$20,400

Air Conditioning

Energy Source

Electricity

100% 2044 ** 1

Conversion Equipment

Window/Wall Unit

50% 2023 \$93,800 1

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE ** 2-5 \$50,200

Exhaust Fans

Interior

40% 2028 \$128,100 2 \$1,100

Roof

60% Now \$9,000 2028 \$89,700 2 \$1,300

Noisy/Vibrating, Extent : Moderate, Area Affected : 50%

Location : Roof

Plumbing

H/C Water Piping

Galvanized Steel

100% 2033 ** 1

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - M

Asset # : 1691

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2026	\$54,900	2	\$1,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2033	**	4	\$2,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
	Backflow Preventer Generic	100%			2033	**	1	\$5,500
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%			2038	**	1-2	\$1,300
	Chemical System Wet	20%			2023	\$5,600	1-3	\$800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					
	No Component	80%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 111 - Q
Address : 37-15 13 STREET
Borough : QUEENS **Agency's Number** : Q111
Program / Asset # : BOE0760.000 / 1590 **Yr Built/Renovated** : 1950 / 2001
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 28-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 363 **Lot** : 1 **BIN** : 4004419

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,058,500	\$45,300
Interior Architecture	\$322,600	\$933,800
Electrical	\$346,300	\$207,200
Mechanical	\$305,400	\$729,600
Site Pavements	\$274,200	
Total	\$3,307,000	\$1,915,800
Importance Code A	\$2,058,500	\$45,300
Importance Code B	\$1,088,900	\$1,833,500
Importance Code C	\$159,600	\$37,100
Total	\$3,307,000	\$1,915,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,000			\$4,700
Interior Architecture	\$51,400	\$3,300	\$11,800	\$26,800
Electrical	\$7,300	\$7,500	\$5,800	\$26,800
Mechanical	\$28,700	\$13,700	\$22,000	\$41,000
Site Enclosure	\$29,300			
Site Pavements	\$30,400			
Total	\$199,000	\$24,400	\$39,700	\$99,300
Importance Code A	\$60,600	\$8,600	\$8,600	\$13,300
Importance Code B	\$39,000	\$15,800	\$31,100	\$85,900
Importance Code C	\$99,300			
Total	\$199,000	\$24,400	\$39,700	\$99,300



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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$437,400	LIFE	**	5	\$45,300	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Exit 9 Ceiling</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Greenhouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, Auditorium Corners</i>								
Masonry: Limestone	5%	Now	\$88,000	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2039	**	5-10	\$10,400	
Window Wall	2%			2039	**	5	\$3,800	
Windows								
Aluminum	95%	4+	\$204,400	2045	**	5	\$11,400	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above 3rd Floor Window Room 325</i>								
<i>Explanation : Bent Lintel</i>								
Glass Block	5%			LIFE	**	5	\$800	
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$17,100	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$34,900	LIFE	**	5	\$5,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	70%	Now	\$930,200	2039	**			1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	Now	\$398,600	2039	**			1
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Cafeteria</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$7,500	LIFE	**	5	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water Penetration</i>								
Ceramic Tile	3%	2-4	\$4,200	2038	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, 3rd Floor Toilet</i>								
Terrazzo	2%			LIFE	**	5	\$2,100	
Vinyl Tile	70%			2029	\$859,500	3	\$35,500	
Vinyl Tile 9" X 9"	5%	0-2	\$79,500	2039	**	3	\$2,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen Hall, Bathroom</i>								
Wood	10%			2044	**	5	\$25,400	
Interior Walls								
Ceramic Tile	5%	2-4	\$15,200	2038	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	2-4	\$24,500	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	60%	4+	\$53,000	LIFE	**	5	\$37,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$106,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$26,500	
AcousTileSusp.Lay-In	5%			2042	**	5	\$6,600	
Exposed Concrete	30%			LIFE	**	5	\$6,200	
Plaster	45%	Now	\$83,500	LIFE	**	5	\$37,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%	0-2	\$29,300	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Iron Picket	20%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$89,500	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Along 13th Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13th Street</i>								
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$30,400	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	100%			2038		**		
Activity Yard								
Asphalt	100%	0-2	\$184,700	2038		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$129,000	1		
Conduit	30%			2055	**	1		
Panelboards								
Fused Disc Sw	15%			2051	**	5	\$300	
Molded Case Bkrs	85%			2051	**	5	\$1,900	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$600	

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$78,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	40%			2024	\$50,100	10	\$8,400	
Emergency, Battery	10%			2037	**	10	\$2,100	
Exit, Service	50%			2024	\$12,500	1		
Exterior Lighting								
HID	20%			2024	\$70,200	10	\$100	
HID	10%	Now	\$35,100	2039	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rear</i>						
		<i>Explanation : Not Functional</i>						
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$9,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$53,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$86,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Gas Fired Steam Boilers</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	80%			2059	**	4	\$3,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	20%			2049	**	4	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	30%			2029	\$367,000	1	\$16,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Controls On Equipment Have Been Upgraded.</i>								
Convactor/Radiator	70%	Now	\$16,300	2034	**	1	\$17,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Window/Wall Unit	10%			2034	**	2	\$500	
No Component	80%			2024	\$145,000	1		
	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$160,300	LIFE	**	2-5	\$48,500	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Air Plenum</i>								
Exhaust Fans								
Interior	100%			2029	\$309,500	2	\$2,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse Fan Rooms</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$53,100	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 111 - Q

Asset # : 1590

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2039	**	1-2	\$2,400
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 112 - BK
Address : 7115 15 AVENUE
Borough : BROOKLYN **Agency's Number** : K112
Program / Asset # : BOE0422.000 / 1382 **Yr Built/Renovated** : 1905 / 2011
Area Sq Ft : 45,972 **Project Type** : EDUCATION
Date of Survey : 01-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6180 **Lot** : 1 **BIN** : 3157760

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$949,500	\$307,300
Interior Architecture	\$514,800	\$448,000
Electrical	\$252,100	\$282,700
Mechanical	\$67,100	\$383,400
Total	\$1,783,400	\$1,421,400
Importance Code A	\$949,500	\$307,300
Importance Code B	\$788,400	\$1,006,900
Importance Code C	\$45,500	\$107,200
Total	\$1,783,400	\$1,421,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,000		\$1,100	
Interior Architecture	\$62,600			\$6,800
Electrical	\$29,900	\$42,400	\$1,200	\$1,000
Mechanical	\$23,400	\$75,500	\$10,500	\$6,100
Total	\$150,000	\$117,900	\$12,800	\$14,000
Importance Code A	\$40,000	\$4,700	\$5,700	\$4,600
Importance Code B	\$104,600	\$113,300	\$7,100	\$9,400
Importance Code C	\$5,400			
Total	\$150,000	\$117,900	\$12,800	\$14,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$80,700	LIFE	**	5	\$72,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Elements</i>								
Masonry: Brick	75%			LIFE	**	5	\$69,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Exterior Facades</i>								
Masonry: Brick	15%	Now	\$44,900	LIFE	**	5	\$13,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Chimney Stack</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Windows								
Aluminum	10%			2043	**	5	\$2,300	
Wood	90%	Now	\$823,900	2052	**	5	\$102,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Parapets								
Masonry: Brick Cavity	85%	0-2	\$34,000	LIFE	**	5	\$13,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Side Of Parapets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Exterior Side Of Parapets</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$15,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	100%			2035	**	10	\$48,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$2,000	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$3,800	2030	\$75,600	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%	Now	\$53,100	2027	\$265,200	3	\$11,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors, Stair Landings</i>								
Vinyl Tile 9" X 9"	35%	Now	\$30,100	2022	\$300,700	3	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Wood	15%	Now	\$77,200	2042	**	5	\$10,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$5,400	2030	\$107,200	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	4%			LIFE	**	5	\$2,200	
Masonry: Brick	15%			LIFE	**			
Metal: Cage/Fence	3%			LIFE	**			
Plaster	73%	Now	\$45,500	LIFE	**	5	\$15,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairs And Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$7,300	2032	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$1,600	2032	**	5	\$1,800	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$12,500	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$38,400	LIFE	**	5	\$34,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$22,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$130,400	5	\$200	
Raceway								
Conduit	80%			2027	\$59,300	1		
Conduit	20%			2047	**	1		
Panelboards								
Molded Case Bkrs	50%			2026	\$55,900	5	\$600	
Molded Case Bkrs	50%			2043	**	5	\$600	
Wiring								
Braided Cloth	30%	2-4	\$29,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	50%			2037	**	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$200	
Motor Control Center	50%			2040	**	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2022	\$108,300	10	\$42,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	45%			2022	\$29,800	10	\$5,000	
Emergency, Battery	5%			2032	**	10	\$600	
Exit, Service	45%			2022	\$6,000	1		
Exit, Service	5%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$37,100	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 0-2

\$101,700

2037

* *

1-3

\$5,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Manual Pull Station And Alarm Bells Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

Conversion Equipment

Steam Boiler

100% Now

\$6,000 2040

* *

1

\$41,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units. Defective #1 Burner.*

Distribution

Central Plant Steam Piping/Pmp

100% Now

\$15,600

2037

* *

4

\$2,300

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Vacuum Pumps, Boiler Room**Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Steam Traps And Thermostats, Various*

Terminal Devices

Air Handler

5%

2022

\$32,300

1

\$1,400

Convactor/Radiator

90%

2025

\$221,500

1

\$13,400

Unit Heater - Steam

5%

2022

\$8,200

4

\$300

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Ext Pkg Unit - Heating/Cooling

5%

2022

\$28,800

2

\$100

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 1st Floor*

Window/Wall Unit

70%

2022

\$67,100

1

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$25,600

Exhaust Fans

Roof

80%

2027

\$61,100

2

\$1,100

Wall Unit

20%

2027

\$3,300

2

\$300

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%			2025	\$100,900	1		
Water Heater								
Gas Fired	100%			2025	\$28,000	2	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Boiler Room</i>						
		<i>Explanation : Capacity Is Too Small</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$7,000	4	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2027	\$9,000	1-2	\$300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 112 - BX
Address : 1925 SCHIEFFELIN AVENUE @E. 229 STREET
Borough : BRONX **Agency's Number** : X112
Program / Asset # : BOE0252.000 / 412 **Yr Built/Renovated** : 1953 / 2013
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 49050 **Lot** : 500 **BIN** : 2065991

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,500	\$60,100
Interior Architecture	\$262,300	
Electrical	\$217,300	\$283,900
Mechanical	\$254,900	\$1,628,700
Total	\$792,000	\$1,972,700
Importance Code A	\$103,500	\$60,100
Importance Code B	\$481,300	\$1,912,600
Importance Code C	\$207,300	
Total	\$792,000	\$1,972,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,300			\$5,200
Interior Architecture	\$31,200		\$11,100	\$11,800
Electrical	\$17,000	\$2,000	\$2,300	\$3,200
Mechanical	\$27,100	\$13,800	\$38,300	\$10,300
Site Pavements	\$9,700			
Total	\$95,300	\$15,900	\$51,700	\$30,500
Importance Code A	\$10,300	\$7,000	\$7,200	\$12,200
Importance Code B	\$82,600	\$8,800	\$44,500	\$18,200
Importance Code C	\$2,400			
Total	\$95,300	\$15,900	\$51,700	\$30,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$60,100	
		<i>Efflorescence, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Masonry: Granite	15%			LIFE	**	5	\$8,400	
Masonry: Limestone	5%			LIFE	**	5	\$2,800	
Windows								
Aluminum	98%			2044	**	5	\$10,400	
Metal Louvers	2%			2037	**	10	\$1,300	
Parapets								
Masonry: Brick	85%	2-4	\$7,700	LIFE	**	5	\$6,300	
		<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Horizontal Cracks, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	15%			LIFE	**	5	\$1,400	
Roof								
Copper/Terne	6%	Now	\$2,600	2056	**			
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Stair Bulkheads, Drip Edge</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Stair Bulkheads, Drip Edge</i>						
Modified Bitumen	94%			2033	**	10	\$57,500	
		<i>Ponding, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,100	
Ceramic Tile	5%	2-4	\$11,500	2031	**	5	\$2,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Bathrooms</i>						
		<i>Worn/Eroded, Extent : Light, Area Affected : 35%</i>						
		<i>Location : Bathrooms</i>						
Terrazzo	5%	2-4	\$5,500	LIFE	**	5	\$4,300	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>						
		<i>Location : Stair Tread</i>						
Vinyl Tile	85%			2033	**	3	\$47,100	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$65,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2031	**	5	\$4,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,900	
Plaster	50%	Now	\$41,500	LIFE	**	5	\$14,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, 302a, Stairwells At Roof Access, Auditorium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, 302a, Stairwells At Roof Access, Auditorium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 308, Stairwells At Roof Access</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells At Roof Access, Auditorium</i>								
SGFT/Glazed Masonry	25%	Now	\$100,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTile,Adhered	5%	Now	\$55,000	2048	**	5	\$2,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Gymnasium, Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium, Basement</i>								
AcousTile,Adhered	20%			2033	**	5	\$22,200	
Exposed Concrete	60%			LIFE	**	5	\$10,400	
Plaster	15%			LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 308, Stairwells At Roof Access</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 112, 310, 308, Stairwells At Roof Access, Auditorium</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	65%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Iron Picket	35%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	55%	Now	\$7,900	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Schieffelin Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Schieffelin Avenue</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Schieffelin Avenue</i>								
Cast in Place Concrete	45%			2041	**			
On-Site Walkways								
Cast in Place Concrete	70%			2033	**			
Masonry: Granite	30%			LIFE	**			
Activity Yard								
Asphalt	85%	2-4	\$1,800	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Rubber Matting	15%			2028		\$20,500		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2048	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2028	\$105,800	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Fused Disc Sw	5%			2027	\$7,200	5	\$100	
Fused Knife Sw	10%	0-2	\$14,400	2053	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	80%			2044	**	5	\$1,500	
Wiring								
Braided Cloth	80%	0-2	\$148,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$400	
Locally Mounted	20%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$62,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$51,100	10	\$8,600	
Exit, Service	50%			2028	\$10,200	1		
Exterior Lighting								
HID	100%			2036	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$68,800	1	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$13,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$22,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2 Tanks 10,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$45,900	2033	**	1	\$63,300	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units.</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$120,200	2028	\$1,201,600	4	\$3,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Supply Line In Cross Bay, Vacuum Pump, Boiler Room</i>								
Terminal Devices								
Air Handler	20%	Now	\$10,000	2028	\$199,700	1	\$7,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor</i>								
Convactor/Radiator	80%	Now	\$6,100	2033	**	1	\$16,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hallway. In Front Of Rooms 109, 105</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2033	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Using R410a, Auditorium</i>								
Window/Wall Unit	60%			2023	\$88,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	90%			2028	\$227,300	2	\$2,000	
Roof	10%			2023	\$11,800	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$10,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Whenever It Rains</i>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%	Now	\$10,800	2038	**	4	\$1,500
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2048	**	1-2	\$1,000
	Chemical System							
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 112 - Q
Address : 25-05 37 AVENUE
Borough : QUEENS **Agency's Number** : Q112
Program / Asset # : BOE0761.000 / 1591 **Yr Built/Renovated** : 1953 / 2003
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 15-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 344 **Lot** : 1 **BIN** : 4004170

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$47,700	\$80,700
Interior Architecture	\$867,800	\$267,900
Electrical	\$690,400	\$381,100
Mechanical	\$137,400	\$408,700
Total	\$1,743,200	\$1,138,300
Importance Code A	\$47,700	\$80,700
Importance Code B	\$1,695,500	\$1,057,700
Total	\$1,743,200	\$1,138,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,300			
Interior Architecture	\$34,100	\$3,700	\$13,800	\$2,800
Electrical	\$2,100	\$2,700	\$20,200	\$1,800
Mechanical	\$66,200	\$9,200	\$20,600	\$9,900
Site Enclosure	\$700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,300	\$19,500	\$58,600	\$18,400
Importance Code A	\$56,900	\$6,500	\$6,700	\$6,500
Importance Code B	\$98,400	\$12,900	\$51,900	\$11,900
Importance Code C				
Total	\$155,300	\$19,500	\$58,600	\$18,400



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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2048	**	10	\$10,300	
Masonry: Brick	92%			LIFE	**	5	\$80,700	
Masonry: Limestone	3%			LIFE	**	5	\$2,000	
Windows								
Aluminum	94%	4+	\$27,300	2044	**	5	\$15,300	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various</i>								
Metal Louvers	3%	Now	\$6,200	2031	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Steel	3%			2036	**	5	\$12,200	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$14,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Metal Rail	5%			2041	**	5-10	\$14,400	
Roof								
Built-Up (BUR)	95%	4+	\$47,700	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 403, 402</i>								
Copper/Terne	5%			2056	**	10	\$8,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	
Ceramic Tile	3%	Now	\$18,300	2031	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
Terrazzo	2%			LIFE	**	5	\$2,300	
Vinyl Tile	20%			2028		3	\$11,100	
Vinyl Tile	15%			2033	**	3	\$11,100	
Vinyl Tile 9" X 9"	50%			2023	\$867,800	3	\$27,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms And Auditorium</i>								
<i>Explanation : Acn Tiles</i>								
Wood	5%	4+	\$13,000	2043	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	70%			LIFE	**	5	\$18,700	
SGFT/Glazed Masonry	22%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2033	**	5	\$9,200	
Exposed Concrete	65%			LIFE	**	5	\$15,000	
Metal Panel	5%			LIFE	**	5	\$9,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Plaster	25%			LIFE	**	5	\$23,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2038	**			
Iron Picket	90%			2063	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$700	2063	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Near Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	95%			2041	**			
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Asphalt	100%			2031	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2058	**	5	\$300	
Raceway								
Conduit	90%			2028	\$119,000	1		
Conduit	10%			2058	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	85%			2027	\$122,100	5	\$1,500	
Molded Case Bkrs	5%			2053	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	85%	0-2	\$157,800	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2028	\$18,600	1		
Thermoplastic	5%			2058	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$59,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$47,500	10	\$8,000	
Exit, Service	50%			2023	\$9,500	1		
Exterior Lighting								
HID	100%			2023	\$266,100	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$218,900	1-3	\$12,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 5000 Gal</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$8,500	2033	**	1	\$58,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Control System For Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$55,900	2038	**	4	\$3,300	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Make Up Tank Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$9,300	2028	\$185,600	1	\$7,300	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Handlers Pneumatic Lines Were Cut</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Air Handlers</i>								
<i>Explanation : Air Filters Are Missing</i>								
Convactor/Radiator	80%			2033	**	1	\$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2023	\$41,300	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	95%	Now	\$11,200	2028	\$223,100	2	\$1,500	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Fans</i>								
Roof	5%	Now	\$5,500	2038	**	2	\$100	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 112 - Q

Asset # : 1591

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2038	**	1		
Galvanized Steel	70%	Now	\$10,100	2033	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Main Risers</i>						
Water Heater								
Gas Fired	100%			2023	\$40,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$10,100	4	\$1,400	
Sewage Ejector(s)								
Electric	100%	Now	\$19,000	2038	**	4	\$2,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%	Now	\$600	2038	**	1-2	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded Shut Off Valves</i>						
Chemical System								
No Component	80%							
Generic	20%			2023	\$5,600	1-3	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 113 - M
Address : 240 WEST 113 STREET
Borough : MANHATTAN **Agency's Number** : M113
Program / Asset # : BOE0065.000 / 1693 **Yr Built/Renovated** : 1938 / 2008
Area Sq Ft : 105,000 **Project Type** : EDUCATION
Date of Survey : 23-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1828 **Lot** : 15 **BIN** : 1055111

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,308,100	\$837,600
Interior Architecture	\$1,683,900	\$365,800
Electrical	\$911,300	\$492,900
Mechanical	\$2,343,200	\$829,800
Total	\$6,246,500	\$2,526,000
Importance Code A	\$1,987,600	\$871,200
Importance Code B	\$4,258,900	\$1,493,300
Importance Code C		\$161,500
Total	\$6,246,500	\$2,526,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$66,700	\$1,200		
Interior Architecture	\$5,200	\$20,500	\$7,500	\$3,700
Electrical	\$32,100	\$36,100	\$2,700	\$2,000
Mechanical	\$86,500	\$31,600	\$28,100	\$16,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$194,400	\$93,400	\$42,200	\$26,200
Importance Code A	\$66,700	\$11,800	\$10,400	\$10,400
Importance Code B	\$127,700	\$81,500	\$31,800	\$15,800
Importance Code C				
Total	\$194,400	\$93,400	\$42,200	\$26,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$983,000	LIFE	**	5	\$152,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead, Chimney Stack - East Facade</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads, Chimney Stack (East Facade) And Room 421</i>								
Masonry: Granite	5%			LIFE	**	5	\$6,700	
Masonry: Limestone	10%	Now	\$209,400	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Decorative Elements - All Facades</i>								
Windows								
Aluminum	100%	0-2	\$32,400	2049	**	5	\$18,100	
<i>Air Infiltration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Windows Have Lexan Panes - Rear Facade</i>								
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Parapets								
Masonry: Brick	88%	Now	\$71,500	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Proximate To Water Penetration - Room 421</i>								
Masonry: Limestone	10%	0-2	\$44,200	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Corner Detail Above Cafeteria</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Metal: Cage/Fence	2%			2032	**	5-10	\$2,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	100%	Now	\$34,300	2027	\$685,000			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over 4th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	3%			2030	\$123,500	5	\$6,000	
Terrazzo	2%			LIFE	**	5	\$3,100	
Vinyl Tile	30%			2032	**	3	\$22,400	
Vinyl Tile 9" X 9"	45%			2022	\$1,053,000	3	\$33,600	
Vinyl Tile 9" X 9"	15%	Now	\$351,000	2037	**	3	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 1st Floor And Cafeteria</i>								
Wood	5%			2042	**	5	\$18,700	
Interior Walls								
Ceramic Tile	3%			2030	\$161,500	5	\$5,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,700	
Glass: Single Pane	5%			LIFE	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transom Windows And Stair Dividers</i>								
<i>Explanation : Single Pane And Safety Glass</i>								
Masonry: Brick	5%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Plaster	55%			LIFE	**	5	\$30,100	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$98,800	2047	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
AcousTileConcealSpLn	15%	Now	\$5,200	2032	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$4,700	
Plaster	65%	0-2	\$181,200	LIFE	**	5	\$80,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Near Room 411A, Room 421</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2027	\$33,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	25%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2027	\$146,100	5	\$300	
Fused Disc Sw	30%			2037	**	5	\$100	
Raceway								
Conduit	70%			2027	\$155,900	1		
Conduit	30%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$100	
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	10%	2-4	\$19,200	2052	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	50%			2026	\$95,800	5	\$1,400	
Molded Case Bkrs	25%			2035	**	5	\$700	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$400	
Locally Mounted	50%	2-4	\$61,400	2047	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Connected To Main Water Pipe In The Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2032	**	10	\$90,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2022	\$5,400	10	\$100	
Incandescent	3%			2022	\$37,400	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$75,600	10	\$12,700	
Exit, Service	50%			2022	\$15,100	1		
Exterior Lighting								
HID	100%			2022	\$423,400	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	66%							
Generic, Analog	34%			2035	**	1-3	\$22,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2037	**	5	\$32,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In School Yard</i>								
<i>Explanation : 1 15000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$679,500	2047	**	1	\$93,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Burner Controls</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Replacement Scheduled For Spring Next Year</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$355,400	2047	**	4	\$5,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Vacuum Condensate Pump And Steam Traps</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Vacuum Condensate Pump And Steam Traps Scheduled For Replacement Next Spring</i>								
Terminal Devices								
Air Handler	5%	Now	\$73,800	2037	**	1	\$2,900	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Flexible Duct Connections</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement And Penthouse Fan Rooms, Defective Climate Controls</i>								
Air Handler	20%			2022		1	\$13,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Penthouse Fan Rooms</i>								
Convactor/Radiator	40%			2025		1	\$13,600	
Convactor/Radiator	5%	0-2	\$28,100	2047	**	1	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout, 15 Of 70 Rooms With Defective Climate Control Thermostats</i>								
Fan Coil Unit/Heat	2%	Now	\$31,500	2037	**	1	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Classrooms On The Old Wing Of The Building, 2 Of 40 Unit Ventilators With Multiple Mechanical Andn Or Electrical Defects</i>								
Fan Coil Unit/Heat	28%			2022		1	\$9,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Classrooms On The Old Wing Of The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout Classrooms On The Old Wing Of The Building</i>								
<i>Explanation : Unit Ventilators In Classrooms</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$175,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,500	
Exhaust Fans								
Interior	75%			2022	\$280,200	2	\$2,400	
		<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Basement And Penthouse Fan Rooms</i>						
Roof	25%			2022	\$43,600	2	\$800	
		<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Roof Of Newer Wing Of The Building</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	5%	Now	\$23,000	2047	**	1		
		<i>Broken, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement, One Of Two Main Valve Train Does Not Hold</i>						
Galvanized Steel	95%			2025	\$437,700	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HW Heat Exchanger								
Steam Fired	100%			2027	\$167,200	4	\$10,400	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,200	
Backflow Preventer								
No Component	90%							
Generic	10%			2035	**	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Science Labs Only</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - M

Asset # : 1693

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2037		**	1-2 \$1,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 113 - Q
Address : 87-21 79 AVENUE BTWN: 87 ST., 88 ST.
Borough : QUEENS **Agency's Number** : Q113
Program / Asset # : BOE0762.000 / 1566 **Yr Built/Renovated** : 1928 / 2009
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 09-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3846 **Lot** : 40 **BIN** : 4094055

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$336,400	\$194,900
Interior Architecture	\$157,100	\$344,900
Electrical	\$136,400	\$318,500
Mechanical	\$39,200	\$632,900
Site Enclosure	\$45,900	
Site Pavements	\$38,900	
Total	\$753,800	\$1,491,100
Importance Code A	\$336,400	\$194,900
Importance Code B	\$319,800	\$1,296,200
Importance Code C	\$97,700	
Total	\$753,800	\$1,491,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,600		\$26,300	
Interior Architecture	\$98,700		\$23,300	\$10,000
Electrical	\$16,600	\$12,900	\$17,700	\$15,100
Mechanical	\$63,900	\$13,200	\$20,400	\$12,200
Site Pavements	\$27,000			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$280,500	\$41,800	\$103,400	\$53,000
Importance Code A	\$72,300	\$6,000	\$32,300	\$6,000
Importance Code B	\$144,100	\$35,700	\$71,100	\$42,600
Importance Code C	\$64,100			\$4,400
Total	\$280,500	\$41,800	\$103,400	\$53,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	3%			2035	**	10	\$14,500	
Masonry: Brick	30%			LIFE	**	5	\$92,600	
Masonry: Brick Cavity	7%			LIFE	**	5	\$21,600	
Masonry: Brick Cavity	53%			LIFE	**	5	\$163,700	
Masonry: Limestone	2%			LIFE	**	5	\$4,600	
Masonry: Marble	3%			LIFE	**	5	\$6,900	
Pre-Cast Concrete	2%			LIFE	**	5	\$20,100	
Windows								
Aluminum	45%			2046	**	5	\$20,200	
Aluminum	55%			2046	**	5	\$24,700	
Parapets								
Cast Stone/Terra Cotta	35%			LIFE	**	5-10	\$205,100	
Masonry: Brick	5%			LIFE	**	5-10	\$7,100	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$56,500	
Metal Rail	10%			2043	**	5-10	\$37,300	
Marble Panels	5%			LIFE	**	5-10	\$8,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$13,000	
Roof								
Asphalt Shingle	5%			2039	**	10	\$500	
Asphalt Shingle	35%			2033	**	10	\$3,600	
Copper/Terne	2%			2045	**	10	\$3,100	
IRMA/Protected Membrane	50%			2035	**	10	\$31,000	
Single Ply Membrane	8%			2035	**	10	\$5,000	
Interior								
Floors								
Carpet	5%			2029		3	\$12,100	
Cast in Place Concrete	5%			LIFE	**	5	\$35,200	
Ceramic Tile	2%			2039	**	5	\$3,200	
Vinyl Tile	28%			2035	**	3	\$16,900	
Vinyl Tile	20%			2030		3	\$16,100	
Vinyl Tile	30%			2035	**	3	\$18,100	
Wood	5%			2045	**	5	\$15,100	
Wood	5%			2058	**	5	\$15,100	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$8,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$27,900	
Folding Partition	3%			2046	**	5	\$13,100	
Gypsum Board	7%			LIFE	**	5-10	\$20,800	
Gypsum Board	20%			LIFE	**	5-10	\$59,300	
Masonry: Brick	5%			LIFE	**	10	\$2,600	
Plaster	33%			LIFE	**	5-10	\$49,000	
SGFT/Glazed Masonry	7%			LIFE	**	10	\$6,100	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$16,100	
AcousTileSusp.Lay-In	55%			2043	**	5	\$88,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$16,100	
Plaster	30%			LIFE	**	5-10	\$83,100	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2050	**			
Iron Picket	80%	4+	\$45,900	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Perimeter</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$23,700	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 79th Avenue, 88th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,200	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Existing 7 Steps</i>								
Activity Yard								
Asphalt	95%	4+	\$38,900	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six Vertical Sections</i>								
Raceway								
Conduit	75%			2030	\$138,200	1		
Conduit	25%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$200	
Molded Case Bkrs	40%			2046	**	5	\$1,000	
Molded Case Bkrs	50%			2029	\$95,800	5	\$1,200	
Wiring								
Braided Cloth	50%	2-4	\$136,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wing</i>								
Thermoplastic	50%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$28,900	
Generators								
Diesel	100%			2039	**	1	\$36,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$3,500	
Fuel Storage								
Main Tank	100%			2058	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 250 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$83,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2035	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	25%			2035	**	10	\$100	
LED	5%			2038	**			
No Component	70%							

Lightning Protection

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$2,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$57,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	70%			2050	**	1		
Interruptible Gas/Dual Fuel	30%			2050	**	1		
Conversion Equipment								
Furnace	20%	0-2	\$2,200	2035	**	1	\$8,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Defective Temperature Control System Of The Units, Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 5 Rooftop Units</i>								
Furnace	50%			2035	**	1	\$23,200	
Steam Boiler	30%	0-2	\$9,100	2043	**	1	\$25,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : No. 2 Boiler Tube Leaks, Old Wing Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Basement Boiler Room</i>								
<i>Explanation : 2 Units For Old Wing</i>								
Distribution								
Steam Piping/Pump	30%	0-2	\$6,200	2040	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Thermostats, Various Locations.</i>								
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2030	\$132,200	1	\$5,800	
Convactor/Radiator	15%	Now	\$1,500	2035	**	1	\$4,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control Air Leaks At Various Locations</i>								
Fan Coil Unit/Heat	5%			2030	\$70,400	1	\$1,500	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2035	**	2	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 5 Units With 407a Refrigerant</i>								
Split Unit	10%			2030	\$200,700			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Penthouse Mechanical Room.</i>								
Window/Wall Unit	20%	0-2	\$7,800	2023	\$39,200	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In Old Wing</i>								
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$105,400	1	\$5,800	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	\$19,000	2	\$6,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	\$900	LIFE	**	2-5	\$2,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Louver Actuator.</i>								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$78,800	
Exhaust Fans								
Interior	20%			2025	\$66,900	2	\$600	
Roof	80%			2035	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2025	\$57,300	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 250 Gallons</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	70%			LIFE	**	1	
	No Component	30%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Front Side Of The Gutters Are Clogged.</i>								
<i>Explanation : Gutters For The Old Building.</i>								
Sump Pump(s)	Non-Submersible	100%			2030	\$14,300	4	\$3,000
Sewage Ejector(s)	Electric	100%			2035	**	4	\$3,700
Backflow Preventer	Generic	100%			2035	**	1	\$5,800
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom 137 And 140.</i>								
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Cellar To 3rd Floor, One Unit From Cellar To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Sprinkler	No Component	30%						
	Generic	70%			2050	**	1-2	\$18,400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 114 - BK
Address : 1077 REMSEN AVENUE @BAYVIEW PL.
Borough : BROOKLYN **Agency's Number** : K114
Program / Asset # : BOE0424.000 / 1384 **Yr Built/Renovated** : 1907 / 2008
Area Sq Ft : 104,000 **Project Type** : EDUCATION
Date of Survey : 10-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8160 **Lot** : 22 **BIN** : 3229159

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$163,900	\$1,144,900
Interior Architecture	\$1,319,000	\$117,000
Electrical	\$452,800	\$610,700
Mechanical	\$192,800	\$847,700
Site Pavements	\$115,100	
Total	\$2,243,600	\$2,720,200
Importance Code A	\$163,900	\$1,144,900
Importance Code B	\$1,764,200	\$1,520,100
Importance Code C	\$315,500	\$55,200
Total	\$2,243,600	\$2,720,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,200		\$13,600	\$4,000
Interior Architecture	\$41,800		\$21,800	\$5,500
Electrical	\$20,800	\$21,400	\$82,800	\$19,300
Mechanical	\$41,800	\$15,800	\$21,800	\$16,900
Site Enclosure	\$9,100			
Site Pavements	\$42,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$211,900	\$41,100	\$143,900	\$49,700
Importance Code A	\$61,000	\$8,800	\$22,600	\$12,800
Importance Code B	\$98,200	\$32,400	\$121,300	\$36,900
Importance Code C	\$52,700			
Total	\$211,900	\$41,100	\$143,900	\$49,700



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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$90,700		
Concrete Masonry Unit	5%			LIFE	**	5	\$4,500		
Masonry: Brick	37%	Now	\$34,600	LIFE	**	5	\$53,700		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Stair H Landings And Bulkhead</i>									
Masonry: Brick Cavity	40%			LIFE	**	5	\$58,100		
Masonry: Granite	5%			LIFE	**	5	\$5,400		
Metal Panel	5%			2048	**	5-10	\$49,900		
Windows									
Aluminum	67%	0-2	\$80,900	2044	**	5	\$9,000		
<i>Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Various Windows Throughout</i>									
Aluminum	30%			2044	**	5	\$8,100		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Gymnasium, Stairwell And Windows At Grade</i>									
<i>Explanation : Protective Metal Grilles</i>									
Metal Louvers	3%			2037	**	10	\$5,100		
Parapets									
Masonry: Brick	43%	Now	\$10,500	LIFE	**	5	\$3,400		
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>									
<i>Location : Original 1907 Portion Of Building</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : East Parapet Wall Above 3rd Floor Library</i>									
Masonry: Brick Cavity	42%			LIFE	**	5	\$3,300		
Metal: Cage/Fence	10%			2041	**	5-10	\$6,200		
Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$2,500		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>									
<i>Location : East Parapet Wall Above Library</i>									
Roof									
Built-Up (BUR)	70%	Now	\$45,300	2028	\$906,000				
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Room 303 A At Mechanical Roof Penetration</i>									
Metal Panel	5%	0-2	\$2,700	2041	**				
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Stair A Bulkhead</i>									
Single Ply Membrane	25%	Now	\$37,800	2033	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 3rd Floor Corridor, Room 331 - 1999 Addition</i>									

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	
Ceramic Tile	5%			2031	**	5	\$7,400	
Marble Panels	2%	0-2	\$4,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Quarry Tile	5%			2041	**	5	\$11,100	
Vinyl Tile	30%	0-2	\$80,400	2033	**	3	\$16,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Corridor, 1st Floor Classrooms And Multi-purpose Room</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Corridor, 1st Floor Classrooms And Multi-purpose Room</i>								
Vinyl Tile 9" X 9"	43%			2023	\$746,300	3	\$23,800	
Wood	10%			2043	**	5	\$27,700	
Interior Walls								
Concrete Masonry Unit	12%			LIFE	**	5	\$15,800	
Glass: Single Pane	3%			LIFE	**	5	\$7,400	
Gypsum Board	15%			LIFE	**	5	\$29,600	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Marble Panels	2%	Now	\$28,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 3%</i>								
<i>Location : Lobby</i>								
Plaster	56%	Now	\$315,500	LIFE	**	5	\$55,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gymnasium Office</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairwell H, Bulkheads, Library, Gymnasium Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairwell H, Bulkheads, Library, Gymnasium Office</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$38,200	2033	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Main Office</i>								
Metal Panel	3%			LIFE	**	5	\$5,500	
Plaster	67%	0-2	\$138,600	LIFE	**	5	\$61,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell H, Bulkheads, Library, Gymnasium Office</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	35%	Now	\$9,100	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gates Throughout Rear Lot / Driveway</i>								
Iron Picket	65%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,800	2041	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Handicap Accessible Ramp - South Side</i>								
Parking/Driveway								
Asphalt	65%	2-4	\$11,800	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Driveaway Through Rear Lot</i>								
Cast in Place Concrete	35%			2041	**			
Activity Yard								
Asphalt	50%	0-2	\$26,700	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	50%	Now	\$115,100	2038	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Playground Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Newer Wing</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch In New Wing</i>								
Fused Disc Sw	70%			2048	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Older Wing</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches In Old Wing</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2048	**	5	\$100	
Fused Disc Sw	60%			2028	\$125,200	5	\$300	
Molded Case Bkrs	10%			2028	\$20,900	5	\$300	
Raceway								
Conduit	30%			2048	**	1		
Conduit	70%			2028	\$155,900	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	30%			2044	**	5	\$800	
Molded Case Bkrs	60%			2027	\$114,900	5	\$1,600	
Wiring								
Braided Cloth	50%	2-4	\$159,300	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2048	**	1		
Thermoplastic	20%			2028	\$63,700	1		
Motor Controllers								
Locally Mounted	30%			2041	**	5	\$200	
Locally Mounted	70%			2026	\$86,000	5	\$500	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$800	
Generic	50%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$32,000	
Generators								
Diesel	100%			2037	**	1	\$40,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Newer Wing</i>								
<i>Explanation : One 363 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,900	
Fuel Storage								
Main Tank	100%			2056	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 314 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Newer Wing</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	68%			2036	**	10	\$64,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Older Wing</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2036	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service	40%			2023	\$21,800	1		
Emergency, Battery	10%			2033	**	10	\$2,500	
Exit, Service	40%			2023	\$12,000	1		
Exit, Service	10%			2033	**	1		

Exterior Lighting

HID	30%			2033	**	10	\$100	
HID	70%			2023	\$293,500	10	\$200	

Alarm

Security System

Generic	100%			2033	**	1	\$38,800	
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Fire/Smoke Detection

Generic, Digital	100%			2033	**	1-3	\$66,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways. Basement

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	30%			2048	**	1		
Interruptible Gas/Dual Fuel	70%			2048	**	1		

Conversion Equipment

Furnace	30%			2038	**	1	\$15,400	
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Recent Replace Evident, Extent : Light, Area Affected : 30%

Location : New Wing Roof

Other Observation, Extent : Light, Area Affected : 30%

Location : New Wing Roof

Explanation : 6 Brand New Rooftop Package Units

Steam Boiler	70%			2041	**	1	\$72,100	
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Other Observation, Extent : Light, Area Affected : 70%

Location : Basement

Explanation : 2 Units

Distribution

Steam Piping/Pump	70%	Now	\$16,100	2038	**			
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Steam Traps Faulty, Extent : Moderate, Area Affected : 20%

Location : Various Locations

No Component	30%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2028	\$146,200	1	\$6,400	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Condemned Unit Remains</i>						
Convactor/Radiator	90%			2026	\$501,100	1	\$30,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2038	**	2	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 6 Brand New Rooftop Package Units</i>						
Window/Wall Unit	40%			2023	\$86,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$46,400	
No Component	20%							
Exhaust Fans								
Interior	10%			2023	\$37,000	2	\$300	
Roof	30%			2033	**	2	\$1,000	
Roof	40%			2023	\$69,100	2	\$1,300	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$136,900	1		
Water Heater								
Gas Fired	100%			2026	\$63,400	2	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit Of 400 Gallons</i>						
Sanitary Piping								
Cast Iron	70%	Now	\$10,700	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
Cast Iron	30%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$15,900	4	\$2,200	
Backflow Preventer								
Generic	100%			2033	**	1	\$6,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2048	**	1-2	\$8,700
Fire Pump	No Component	70%						
	Generic	30%			2037	**	1	\$5,800
Chemical System	Generic	100%			2026	\$27,900	1-3	\$3,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : 1 Set</i>				

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 114 - BX
Address : 1155 CROMWELL AVENUE @ MCCLELLAN ST.
Borough : BRONX **Agency's Number** : X114
Program / Asset # : BOE0254.000 / 200 **Yr Built/Renovated** : 1941 / 2000
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2495 **Lot** : 100 **BIN** : 2003022

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$302,600	\$70,100
Interior Architecture	\$621,600	\$50,700
Electrical	\$544,600	\$234,600
Mechanical	\$428,300	\$2,461,400
Site Pavements	\$119,000	
Total	\$2,016,100	\$2,816,800
Importance Code A	\$302,600	\$556,200
Importance Code B	\$1,591,200	\$2,260,600
Importance Code C	\$122,300	
Total	\$2,016,100	\$2,816,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,500	\$17,400		\$8,200
Interior Architecture	\$90,500	\$7,400		\$18,400
Electrical	\$19,500	\$2,300	\$2,000	\$7,100
Mechanical	\$31,600	\$9,500	\$16,000	\$20,200
Site Enclosure	\$21,800			
Total	\$187,900	\$36,700	\$18,100	\$54,000
Importance Code A	\$31,300	\$24,300	\$6,800	\$15,200
Importance Code B	\$102,700	\$12,400	\$11,200	\$38,800
Importance Code C	\$53,800			
Total	\$187,900	\$36,700	\$18,100	\$54,000



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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$113,000	LIFE	**	5	\$70,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	2-4	\$51,100	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2039	**	5-10	\$30,100	
Slate Panels	10%	0-2	\$24,500	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	4+	\$72,600	2045	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$13,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Metal Rail	10%			2042	**	5-10	\$28,700	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$65,900	
Copper/Terne	5%			2057	**	10	\$8,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,300	
Ceramic Tile	5%	0-2	\$15,300	2038	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	4+	\$11,300	2042	**	5	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$5,800	
Vinyl Tile	25%	0-2	\$334,900	2039	**	3	\$13,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Classrooms 115, 116, 310, 101, 211a, 213b, 314, 307</i>								
Vinyl Tile	40%			2034	**	3	\$22,100	
Wood	10%			2044	**	5	\$27,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	4+	\$13,100	2038	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	2-4	\$18,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrance, Cafeteria</i>								
Plaster	50%	Now	\$76,300	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Office, Cafeteria</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$46,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$31,900	2034	**	5	\$23,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	20%	0-2	\$50,700	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	0-2	\$113,700	LIFE	**	5	\$50,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Metal Panel Guard Rail Fence W/ Pitch Pocket</i>								
Iron Picket	95%	4+	\$21,800	2064	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various</i>								
Free Standing Walls								
Cast in Place Concrete	5%	Now		2064	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cap Stone On Brick Free Standing Wall - Jerome Avenue</i>								
Masonry: Brick	95%			2039	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2049		**		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$119,000	2042		**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Jerome Avenue

Sinking/Subsiding, Extent : Moderate, Area Affected : 2%

Location : Jerome Avenue

On-Site Walkways

Cast in Place Concrete	95%			2034		**		
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Masonry: Granite	5%			LIFE		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$156,500	2059		**	5	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Obsolete Equipment And On Extended Life

Raceway

Conduit	95%			2029	\$125,600	1		
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Conduit	5%			2049		**	1	
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Panelboards

Fused Disc Sw	10%			2028	\$14,400	5		\$200
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Fused Knife Sw	5%	2-4	\$7,200	2054		**	5	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Obsolete Equipment And On Extended Life

Fused Toggle Switch	75%	2-4	\$107,700	2054		**	5	\$600
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : On Extended Life

Molded Case Bkrs	10%			2045		**	5	\$200
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Wiring

Braided Cloth	90%	2-4	\$167,100	2054		**	1	
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2049		**	1	
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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2027	\$8,100	5		
Locally Mounted	90%			2046	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2037	**	10	\$61,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	20%			2037	**	10	\$3,300	
Emergency, Battery	30%			2024	\$29,800	10	\$5,000	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$83,500	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$135,600	5	\$21,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2027	\$446,500	1	\$68,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$58,400	2029	\$1,167,800	4	\$3,400	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Vacuum Pump In The Boiler Room Floor</i>								
Terminal Devices								
Air Handler	20%			2024	\$194,000	1	\$8,500	
Convactor/Radiator	80%			2027	\$295,500	1	\$17,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$115,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,500	
Exhaust Fans								
Interior	100%			2029	\$245,500	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$60,600	1		
Water Heater								
Electric	100%	Now	\$18,200	2024	\$60,800	4	\$400	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Heating Coil Burnt Out</i>								
HW Heat Exchanger								
Steam Fired	100%			2029	\$109,900	4	\$10,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2039	**	4	\$1,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2029	\$20,300	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 114 - Q
Address : 134-01 CRONSTON AVENUE
Borough : QUEENS **Agency's Number** : Q114
Program / Asset # : BOE0763.000 / 190 **Yr Built/Renovated** : 1926 / 2010
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 16257 **Lot** : 1 **BIN** : 4305615

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$209,700	\$75,400
Interior Architecture	\$1,442,300	\$126,800
Electrical	\$181,900	\$443,400
Mechanical	\$111,700	\$593,200
Total	\$1,945,600	\$1,238,800
Importance Code A	\$209,700	\$75,400
Importance Code B	\$1,314,400	\$1,163,400
Importance Code C	\$421,500	
Total	\$1,945,600	\$1,238,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,600			
Interior Architecture	\$122,100			\$11,100
Electrical	\$2,100	\$11,800	\$2,200	\$1,700
Mechanical	\$22,300	\$19,600	\$13,100	\$9,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,100	\$35,400	\$19,300	\$26,000
Importance Code A	\$29,200	\$6,600	\$6,800	\$6,600
Importance Code B	\$92,500	\$28,700	\$12,500	\$19,300
Importance Code C	\$51,400			
Total	\$173,100	\$35,400	\$19,300	\$26,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,300		
Masonry: Brick	40%			LIFE	**	5	\$35,100		
Masonry: Brick	8%	Now	\$22,600	LIFE	**	5	\$7,000		
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bulkheads</i>									
Masonry: Brick	38%			LIFE	**	5	\$33,300		
Masonry: Granite	5%			LIFE	**	5	\$3,300		
Masonry: Limestone	2%			LIFE	**	5	\$1,300		
Masonry: Marble	2%			LIFE	**	5	\$1,300		
Windows									
Aluminum	100%	Now	\$145,300	2035	**	5	\$16,200		
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Hardware Missing, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$14,300		
Metal Security Bars	2%			2042	**				
Pre-Cast Concrete	8%			LIFE	**	5	\$8,000		
Roof									
Built-Up (BUR)	93%			2032	**	10	\$64,500		
Copper/Terne	5%			2055	**	10	\$8,700		
Skylight, Metal/Glass	2%			2047	**	10	\$4,600		
Interior									
Floors									
Cast in Place Concrete	25%	Now	\$41,000	LIFE	**	5	\$80,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$30,500	2036	**	5	\$3,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Terrazzo	2%	Now	\$14,600	LIFE	**	5	\$2,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	40%	Now	\$107,200	2032	**	3	\$22,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	20%	Now	\$104,100	2022	\$347,100	3	\$11,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	8%	Now	\$83,100	2055	**	5	\$11,100		
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%	Now	\$21,100	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	5%	0-2	\$45,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%	Now	\$30,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	68%	Now	\$155,600	LIFE	**	5	\$18,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	Now	\$220,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$25,500	2032	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%			LIFE	**	5	\$8,100	
Metal Panel	5%	Now	\$131,500	LIFE	**	5	\$9,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Plaster	50%	Now	\$206,800	LIFE	**	5	\$46,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$125,200	5	\$200	
Fused Disc Sw	20%			2053	**	5	\$100	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	70%			2027	\$92,600	1	
	Conduit	25%			2037	**	1	
	Conduit	5%			2053	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$14,400	5	\$200
	Molded Case Bkrs	30%			2035	**	5	\$500
	Molded Case Bkrs	50%			2026	\$71,800	5	\$900
	Molded Case Bkrs	10%			2049	**	5	\$200
Wiring								
	Braided Cloth	60%	2-4	\$111,400	2052	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Thermoplastic	30%			2037	**	1	
	Thermoplastic	10%			2053	**	1	
Motor Controllers								
	Locally Mounted	70%			2025	\$56,500	5	\$300
	Locally Mounted	30%			2032	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000
Lighting								
Interior Lighting								
	Fluorescent	96%			2032	**	10	\$59,000
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	3%			2032	**	10	\$1,800
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
	HID	1%			2027	\$1,100	10	
Egress Lighting								
	Emergency, Battery	40%			2032	**	10	\$6,500
	Emergency, Battery	10%			2022	\$9,600	10	\$1,600
	Exit, Service	40%			2032	**	1	
	Exit, Service	10%			2022	\$1,900	1	
Exterior Lighting								
	HID	20%			2027	\$54,000	10	
	No Component	80%						
Alarm								
Security System								
	No Component	80%						
	Generic	20%			2027	\$43,300	1	\$5,000
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$12,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2047

* *

5

\$20,800

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$66,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside The Building**Explanation : Entire Boiler Room Is Under Construction. One Temporary Boiler Is Being Used*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

* *

4

\$5,000

Terminal Devices

Air Handler

20%

2027

\$188,400

1

\$8,300

Convactor/Radiator

80%

2025

\$287,000

1

\$17,300

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

80%

Now

\$11,200

2022

\$111,700

1

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Various*

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

60%

LIFE

* *

2-5

\$22,400

No Component

40%

Exhaust Fans

Roof

10%

2027

\$11,100

2

\$200

No Component

40%

Under Construction

50%

Plumbing

H/C Water Piping

Brass/Copper

80%

2037

* *

1

Galvanized Steel

20%

2025

\$58,800

1

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DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	100%			2025	\$59,000	4	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Temporary Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2027	\$10,200	4	\$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2037	**	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 115 - BK
Address : 1500 EAST 92ND ST BTWN: AVE. L, AVE. M
Borough : BROOKLYN **Agency's Number** : K115
Program / Asset # : BOE0425.000 / 13 **Yr Built/Renovated** : 1922 / 2011
Area Sq Ft : 133,857 **Project Type** : EDUCATION
Date of Survey : 07-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 8256 **Lot** : 1 **BIN** : 3232559

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$465,900	\$302,100
Interior Architecture	\$47,000	\$692,200
Electrical	\$55,200	\$1,317,200
Mechanical	\$45,300	\$852,400
Total	\$613,400	\$3,163,900
Importance Code A	\$465,900	\$302,100
Importance Code B	\$147,500	\$2,823,500
Importance Code C		\$38,300
Total	\$613,400	\$3,163,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,200			\$37,900
Interior Architecture	\$9,900	\$8,300	\$7,500	\$29,400
Electrical	\$16,400	\$26,100	\$12,300	\$12,500
Mechanical	\$48,800	\$50,100	\$41,500	\$74,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$93,200	\$92,300	\$69,200	\$162,100
Importance Code A	\$23,700	\$13,400	\$13,300	\$51,200
Importance Code B	\$69,500	\$79,000	\$56,000	\$111,000
Importance Code C				
Total	\$93,200	\$92,300	\$69,200	\$162,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$71,000	
Masonry: Brick	88%			LIFE	**	5	\$159,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$2,700	
Metal Panel	3%			2046	**	5-10	\$37,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$11,800	
Windows								
Aluminum	90%	Now	\$465,900	2042	**	5	\$26,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	10%			LIFE	**	5	\$3,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$9,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,600	
Masonry: Brick	18%			LIFE	**	5	\$4,200	
Masonry: Brick	60%			LIFE	**	5	\$13,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2039	**	5-10	\$20,900	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	25%			2034	**	10	\$29,700	
Metal Panel	10%			2039	**	10	\$21,800	
Modified Bitumen	60%			2036	**	10	\$71,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2036	**	10	\$19,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,900	
Ceramic Tile	3%			2035	**	5	\$6,000	
Marble Panels	2%			LIFE	**	5	\$3,000	
Terrazzo	2%	Now	\$9,900	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%			2026	\$545,600	3	\$22,500	
Vinyl Tile	33%			2031	**	3	\$24,800	
Wood	25%			2041	**	5	\$93,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	3%			2035	**	5	\$9,100	
Concrete Masonry Unit	25%			LIFE	**	5	\$30,400	
Gypsum Board	10%			LIFE	**	5	\$18,200	
Masonry: Brick	10%			LIFE	**			
Plaster	42%			LIFE	**	5	\$38,300	
SGFT/Glazed Masonry	10%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	30%			2039	**	5	\$58,900	
Exposed Concrete	10%			LIFE	**	5	\$3,100	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$12,300	
Plaster	50%			LIFE	**	5	\$61,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	35%			2052	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Size 1,200 Amperes

Fused Disc Sw	65%			2046	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Size 2,000 Amperes

Transformers

Dry Type	100%			2039	**	5	\$500	
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Switchgear / Switchboard

Fused Disc Sw	100%			2046	**	5	\$600	
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Raceway

Conduit	50%			2026	\$132,100	1		
Conduit	50%			2046	**	1		

Panelboards

Molded Case Bkrs	100%			2042	**	5	\$3,500	
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Wiring

Thermoplastic	100%			2046	**	1		
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Motor Controllers

Locally Mounted	100%			2039	**	5	\$900	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$41,200	
Generators								
Diesel	100%			2035	**	1	\$51,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Outdoor Enclosed Unit</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$5,000	
Fuel Storage								
Day Tank	100%			2042	**	5	\$24,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop Enclosure</i>								
<i>Explanation : With Generator</i>								
Lighting								
Interior Lighting								
Fluorescent	45%			2031	**	10	\$55,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-8</i>								
Fluorescent	45%			2026	\$141,800	10	\$55,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
HID	10%			2026	\$22,900	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
<i>Explanation : Type Sodium</i>								
Egress Lighting								
Exit, Service	50%			2026	\$19,300	1		
Exit, Battery	50%			2026	\$65,800	10	\$4,500	
Exterior Lighting								
HID	100%			2026	\$539,700	10	\$400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$86,500	1	\$10,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026	\$296,000	1-3	\$16,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 7,500 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$132,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$45,300	2036	**	4	\$6,600	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	20%			2031	**	1	\$8,700	
Fan Coil Unit/Heat	10%			2026	\$200,500	1	\$4,300	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Handlers Covered Under Air Conditioning</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2031	**	1	\$43,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ext Pkg Unit - Heating/Cooling	5%			2031	**	2	\$400	
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2046	**	4	\$6,900	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	**	1	\$57,900	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2026	\$141,700	2	\$65,300	
No Component	30%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - BK

Asset # : 13

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$74,600	
Exhaust Fans								
	Interior	90%		2026	\$428,600	2	\$3,700	
	Roof	10%		2026	\$22,200	2	\$400	
Plumbing								
H/C Water Piping								
	Brass/Copper	90%		2046	**	1		
	Galvanized Steel	10%		2031	**	1		
Water Heater								
	Gas Fired	100%		2025	\$81,600	2	\$1,900	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Mechanical Room</i>							
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2021	\$4,500	4	\$4,200	
Backflow Preventer								
	Generic	100%		2034	**	1	\$8,200	
Fixtures								
	Generic	100%						
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st To 3rd Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
	No Component	35%						
	Generic	65%		2046	**	1-5	\$43,900	
Sprinkler								
	No Component	35%						
	Generic	65%		2046	**	1-2	\$24,400	
Fire Pump								
	No Component	35%						
	Generic	65%		2035	**	1	\$16,300	
Chemical System								
	Generic	100%		2024	\$27,900	1-3	\$4,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 115 - M
Address : 586 WEST 177 STREET BTWN: AUDUBON AVE., ST NICHOLAS
Borough : MANHATTAN **Agency's Number** : M115
Program / Asset # : BOE0066.000 / 1694 **Yr Built/Renovated** : 1914 / 2014
Area Sq Ft : 104,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2133 **Lot** : 40 **BIN** : 1063228

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$406,600	\$243,000
Interior Architecture	\$1,207,400	\$2,145,100
Electrical		\$1,257,500
Mechanical	\$146,500	\$702,000
Site Pavements	\$74,300	
Total	\$1,834,800	\$4,347,600
Importance Code A	\$406,600	\$283,400
Importance Code B	\$918,300	\$3,002,600
Importance Code C	\$509,900	\$1,061,600
Total	\$1,834,800	\$4,347,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,400		\$6,500	
Interior Architecture	\$63,000		\$8,300	\$11,800
Electrical	\$28,100	\$9,700	\$12,000	\$11,000
Mechanical	\$85,900	\$14,300	\$26,800	\$14,300
Site Enclosure	\$5,000			
Total	\$213,400	\$24,000	\$53,600	\$37,200
Importance Code A	\$44,900	\$10,300	\$16,800	\$10,300
Importance Code B	\$158,900	\$13,700	\$36,800	\$26,900
Importance Code C	\$9,600			
Total	\$213,400	\$24,000	\$53,600	\$37,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$127,400	
Masonry: Brick	85%			LIFE	**	5	\$277,100	
Masonry: Limestone	5%	0-2	\$95,100	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	5-10	\$56,000	
Windows								
Aluminum	100%	Now	\$44,600	2038	**	5	\$24,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$64,600	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Inside Face Of Parapet</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Inside Face Of Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inside Face Of Parapet</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$13,500	
Roof								
Metal Panel	5%			2043	**	10	\$6,500	
Modified Bitumen	95%	Now	\$19,400	2038	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 506, 510</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$44,100	
Ceramic Tile	5%	Now	\$20,800	2033	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	3%	Now	\$185,500	2050	**	5	\$4,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	0-2	\$10,000	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%	0-2	\$82,300	2025	\$823,200	3	\$34,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	33%			2038	**	3	\$24,900	
Vinyl Tile 9" X 9"	2%			2025	\$47,400	3	\$2,000	
Wood	5%	4+	\$71,000	2045	**	5	\$9,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Auditorium</i>								
Interior Walls								
Ceramic Tile	15%	0-2	\$202,700	2026	\$1,013,400	5	\$17,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$95,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Marble Panels	5%			LIFE	**	10	\$4,600	
Plaster	70%	0-2	\$137,500	LIFE	**	5	\$48,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	5%	0-2	\$5,000	2028	\$99,800	5	\$5,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Metal Panel	5%	Now	\$179,300	LIFE	**	5	\$12,600	
<i>Deformed/Dented, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Plaster	90%	0-2	\$253,700	LIFE	**	5	\$113,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 506, 510</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Masonry: Fieldstone

100% Now \$5,000 2040 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : North Facade**Other Observation, Extent : Light, Area Affected : 100%**Location : North Facade**Explanation : Cast Stone At Stairs*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2035 * *

On-Site Walkways

Cast in Place Concrete

25% 2035 * *

Pavers/Stone

75% 0-2 \$74,300 2033 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90% 2030 \$40,400 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Fused Disc Sw

10% 2040 * * 5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

100% 2030 \$208,700 5 \$400

Raceway

Conduit

90% 2030 \$200,500 1

Conduit

10% 2050 * * 1

Panelboards

Fused Disc Sw

1% 2046 * * 5

Fused Knife Sw

1% 2029 \$1,900 5

Fused Toggle Switch

1% 2029 \$1,900 5

Molded Case Bkrs

95% 2029 \$181,900 5 \$2,600

Molded Case Bkrs

2% 2046 * * 5 \$100

Wiring

Braided Cloth

20% 2029 \$63,700 1

Thermoplastic

80% 2050 * * 1

Motor Controllers

Locally Mounted

100% 2028 \$122,900 5 \$700

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$3,100	
Lighting								
Interior Lighting Fluorescent	98%			2038	**	10	\$93,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps. Recent Installation</i>						
LED	2%			2038	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
Egress Lighting								
Emergency, Service	10%			2038	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Public Assembly Spaces</i>						
Emergency, Battery	50%			2035	**	10	\$12,600	
Exit, Battery	40%			2035	**	10	\$2,800	
Exterior Lighting								
HID	4%	Now	\$16,800	2040	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Back Yard Playground</i>						
		<i>Explanation : Fixtures Not Operational</i>						
HID	46%			2040	**	10	\$100	
Incandescent	50%			2025	\$178,000	2	\$100	
		<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front And Rear Of Building</i>						
Alarm								
Security System Generic	50%			2035	**	1	\$19,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV System</i>						
Generic	50%			2030	\$168,000	1	\$19,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$64,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 7,500 Gallon Tank For No. 2 Fuel</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$13,500	2043	**	1	\$92,700	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steam Traps Faulty, Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$88,000	2040	**	4	\$5,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%	Now	\$58,500	2030	\$292,500	1	\$11,600	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2035	**	1	\$26,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	\$173,400	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	20%							
Dehumidifier								
Generic	100%			2028	\$200			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,800	
Exhaust Fans								
Roof	100%	Now	\$34,500	2030	\$172,700	2	\$2,500	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2025	\$63,400	2	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units - One 98 Gallons And One 65 Gallons</i>								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Submersible	100%			2023	\$3,500	4	\$3,300
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	99%						
	Generic	1%			2040	* *	1-2	\$300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 115 - Q
Address : 80-51 261 STREET
Borough : QUEENS **Agency's Number** : Q115
Program / Asset # : BOE0764.000 / 1567 **Yr Built/Renovated** : 1950 / 2006
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 27-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8717 **Lot** : 1 **BIN** : 4178127

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$157,000	\$83,800
Interior Architecture	\$581,500	
Electrical	\$37,100	\$517,200
Mechanical	\$88,800	\$646,900
Total	\$864,400	\$1,247,800
Importance Code A	\$157,000	\$83,800
Importance Code B	\$707,400	\$1,164,100
Total	\$864,400	\$1,247,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$9,800
Interior Architecture	\$2,600	\$2,600	\$3,200	\$23,700
Electrical	\$27,100	\$2,200	\$2,400	\$2,000
Mechanical	\$6,400	\$2,700	\$12,400	\$13,700
Total	\$36,200	\$7,500	\$18,000	\$49,200
Importance Code A				\$9,800
Importance Code B	\$36,200	\$7,500	\$16,100	\$39,400
Importance Code C			\$2,000	
Total	\$36,200	\$7,500	\$18,000	\$49,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	25%	Now	\$88,200	LIFE	**	5	\$22,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Northwest Corner</i>								
Masonry: Brick Cavity	70%			LIFE	**	5	\$61,700	
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%	Now	\$68,800	2051	**	5	\$7,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor And Gymnasium</i>								
Parapets								
Under Construction	100%							
Roof								
Copper/Terne	3%			2064	**	10	\$5,900	
Copper/Terne	2%			2044	**	10	\$3,900	
Not Accessible	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Construction Debris And Roof Protection On Roof Due To Parapet Replacement Work</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,400	
Ceramic Tile	3%			2038	**	5	\$2,500	
Terrazzo	2%			LIFE	**	5	\$1,300	
Vinyl Tile	25%			2034	**	3	\$7,900	
Vinyl Tile 9" X 9"	50%	0-2	\$494,800	2039	**	3	\$15,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$15,800	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$14,300	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$16,800	
AcousTileConcealSpLn	5%			2046	**	5	\$5,300	
AcousTileSusp.Lay-In	5%			2034	**	5	\$4,200	
Exposed Concrete	60%	Now	\$86,700	LIFE	**	5	\$7,900	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor, 3rd Floor, Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor, 3rd Floor, Classrooms</i>								
Plaster	10%			LIFE	**	5	\$5,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : All</i>								
<i>Explanation : Netting Over All Fencing</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Masonry: Granite	5%			LIFE	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$92,600	1		
Conduit	30%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2051	**	5	\$100	
Molded Case Bkrs	95%			2051	**	5	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Wiring

Braided Cloth

20% 2-4 \$37,100 2054 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

80% 2055 * * 1

Motor Controllers

Locally Mounted

70% 2027 \$56,500 5 \$300

Locally Mounted

30% 2-4 \$24,200 2049 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : On Extended Life*

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,000

Lighting

Interior Lighting

Fluorescent

98% 2037 * * 10 \$63,800

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

2% 2037 * *

Egress Lighting

Emergency, Battery

50% 2037 * * 10 \$7,600

Exit, Service

50% 2037 * * 1

Exterior Lighting

Under Construction

100%

Alarm

Security System

No Component

70%

Generic

30% 2029 \$68,800 1 \$8,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30% 2029 \$235,500 1-3 \$13,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Stations, Strobe Lights, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100% 2029 \$139,500 5 \$22,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 115 - Q

Asset # : 1567

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Temporary Boiler Supplying Heat From Outside.</i>								
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler	20%			2029	\$199,700	1	\$8,800	
Convactor/Radiator	80%			2034	**	1	\$18,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2024	\$88,800	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	80%			2029	\$202,100	2	\$1,700	
Roof	20%	Now	\$2,400	2029	\$23,600	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$62,300	1		
Water Heater								
Gas Fired	100%			2027	\$43,300	2	\$1,000	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$7,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$10,800	4	\$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2039	**	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 116 - BK
Address : 515 KNICKERBOCKER AVENUE @GROVE ST.
Borough : BROOKLYN **Agency's Number** : K116
Program / Asset # : BOE0426.000 / 1385 **Yr Built/Renovated** : 1897 / 2001
Area Sq Ft : 50,000 **Project Type** : EDUCATION
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3317 **Lot** : 1 **BIN** : 3075909

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$50,900	\$121,800
Interior Architecture		\$368,100
Electrical	\$294,300	\$421,800
Mechanical	\$262,600	\$109,700
Total	\$607,800	\$1,021,300
Importance Code A	\$50,900	\$121,800
Importance Code B	\$556,900	\$899,500
Total	\$607,800	\$1,021,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,200			
Interior Architecture	\$22,000	\$4,600	\$25,900	
Electrical	\$41,000	\$2,000	\$15,100	\$1,400
Mechanical	\$14,000	\$9,200	\$38,000	\$7,000
Site Pavements	\$13,100			
Total	\$120,300	\$15,900	\$79,000	\$8,400
Importance Code A	\$35,200	\$5,000	\$5,100	\$5,000
Importance Code B	\$83,600	\$10,900	\$73,900	\$3,400
Importance Code C	\$1,500			
Total	\$120,300	\$15,900	\$79,000	\$8,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$79,300	
Masonry: Brownstone	5%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
<i>Explanation : Painted Surfaces</i>								
Windows								
Wood	100%	Now	\$50,900	2036	**	5	\$42,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Cornice	100%			2056	**	10	\$4,100	
Roof								
Metal Panel	100%	0-2	\$30,200	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Leader Joints Are Broken</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Ceramic Tile	3%			2031	**	5	\$2,200	
Traffic Topping	2%	0-2	\$19,400	2038	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Landings</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Landings</i>								
Vinyl Tile	50%			2028	\$332,400	3	\$13,700	
Wood	35%			2043	**	5	\$48,100	
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$3,100	
Concrete Masonry Unit	7%			LIFE	**	5	\$2,900	
Masonry: Brick	20%			LIFE	**			
Plaster	70%			LIFE	**	5	\$21,600	
Ceilings								
AcousTileSusp.Lay-In	5%			2033	**	5	\$3,700	
Exposed Concrete	15%			LIFE	**	5	\$1,700	
Metal Panel	2%			LIFE	**	5	\$1,800	
Plaster	78%			LIFE	**	5	\$35,700	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2038	**			
Iron Picket	30%			2048	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$13,100	2033		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : West Corner Near Knickerbocker Avenue And Menehan Street**Other Observation, Extent : Light, Area Affected : 5%**Location : Corner Of Knickerbocker Avenue And Grove Street**Explanation : Asphalt Patch*

Activity Yard

Cast in Place Concrete	90%			2033		**		
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Rubber Matting	10%			2028	\$10,000			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$20,000	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2028	\$2,200	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$130,400	5	\$200	
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Raceway

Conduit	100%			2028	\$74,100	1		
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Panelboards

Fused Disc Sw	10%			2027	\$11,200	5	\$100	
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Molded Case Bkrs	90%			2027	\$100,500	5	\$1,200	
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Wiring

Braided Cloth	30%	2-4	\$29,300	2053		**	1	
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	70%			2028	\$68,300	1		
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Motor Controllers

Locally Mounted	100%			2026	\$48,400	5	\$300	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,200	LIFE		**	5	\$700
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Water Main Basement**Explanation : Corroded*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

96%

2033

**

10

\$44,000

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

LED

4%

2036

**

Egress Lighting

Emergency, Battery

50%

2023

\$36,000

10

\$6,000

Exit, Service

50%

2023

\$7,200

1

Alarm

Security System

No Component

70%

Generic

30%

2023

\$48,500

1

\$5,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Exit Doors, Hallways And Offices**Explanation : Intrusion Alarm And Motion Detector And CCTV Camera*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$165,900

1-3

\$9,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2038

**

5

\$15,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 5000 Gallons*

Conversion Equipment

Steam Boiler

100%

2033

**

1

\$49,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

0-2

\$42,300

2038

**

4

\$2,500

Piping/Pmp

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Thermostats**Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Lack Of Thermostat To Control Zone Temperature*

Terminal Devices

Air Handler

20%

2023

\$140,600

1

\$6,200

Convactor/Radiator

70%

2033

**

1

\$11,300

Unit Heater - Steam

10%

2028

\$17,900

4

\$500

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2036	**	1	
Conversion Equipment								
	Window/Wall Unit	20%			2023	\$20,800	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$5,600
	No Component	80%						
Exhaust Fans								
	Interior	20%			2023	\$35,600	2	\$300
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2038	**	1	
	Galvanized Steel	50%	Now	\$5,500	2026	\$109,700	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Only One Water Line Entering The Building</i>								
Water Heater								
	Electric	100%			2023	\$44,000	4	\$300
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$7,400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Backs Up In Basement When It Rains. Building Location In Low Ground Elevation Area May Contribute To The Problem.</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%	Now	\$1,700	2023	\$1,700	4	\$1,100
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2028	\$14,700	1-2	\$400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

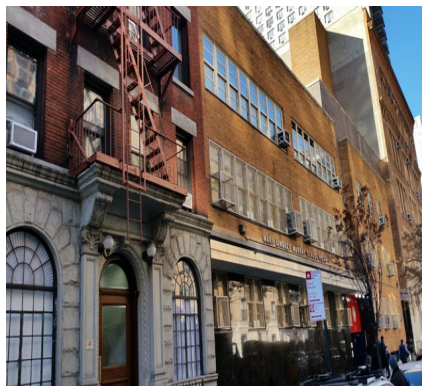
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 116 - M
Address : 210 EAST 33 STREET
Borough : MANHATTAN **Agency's Number** : M116
Program / Asset # : BOE0067.000 / 2634 **Yr Built/Renovated** : 1926 / 2001
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 07-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 913 **Lot** : 7 **BIN** : 1020080

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$236,000
Interior Architecture	\$909,100	\$44,600
Electrical	\$336,700	\$591,200
Mechanical	\$245,700	\$576,100
Total	\$1,491,500	\$1,448,000
Importance Code A		\$275,500
Importance Code B	\$1,443,700	\$1,127,800
Importance Code C	\$47,800	\$44,600
Total	\$1,491,500	\$1,448,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$64,600			
Interior Architecture	\$5,400	\$17,500	\$8,600	\$17,600
Electrical	\$14,300	\$5,500	\$5,000	\$21,000
Mechanical	\$12,600	\$10,200	\$16,700	\$10,200
Site Enclosure	\$400			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$102,200	\$38,200	\$35,200	\$53,800
Importance Code A	\$70,700	\$6,100	\$6,100	\$6,300
Importance Code B	\$31,500	\$32,000	\$22,900	\$47,500
Importance Code C			\$6,200	
Total	\$102,200	\$38,200	\$35,200	\$53,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$10,400	LIFE	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$27,100	
Masonry: Brick	70%			LIFE	**	5	\$48,500	
Masonry: Granite	3%			LIFE	**	5	\$1,600	
Masonry: Limestone	5%			LIFE	**	5	\$2,600	
Stucco Cement	12%	Now	\$25,700	2042	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	40%			2045	**	5	\$12,500	
Wood	60%			2045	**	5	\$187,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,700	
Masonry: Brick	90%			LIFE	**	5	\$5,400	
Roof								
Built-Up (BUR)	100%	2-4	\$28,400	2034	**			
<i>Alligatoring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$5,400	LIFE	**	5	\$21,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$4,900	
Vinyl Tile	5%			2034	**	3	\$1,800	
Vinyl Tile 9" X 9"	70%	Now	\$800,500	2039	**	3	\$25,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%			2064	**	5	\$18,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$12,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Folding Partition	5%			2045	**	5	\$31,000	
Plaster	15%			LIFE	**	5	\$11,200	
Plaster	45%	Now	\$47,800	LIFE	**	5	\$33,500	

*Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Throughout Stairwells*

SGFT/Glazed Masonry	15%			LIFE	**			
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Ceilings

AcousTileConcealSpLn	20%			2042	**	5	\$24,100	
AcousTileSusp.Lay-In	10%			2042	**	5	\$9,600	
Exposed Concrete	25%			LIFE	**	5	\$3,800	
Plaster	45%	4+	\$60,800	LIFE	**	5	\$27,100	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Site Enclosure

Fence/Gates

Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			

Retaining Walls

Cast in Place Concrete	100%	4+	\$400	2064	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Various*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	90%			2038	**			
Rubber Matting	10%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Vertical Sections*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	98%			2029	\$129,600	1		
Conduit	2%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$100	
Molded Case Bkrs	90%			2028	\$129,300	5	\$1,500	
Wiring								
Braided Cloth	68%	2-4	\$126,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	2%			2049	**	1		
Thermoplastic	30%			2029	\$55,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$55,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$44,600	10	\$7,500	
Exit, Service	50%			2024	\$8,900	1		
Exterior Lighting								
HID	20%			2024	\$50,000	10		
LED	10%			2037	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2064	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Lightning Rods In The Stacks Only</i>								
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2024

\$60,100

1

\$7,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$38,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$61,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Two Units*

Distribution

Steam Piping/Pump

100%

2029

\$274,100

Terminal Devices

Air Handler

15%

2037

* *

1

\$5,800

Convactor/Radiator

55%

2027

\$182,600

1

\$11,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout Old Wing Of The Building, Steam Radiators Are Beyond Useful Life**Cycle*

Convactor/Radiator

30%

2046

* *

1

\$6,000

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2037	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : R-410a</i>								
Split Unit	10%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : 3 Units. R-410a</i>								
Window/Wall Unit	65%			2024	\$84,000	1		
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2037	**	1	\$5,800	
Fan Coil - 2 Pipe	10%			2037	**	1	\$2,000	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2037	**	2	\$10,800	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans								
Interior	50%			2024	\$110,300	2	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Penthouse, Exhaust Fans Are Beyond Useful Life Cycle</i>								
Roof	50%			2024	\$51,500	2	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof, Rooftop Exhaust Fans Are Beyond Their Useful Life Cycles</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$81,600	1		
Water Heater								
Gas Fired	100%			2028	\$37,800	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Beyond Its Useful Life Cycle Rating</i>								
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Through 5th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2029	\$30,400	1-2	\$900

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 116 - Q
Address : 107-25 WREN PLACE BTWN: 175 ST., POLHEMAS AVE.
Borough : QUEENS **Agency's Number** : Q116
Program / Asset # : BOE0765.000 / 1568 **Yr Built/Renovated** : 1925 / 2006
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 22-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 10250 **Lot** : 1 **BIN** : 4218416

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,303,200	\$197,000
Interior Architecture	\$252,000	\$624,000
Electrical	\$129,900	\$683,800
Mechanical		\$1,356,000
Site Pavements	\$60,600	
Total	\$1,745,800	\$2,860,900
Importance Code A	\$1,303,200	\$236,500
Importance Code B	\$311,500	\$2,584,300
Importance Code C	\$131,000	\$40,000
Total	\$1,745,800	\$2,860,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,500			
Interior Architecture	\$99,800	\$8,200	\$7,300	\$7,300
Electrical	\$7,000	\$2,200	\$2,800	\$3,200
Mechanical	\$71,000	\$11,300	\$17,100	\$10,500
Site Enclosure	\$11,000			
Site Pavements	\$200			
Total	\$233,600	\$21,600	\$27,300	\$21,000
Importance Code A	\$56,400	\$7,600	\$7,600	\$7,600
Importance Code B	\$129,900	\$14,000	\$19,700	\$13,400
Importance Code C	\$47,300			
Total	\$233,600	\$21,600	\$27,300	\$21,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$63,200	
Masonry: Brick	50%	Now	\$434,100	LIFE	**	5	\$67,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fourth And Fifth Floors On North Side, Foundation, Stair G, Rooms 514, 510 And 411</i>								
Masonry: Brick	40%			LIFE	**	5	\$107,800	
Masonry: Limestone	5%			LIFE	**	5	\$10,100	
Masonry: Marble	2%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%	4+	\$684,300	2046	**	5	\$19,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Classrooms And Offices</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$52,800	
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$108,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$11,700	
Roof								
Modified Bitumen	97%			2035	**	10	\$75,700	
Skylight, Metal/Glass	3%			2050	**	10	\$7,800	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$51,400	
Ceramic Tile	5%			2033	**	5	\$5,900	
Mosaic Tile	2%			2035	**	5	\$5,900	
Quarry Tile	5%			2043	**	5	\$8,800	
Terrazzo	3%			LIFE	**	5	\$5,500	
Vinyl Tile	50%	4+	\$10,700	2030	\$533,000	3	\$22,000	
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 307</i>								
Wood	25%			2045	**	5	\$55,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	4+	\$5,600	2033	**	5	\$4,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor And 4th Floor Girls Toilet Rooms</i>								
Gypsum Board	10%			LIFE	**	5-10	\$32,400	
Masonry: Brick	10%			LIFE	**	10	\$5,700	
Marble Panels	5%			LIFE	**	10	\$3,800	
Plaster	55%			LIFE	**	5-10	\$89,000	
Plaster	15%	Now	\$73,400	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Music Room, Fourth And Fifth Floor Rooms Facing North Side, Near Windows In Room 411</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Music Room, Fourth And Fifth Floor Rooms Facing North Side</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2047	**	5	\$16,300	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Classroom</i>								
Exposed Concrete	5%	Now	\$18,700	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Boiler Room Restroom</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Boiler Room Restroom</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$6,800	
Plaster	55%			LIFE	**	5-10	\$102,900	
Plaster	3%			LIFE	**	5-10	\$5,600	
Plaster	17%	Now	\$51,900	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Music Room, Fourth And Fifth Floor Rooms Facing North Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Music Room, Fourth And Fifth Floor Rooms Facing North Side</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%	4+	\$11,000	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Wren Place, Gate At Dumpster Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	10%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	98%			2043	**			
Masonry: Granite	2%	2-4	\$200	LIFE	**			

Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%

Location : Front Steps

Other Observation, Extent : Light, Area Affected : 100%

Location : Front Steps

Explanation : Actually Marble Steps

Parking/Driveway

Asphalt	100%			2039	**			
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Activity Yard

Asphalt	80%	Now	\$60,600	2039	**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Throughout

Rubber Matting	20%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$39,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 1,200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$156,500	5	\$300	
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Raceway

Conduit	100%			2030	\$132,200	1		
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Panelboards

Fused Disc Sw	10%			2029	\$14,400	5	\$200	
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Molded Case Bkrs	90%			2029	\$129,300	5	\$1,800	
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Wiring

Braided Cloth	70%	2-4	\$129,900	2055	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2030	\$55,700	1		
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Motor Controllers

Locally Mounted	100%			2028	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,300	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	94%			2038	**	10	\$66,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2038	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	30%			2038	**	10	\$5,600	
Emergency, Battery	20%			2025		10	\$3,700	
Exit, Service	40%			2038	**	1		
Exit, Service	10%			2025		1	\$2,200	
Exterior Lighting								
HID	30%			2038	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Doors</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Mtoion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2038	**	1-3	\$14,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	10%	0-2	\$5,000	2035	**	1	\$6,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bottom Of The No. 2 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	90%			2035	**	1	\$68,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	5%	0-2	\$900	2040	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Thermostats, Various Locations</i>								
Steam Piping/Pump	95%			2030	\$323,500			
Terminal Devices								
Air Handler	15%	0-2	\$3,200	2025	\$162,400	1	\$6,400	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convector/Radiator	70%			2028	\$288,600	1	\$17,400	
Fan Coil Unit/Heat	15%	0-2	\$8,600	2025	\$173,000	1	\$3,400	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various Locations In 1st Floor Classrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	\$6,400	2025	\$16,000	1		
<i>Not in Service, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans								
Interior	57%	0-2	\$7,800	2025	\$156,100	2	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Inefficient Units. And No Exhaust And Ventilation For Kitchen.</i>								
Interior	38%			2025	\$104,100	2	\$900	
Roof	5%			2035	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2040	**	1		
Galvanized Steel	30%			2028	\$101,400	1		
Water Heater								
Gas Fired	100%	0-2	\$2,300	2028	\$47,000	2	\$900	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 400 Gallons Condemned Unit Still Remains In Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Under Size Unit. There Is No Hot Water Heater For The Kitchen.</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	10%	0-2	\$2,800	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Underground Waste Tank</i>						
	Cast Iron	90%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$11,700	4	\$2,400
	Fixtures							
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Various Locations</i>						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2030	\$15,100	1-2	\$400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 117 - Q
 Address : 143 ST AND 85 ROAD
 Borough : QUEENS Agency's Number : Q117
 Program / Asset # : BOE0766.000 / 1569 Yr Built/Renovated : 1928 / 2013
 Area Sq Ft : 93,000 Project Type : EDUCATION
 Date of Survey : 22-Nov-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 9723 Lot : 150 BIN : 4208040

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$42,800
Interior Architecture	\$49,400	\$114,400
Electrical	\$806,000	\$585,200
Mechanical	\$483,700	\$1,432,300
Total	\$1,339,100	\$2,174,800
Importance Code A		\$74,400
Importance Code B	\$1,339,100	\$2,100,300
Total	\$1,339,100	\$2,174,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$31,700		\$50,700
Interior Architecture	\$500	\$19,400	\$8,600	\$12,300
Electrical	\$12,200	\$3,400	\$3,500	\$39,800
Mechanical	\$30,200	\$16,300	\$19,100	\$74,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,800	\$74,800	\$35,100	\$181,500
Importance Code A	\$7,800	\$39,500	\$7,800	\$58,700
Importance Code B	\$39,000	\$35,300	\$22,400	\$122,800
Importance Code C			\$4,900	
Total	\$46,800	\$74,800	\$35,100	\$181,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$42,800	
Masonry: Brick Cavity	30%			LIFE	**	5	\$23,300	
Masonry: Granite	5%			LIFE	**	5	\$2,900	
Masonry: Limestone	8%			LIFE	**	5	\$4,700	
Masonry: Limestone	2%			LIFE	**	5	\$1,200	
Windows								
Aluminum	100%			2045	**	5	\$25,500	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$4,600	
Masonry: Brick Cavity	25%			LIFE	**	5	\$2,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1928 Wing</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Rail	25%			2042	**	5-10	\$52,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	
Roof								
Built-Up (BUR)	60%			2034	**	10	\$32,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%			2025	\$11,800	5	\$4,400	
Single Ply Membrane	35%			2034	**	10	\$18,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over 1992 Wing</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,400	
Ceramic Tile	5%			2038	**	5	\$4,200	
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	45%			2034	**	3	\$14,200	
Vinyl Tile	15%			2029	\$114,400	3	\$4,700	
Vinyl Tile 9" X 9"	5%			2024	\$49,400	3	\$2,100	
Wood	15%			2044	**	5	\$23,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%			2038	**	5	\$9,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
Gypsum Board	20%			LIFE	**	5	\$7,900	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$6,900	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	35%			2042	**	5	\$29,400	
Exposed Concrete	10%			LIFE	**	5	\$1,300	
Plaster	55%			LIFE	**	5	\$28,900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

40%

2049

* *

Iron Picket

60%

2064

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

Parking/Driveway

Cast in Place Concrete

100%

2042

* *

Activity Yard

Asphalt

100%

2038

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

80%

2029

\$31,600

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Ampere Main Disconnect Switch*

Fused Disc Sw

20%

2049

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch For Fire Pump And Emergency*

Switchgear / Switchboard

Fused Disc Sw

100%

2029

\$182,600

5

\$400

Raceway

Conduit

90%

2029

\$165,900

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$19,200

5

\$200

Fused Toggle Switch

5%

2-4

\$9,600

2054

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : On Extended Life*

Molded Case Bkrs

65%

2028

\$124,500

5

\$1,600

Molded Case Bkrs

20%

2045

* *

5

\$500

Wiring

Braided Cloth

75%

2-4

\$204,600

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

25%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$80,600

5

\$600

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	30%			2034	**	10	\$25,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing</i>						
Fluorescent	66%			2024	\$144,500	10	\$56,300	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	2%			2024	\$3,200	10	\$100	
Incandescent	2%			2024	\$22,100	2		
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$11,200	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$375,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$17,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	70%			2049	**	5	\$20,200	
Natural Gas	30%			2049	**	1		
Conversion Equipment								
Furnace	30%			2034	**	1	\$13,800	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 8 Units For New Wing And Cafeteria</i>						
Steam Boiler	70%			2042	**	1	\$64,500	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units For Old Wing</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	70%			2029	\$1,101,800	4	\$4,800	
No Component	30%							
Terminal Devices								
Air Handler	20%			2024	\$261,500	1	\$11,500	
Convactor/Radiator	50%			2027	\$248,900	1	\$15,000	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2034	**	2	\$1,700	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : New Wing Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : New Wing Roof</i>					
			<i>Explanation : 8 Roof Units</i>					
Window/Wall Unit	5%			2024	\$9,700	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$36,300	
No Component	30%							
Exhaust Fans								
Interior	50%			2024	\$165,400	2	\$1,400	
Roof	20%			2034	**	2	\$600	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$81,600	1		
Water Heater								
Gas Fired	100%			2024	\$56,700	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$14,200	2039	**	4	\$2,000	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%		2049		**	1-5	\$46,900
	Sprinkler							
	No Component	70%						
	Generic	30%		2049		**	1-2	\$7,800
	Fire Pump							
	No Component	70%						
	Generic	30%		2038		**	1	\$5,200
	Chemical System							
	Generic	100%		2024	\$27,900		1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 118 - Q
Address : 190-20 109TH RD. BTWN: 191 ST., 190 PL.
Borough : QUEENS **Agency's Number** : Q118
Program / Asset # : BOE0767.000 / 2531 **Yr Built/Renovated** : 1927 / 2010
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 03-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 10926 **Lot** : 50 **BIN** : 4233850

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$739,000	\$99,900
Interior Architecture	\$43,900	\$662,600
Electrical	\$129,900	\$664,300
Mechanical		\$2,615,700
Site Pavements	\$155,800	
Total	\$1,068,700	\$4,042,400
Importance Code A	\$739,000	\$585,900
Importance Code B	\$242,900	\$3,456,500
Importance Code C	\$86,700	
Total	\$1,068,700	\$4,042,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,600			
Interior Architecture	\$81,400		\$4,300	\$8,400
Electrical	\$10,300	\$1,900	\$2,600	\$2,100
Mechanical	\$44,200	\$12,000	\$15,500	\$9,500
Site Enclosure	\$31,500			
Site Pavements	\$18,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$195,300	\$17,900	\$26,300	\$24,000
Importance Code A	\$12,500	\$6,800	\$6,800	\$6,800
Importance Code B	\$147,300	\$11,000	\$18,000	\$17,100
Importance Code C	\$35,500		\$1,400	
Total	\$195,300	\$17,900	\$26,300	\$24,000



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$128,900	
Masonry: Brick	33%	Now	\$114,200	LIFE	**	5	\$35,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation And Boiler Room</i>								
Masonry: Granite	2%			LIFE	**	5	\$3,200	
Masonry: Limestone	5%			LIFE	**	5	\$8,100	
Windows								
Aluminum	100%	Now	\$348,700	2046	**	5	\$13,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$124,600	
Masonry: Limestone	20%			LIFE	**	5-10	\$55,600	
Roof								
Built-Up (BUR)	70%	4+	\$55,500	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office 351</i>								
Built-Up (BUR)	25%			2038	**	10	\$13,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Rooms 301 Through 309</i>								
<i>Explanation : Green Roof</i>								
Copper/Terne	5%			2065	**	10	\$6,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,100	
Ceramic Tile	3%			2033	**	5	\$3,100	
Terrazzo	5%	4+	\$5,100	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Entrance Corridor</i>								
Traffic Topping	2%			2038	**	5	\$2,600	
Vinyl Tile	65%			2030	\$607,900	3	\$33,500	
Wood	15%			2045	**	5	\$29,000	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$2,800	
Masonry: Brick	10%			LIFE	**	10	\$2,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	3%			LIFE	**	10	\$1,100	
Plaster	84%			LIFE	**	5-10	\$67,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
Exposed Concrete	15%			LIFE	**	5-10	\$19,300		
Plaster	85%	2-4	\$24,500	LIFE	**	5	\$54,700		
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Room 349</i>									
Site Enclosure									
Fence/Gates									
Chain Link	50%	Now	\$2,500	2050	**				
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 110th Road</i>									
<i>Explanation : Vandalism To Fence Cut Opening</i>									
Iron Picket	50%	4+	\$29,000	2050	**				
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Free Standing Walls									
Cast in Place Concrete	100%			2065	**				
Retaining Walls									
Cast in Place Concrete	100%			2050	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$37,000	2043	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>									
<i>Location : 190th Place, 191st Street And 110th Road</i>									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$42,800	2043	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Exterior Steps On 190th Place And 109th Road</i>									
Activity Yard									
Asphalt	90%	2-4	\$76,000	2039	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout Rear Play Yard</i>									
Rubber Matting	5%			2035	**				
Rubber Matting	5%	Now	\$18,200	2040	**				
<i>Tripping Hazard, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Small Play Yard Off 110th Road</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Small Play Yard Off 110th Road</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$156,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	100%			2030	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	70%			2046	**	5	\$1,300	
Molded Case Bkrs	20%			2029	\$28,700	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2040	**	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$56,500	5	\$300	
Locally Mounted	20%			2035	**	5	\$100	
Locally Mounted	10%			2043	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	1%			2035	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	96%			2038	**	10	\$60,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2025	\$1,200	10		
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	40%			2025	\$39,700	10	\$6,700	
Emergency, Battery	10%			2038	**	10	\$1,700	
Exit, LED	10%			2065	**	1		
Exit, Service	40%			2025	\$7,900	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	30%			2025	\$83,500	10	\$100	
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2025	\$66,900	1	\$7,700	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$12,800	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2040	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 7500 Gallon Tank*

Conversion Equipment

Steam Boiler	100%			2028	\$446,500	1	\$68,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp	100%			2030	\$1,167,800	4	\$5,100	
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Terminal Devices

Air Handler	20%	0-2	\$3,900	2030	\$194,000	1	\$7,700	
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*Damaged, Extent : Light, Area Affected : 2%**Location : Damaged Flexible Connection, Basement*

Convactor/Radiator	60%			2028	\$221,600	1	\$13,400	
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Fan Coil Unit/Heat	20%			2025	\$206,700	1	\$4,500	
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Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	30%	0-2	\$8,600	2025	\$43,100	1		
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,900	
Exhaust Fans								
Interior	95%			2025	\$233,200	2	\$2,000	
Roof	5%			2025	\$5,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$60,600	1		
Water Heater								
Gas Fired	100%			2025	\$42,100	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$10,500	4	\$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2030	\$20,300	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 119 - BK
Address : 3829 AVENUE K BTWN: EAST 38 ST., EAST 39 ST.
Borough : BROOKLYN **Agency's Number** : K119
Program / Asset # : BOE0428.000 / 1359 **Yr Built/Renovated** : 1904 / 2009
Area Sq Ft : 52,000 **Project Type** : EDUCATION
Date of Survey : 14-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7786 **Lot** : 1 **BIN** : 3215816

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$720,100	\$79,600
Interior Architecture	\$389,600	\$707,700
Electrical	\$149,500	\$135,700
Mechanical		\$382,500
Total	\$1,259,200	\$1,305,600
Importance Code A	\$720,100	\$79,600
Importance Code B	\$539,100	\$1,226,000
Total	\$1,259,200	\$1,305,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,900			
Interior Architecture	\$90,000			\$8,900
Electrical	\$4,300	\$3,600	\$4,400	\$3,400
Mechanical	\$24,900	\$7,500	\$11,400	\$8,500
Site Pavements	\$15,700			
Total	\$170,800	\$11,100	\$15,900	\$20,700
Importance Code A	\$41,200	\$5,200	\$5,200	\$5,200
Importance Code B	\$86,400	\$6,000	\$10,700	\$15,600
Importance Code C	\$43,200			
Total	\$170,800	\$11,100	\$15,900	\$20,700



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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$76,300	
Masonry: Brick	85%	Now	\$66,800	LIFE	**	5	\$41,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Classroom And Stair</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,700	
Windows								
Aluminum	100%	Now	\$615,100	2038	**	5	\$11,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$25,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,500	
Roof								
Built-Up (BUR)	10%			2035	**	10	\$2,900	
IRMA/Protected Membrane	90%	Now	\$10,900	2035	**			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Poured	5%	Now	\$6,100	2050	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Mosaic Tile	5%	Now	\$26,600	2035	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets</i>								
Terrazzo	5%	4+	\$4,100	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	Now	\$284,000	2030	\$567,900	3	\$23,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$58,900	2030	\$98,100	3	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$11,300	2033	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%	Now	\$3,600	LIFE	**	5	\$3,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
Masonry: Brick	5%			LIFE	**	10	\$1,200	
Plaster	80%	Now	\$26,300	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	4+	\$1,700	2043	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Classroom</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$10,400	
Plaster	80%	Now	\$46,800	LIFE	**	5	\$41,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Iron Picket	60%			2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2040	**			
Retaining Walls								
Masonry: Brick	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	75%	Now	\$8,000	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2056	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2056	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electric Service Room</i>								
<i>Explanation : One 200 Ampere Emergency Lighting Service Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	**	5	\$200	
Raceway								
Conduit	30%			2030	\$39,700	1		
Conduit	70%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$11,200	5	\$100	
Molded Case Bkrs	50%			2052	**	5	\$700	
Molded Case Bkrs	40%	0-2	\$44,700	2055	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Panelboard Is Overloaded And Has Frequent Nuisance Trips</i>								
Wiring								
Thermoplastic	20%			2040	**	1		
Thermoplastic	80%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room Adjacent To Cafeteria</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2040	**	10	\$47,700	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$6,300	
Exit, Service	50%			2035	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100% Now \$104,800 2040 **

*Malfunctioning, Extent : Moderate, Area Affected : 66%**Location : Roof Parapet**Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 66%**Location : Roof Mounted Fixtures*

Lightning Protection

Arresters/Cabbling

Generic

100% 2065 ** 5 \$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Chimney Above Roof**Explanation : Air Terminals On Chimney And Downloads Installed*

Alarm

Security System

No Component

80%

Generic

20%

2030 \$33,600 1 \$3,900

Fire/Smoke Detection

Generic, Digital

80%

2038 ** 1-3 \$25,600

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout Building*

Generic, Digital

20%

2038 ** 1-3 \$6,400

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Natural Gas

100% 2056 ** 1

Conversion Equipment

Steam Boiler

100% 2047 ** 1 \$51,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two New Units*

Distribution

Central Plant Steam

100% 2056 ** 4 \$2,600

Piping/Pmp

Terminal Devices

Air Handler

10%

2030 \$73,100 1 \$3,200

Convactor/Radiator

80%

2028 \$222,700 1 \$13,400

Unit Heater - Steam

10%

2038 ** 4 \$700

Air Conditioning

Energy Source

Electricity

100% 2038 ** 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	15%		2035	**	2	\$500	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
	Window/Wall Unit	80%		2028	\$86,700	1		
	No Component	5%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$45,900	
Exhaust Fans								
	Interior	15%		2030	\$27,800	2	\$200	
	No Component	85%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2040	**	1		
Water Heater								
	Gas Fired	100%		2029	\$31,700	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 200 Gallon Tank</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2025	\$1,800	4	\$1,600	
Backflow Preventer								
	Generic	100%		2038	**	1	\$3,200	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2040	**	1-2	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 119 - BX
Address : 1075 PUGSLEY AVENUE @BLACKROCK AVENUE
Borough : BRONX **Agency's Number** : X119
Program / Asset # : BOE0259.000 / 418 **Yr Built/Renovated** : 1939 / 1992
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 28-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 3789 **Lot** : 21 **BIN** : 2025696

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$219,600	\$317,400
Interior Architecture	\$345,000	\$456,200
Electrical	\$1,002,200	\$515,800
Mechanical	\$161,700	\$526,600
Total	\$1,728,600	\$1,816,000
Importance Code A	\$219,600	\$317,400
Importance Code B	\$1,509,000	\$1,498,600
Total	\$1,728,600	\$1,816,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$35,900		\$16,700	\$5,800
Electrical	\$19,000	\$3,700	\$18,700	\$3,000
Mechanical	\$103,200	\$7,800	\$69,200	\$10,800
Site Pavements	\$12,700			
Total	\$170,700	\$11,500	\$104,700	\$19,600
Importance Code A	\$17,500	\$5,300	\$5,500	\$5,300
Importance Code B	\$139,200	\$6,200	\$99,200	\$14,300
Importance Code C	\$14,000			
Total	\$170,700	\$11,500	\$104,700	\$19,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	1%			LIFE	**	5	\$700	
Masonry: Brick	30%			LIFE	**	5	\$32,200	
Masonry: Brick	59%			LIFE	**	5	\$63,400	
Masonry: Granite	5%	Now	\$67,800	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steps</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Steps</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,600	
Masonry: Limestone	3%			LIFE	**	5	\$2,400	
Windows								
Aluminum	100%	Now	\$116,200	2044	**	5	\$13,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1992 Addition, 1st Floor</i>								
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$58,800	
Masonry: Brick	20%			LIFE	**	5	\$4,600	
Masonry: Brick	45%			LIFE	**	5	\$10,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,200	
Roof								
Built-Up (BUR)	65%			2033	**	10	\$35,600	
IRMA/Protected Membrane	35%			2028	\$163,100	10	\$19,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$11,300	
Ceramic Tile	5%			2031	**	5	\$5,200	
Quarry Tile	5%			2041	**	5	\$7,700	
Sheet Vinyl/Rubber	5%			2038	**	5	\$7,700	
Vinyl Tile	45%	Now	\$42,100	2028	\$420,800	3	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria, First Floor Corridor, Auditorium</i>								
Vinyl Tile 9" X 9"	25%			2023	\$302,900	3	\$9,700	
Wood	10%			2043	**	5	\$19,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$14,000	2031	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Toilets Boys And Girls</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Plaster	70%			LIFE	**	5	\$19,900	
SGFT/Glazed Masonry	15%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	20%			2041	**	5	\$25,800	
AcousTileSusp.Lay-In	5%			2041	**	5	\$5,200	
Exposed Concrete	15%			LIFE	**	5	\$2,400	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$35,400	

Site Enclosure

Fence/Gates

Chain Link	25%			2048	**			
Iron Picket	75%			2063	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$12,700	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Watson Ave Side</i>								

On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$22,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$156,500	5	\$200	
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Raceway

Conduit	100%			2028	\$132,200	1		
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Panelboards

Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Fused Toggle Switch	5%	Now	\$5,600	2053	**	5		

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Boiler Room

Molded Case Bkrs	85%			2027	\$95,000	5	\$1,200	
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Wiring

Braided Cloth	80%	Now	\$148,500	2053	**	1		
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Insulation Aged, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2028	\$37,100	1		
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Motor Controllers

Locally Mounted	100%			2026	\$48,400	5	\$400	
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Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	94%			2038	**	10	\$46,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	6%			2038	**			
Egress Lighting Emergency, Battery	50%			2023	\$38,900	10	\$6,500	
Exit, Service	50%			2023	\$7,800	1		
Exterior Lighting HID	100%			2023	\$217,700	10	\$200	
Alarm								
Fire/Smoke Detection Generic, Analog	100%			2023	\$597,100	1-3	\$33,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2038	**	5	\$16,700	
Conversion Equipment Steam Boiler	100%	Now	\$17,500	2033	**	1	\$48,100	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : #1 Shell, Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : #1 Boiler Needs Retubing</i>								
Distribution Steam Piping/Pump	100%	Now	\$23,900	2038	**			
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%			2028	\$151,900	1	\$6,700	
Convactor/Radiator	60%	Now	\$8,700	2026	\$173,500	1	\$9,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	20%			2023	\$161,700	1	\$3,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2023	\$16,900	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%	Now	\$17,400	LIFE	**	2-5	\$21,100	
<i>Inadequate Supply, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
No Component	30%							
Exhaust Fans								
Interior								
	60%	Now	\$5,800	2028	\$115,300	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom Fans</i>								
Roof	10%			2028	\$9,000	2	\$200	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$32,900	2	\$800	
HW Heat Exchanger								
Steam Fired	100%			2028	\$86,000	4	\$5,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$800	2028	\$8,200	4	\$1,100	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Motor, Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Valves, Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$26,400	1-2	\$800	
Chemical System								
Generic	100%	Now	\$27,900	2028	\$27,900	1-3	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Obsolete Unit</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 12 - BK
Address : 1696 PROSPECT PLACE @ HOWARD AVE
Borough : BROOKLYN **Agency's Number** : K012
Program / Asset # : BOE0977.000 / 4140 **Yr Built/Renovated** : 1993 /
Area Sq Ft : 99,286 **Project Type** : EDUCATION
Date of Survey : 12-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1457 **Lot** : 32 **BIN** : 3039174

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$282,000	\$184,800
Interior Architecture	\$321,300	\$140,700
Electrical	\$1,258,000	\$171,700
Mechanical	\$139,900	\$2,308,500
Total	\$2,001,200	\$2,805,700
Importance Code A	\$282,000	\$184,800
Importance Code B	\$1,638,900	\$2,577,100
Importance Code C	\$80,300	\$43,800
Total	\$2,001,200	\$2,805,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,500			\$7,000
Interior Architecture	\$70,400		\$19,300	\$21,700
Electrical	\$20,600	\$15,200	\$14,900	\$20,000
Mechanical	\$89,500	\$27,700	\$22,900	\$25,500
Site Pavements	\$25,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$259,900	\$46,800	\$61,000	\$78,200
Importance Code A	\$54,400	\$4,900	\$4,900	\$11,900
Importance Code B	\$169,500	\$41,900	\$56,100	\$64,500
Importance Code C	\$35,900			\$1,800
Total	\$259,900	\$46,800	\$61,000	\$78,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$46,400	LIFE	**	5	\$19,300	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub-Grade Boiler Room And Oil Tank Room</i>								
Masonry: Brick Cavity	80%	0-2	\$82,300	LIFE	**	5	\$102,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Penthouse</i>								
Metal, Corrugated	5%			2050	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$24,100	
Metal Panel	7%			2050	**	5-10	\$61,800	
Windows								
Aluminum	97%			2046	**	5	\$3,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2039	**	10	\$600	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5-10	\$36,200	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$51,600	
Metal Rail	20%			2043	**	5-10	\$68,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$7,200	LIFE	**	5	\$5,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	95%	Now	\$67,900	2035	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooftop</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout - Vegetative Growth</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Walls And Roof Drains</i>								
Roll Roofing	5%			2029		5	\$14,000	
Interior								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$30,800	
			<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Basement Boiler Room</i>					
Ceramic Tile	10%			2039	**	5	\$14,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Bathrooms</i>					
Quarry Tile	5%			2043	**	5	\$10,600	
Sheet Vinyl/Rubber	2%			2035	**	5	\$4,200	
Vinyl Tile	73%	Now	\$18,700	2035	**	3	\$38,600	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Cafeteria</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Wood	5%			2058	**	5	\$13,200	
Interior Walls								
Cast in Place Concrete	5%	Now	\$8,200	LIFE	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Sub-Grade Boiler Room And Oil Tank Room</i>					
Ceramic Tile	3%			2039	**	5	\$3,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,900	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Roof Penthouses</i>					
Gypsum Board	60%			LIFE	**	5-10	\$124,200	
SGFT/Glazed Masonry	27%			LIFE	**	10	\$16,400	
Ceilings								
AcousTileConcealSpLn	55%	0-2	\$35,100	2043	**	5	\$50,800	
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
AcousTileSusp.Lay-In	10%			2043	**	5	\$14,800	
Exposed Struc: Steel	5%	Now	\$166,000	LIFE	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Basement Boiler Room</i>					
Gypsum Board	25%	Now	\$39,900	LIFE	**	5	\$46,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%			LIFE	**	5	\$18,500	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Fence/Gates									
Cast in Place Concrete	10%			2065	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Chain Link	50%			2050	**				
Iron Picket	20%			2065	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	20%			2050	**				
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$13,900	2043	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$8,800	2043	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Parking/Driveway									
Cast in Place Concrete	100%			2043	**				
Activity Yard									
Asphalt	40%	0-2	\$3,100	2039	**				
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : North Activity Yard</i>									
Cast in Place Concrete	40%			2043	**				
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Southwest Activity Yard</i>									
Rubber Matting	20%			2035	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2040	**	5	\$400		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 4,000 Amperes.</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2040	**	5	\$400		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$30,600	
Generators								
Diesel	100%			2026	\$129,600	1	\$38,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$22,100	
Fuel Storage								
Day Tank	50%			2029	\$3,900	5	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 75 Gallons Rated Capacity</i>								
Main Tank	50%			2045	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	18%			2030	\$42,100	10	\$16,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	2%			2025	\$3,400	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Gymnasium Has Old HID Fixtures</i>								
LED	80%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Lighting Fixtures Were Retrofitted To LED Type In 2018.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service	50%			2030	\$26,100	1		
Exit, Service	20%			2025	\$5,700	1		
Exit, Service	30%			2040	**	1		

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout Building

Explanation : Replaced In 2019.

Exterior Lighting

HID	40%	0-2	\$160,100	2040	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Building Exterior

Explanation : Lighting Fixtures Having Constant Problems.

No Component

60%

Alarm

Security System

No Component	70%							
Generic	30%			2035	**	1	\$11,100	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%	0-2	\$1,097,900	2040	**	1-3	\$55,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Fire Alarm Having Constant Problems.

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2040	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : Two 10,000 Gallon Tanks

Conversion Equipment

Hot Water Boiler	100%			2035	**	1	\$49,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Hot Water Boilers

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	4+	\$7,700	2038	**	4	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Circulating Pumps With Minor Corrosion At Pumps And Valving. System Water Logged Due To Coagulation Of System Antifreeze In Radiators And Piping.</i>								
Terminal Devices								
Air Handler	50%			2030	\$698,100	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : See Air Conditioning Terminal Devices</i>								
Convactor/Radiator	50%			2035	**	1	\$16,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Explanation : Defective Controllers Repair In Progress</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2030	\$589,900	1	\$32,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
No Component	30%							
Terminal Devices								
Air Handler/Dir Expansion	18%	Now	\$139,900	2030	\$139,900	1		
<i>Controller Not Working, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Unit No 4 Controls Malfunctioning On Roof</i>								
<i>Not in Service, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Computer Laboratory And Gymnasium Units At Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Units</i>								
Air Handler/Dir Expansion	52%			2030	\$404,100	1		
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2030	\$98,100	2	\$48,400	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BK

Asset # : 4140

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	90%			2030	\$317,900	2	\$2,700
	Roof	10%	Now	\$4,900	2030	\$16,500	2	\$200
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$14,800	2040	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Of 2 Circulating Pumps With Bad Bearings.</i>								
Water Heater								
	Gas Fired	100%			2025	\$60,600	2	\$1,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Kitchen Respectively</i>								
<i>Explanation : 2 Units. One 180 Gallon And One 25 Gallon</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$14,500	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Rear Reception Area</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$15,100	4	\$3,100
Backflow Preventer								
	Generic	100%			2030	\$25,200	1	\$6,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	No Component	40%						
	Generic	60%			2040	**	1-5	\$30,000
Sprinkler								
	No Component	80%						
	Generic	20%			2040	**	1-2	\$5,600
Chemical System								
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 12 - BX
Address : 1450 OVERING STREET @ E.169 ST.
Borough : BRONX **Agency's Number** : X012
Program / Asset # : BOE0164.000 / 505 **Yr Built/Renovated** : 1928 / 2004
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3983 **Lot** : 1 **BIN** : 2041864

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$810,000	\$114,300
Interior Architecture	\$460,400	
Electrical	\$425,500	\$1,027,300
Mechanical	\$102,100	\$635,600
Site Pavements	\$64,200	
Total	\$1,862,200	\$1,777,300
Importance Code A	\$810,000	\$187,200
Importance Code B	\$1,052,200	\$1,590,100
Total	\$1,862,200	\$1,777,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$85,600		\$25,000	\$9,100
Interior Architecture	\$27,500		\$19,000	\$7,200
Electrical	\$12,400	\$3,300	\$21,000	\$2,000
Mechanical	\$34,300	\$11,200	\$39,400	\$11,900
Site Pavements	\$20,000			
Total	\$179,800	\$14,400	\$104,400	\$30,100
Importance Code A	\$92,500	\$6,900	\$32,100	\$16,000
Importance Code B	\$87,300	\$7,500	\$72,300	\$14,100
Importance Code C				
Total	\$179,800	\$14,400	\$104,400	\$30,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$18,200	LIFE	**	5	\$40,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Frisby Ave</i>								
Glazed Ceramic Panel	5%	Now	\$18,300	LIFE	**	5	\$24,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1965 Wing</i>								
Masonry: Brick	40%			LIFE	**	5	\$41,900	
Masonry: Brick	30%			LIFE	**	5	\$31,400	
Stucco Cement	20%			2041	**	5	\$52,400	
Windows								
Aluminum	50%			2044	**	5	\$18,100	
Aluminum	50%	Now	\$810,000	2053	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1965 Wing</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1965 Wing</i>								
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$6,400	
Masonry: Limestone	10%			LIFE	**	5	\$1,500	
Metal Panel	10%			2048	**	5	\$4,500	
Metal Rail	15%			2041	**	5-10	\$31,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$7,300	
Roof								
Built-Up (BUR)	45%			2033	**	10	\$20,000	
Copper/Terne	2%			2043	**	10	\$2,200	
Modified Bitumen	53%			2036	**	10	\$23,500	
Soffits								
Masonry: Granite	68%	4+	\$3,800	LIFE	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Overing St</i>								
Metal Panel	32%			2048	**	5-10	\$1,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	3%			2031	**	5	\$3,400	
Terrazzo	2%			LIFE	**	5	\$1,800	
Vinyl Tile	50%			2033	**	3	\$28,600	
Vinyl Tile	35%			2023	\$364,100	3	\$15,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1965 Wing</i>								
<i>Explanation : 9x9 Units</i>								
Wood	5%			2043	**	5	\$10,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Concrete Masonry Unit	7%			LIFE	**	5	\$4,200	
Glazed Ceramic Panel	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$4,500	
Plaster	30%			LIFE	**	5	\$13,500	
Plaster	30%			LIFE	**	5	\$13,500	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTile,Adhered	15%			2033	**	5	\$17,200	
AcousTileConcealSpLn	10%			2041	**	5	\$14,300	
AcousTileSusp.Lay-In	20%			2041	**	5	\$22,900	
Exposed Concrete	20%			LIFE	**	5	\$3,600	
Plaster	15%			LIFE	**	5	\$10,700	
Plaster	20%	2-4	\$96,300	LIFE	**	5	\$14,300	

Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : 4th Floor Classrooms 1924 Section

Horizontal Cracks, Extent : Severe, Area Affected : 10%

Location : 4th Floor Classrooms 1924 Section

Site Enclosure

Fence/Gates

Chain Link	95%			2048	**			
Iron Picket	5%			2063	**			

Retaining Walls

Cast in Place Concrete	100%			2063	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$20,000	2041	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Tratman Avenue

Misaligned/Bulging, Extent : Moderate, Area Affected : 5%

Location : Tratman Avenue

On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Asphalt	100%	4+	\$64,200	2037	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Activity Yard

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$65,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$7,300	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,700	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2028	\$92,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$62,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$50,400	10	\$8,400	
Exit, Service	50%			2023	\$10,100	1		
Exterior Lighting								
HID	100%			2023	\$282,200	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$67,800	1	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Exterior</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2028	\$232,200	1-3	\$12,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	100%			2054	**	1		
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Conversion Equipment

Steam Boiler	100%			2041	**	1	\$69,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$23,700	2048	**	4	\$3,500	
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*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Chemical Feed Unit*

Terminal Devices

Air Handler	40%			2028	\$393,700	1	\$17,300	
Convactor/Radiator	60%			2033	**	1	\$13,600	

Air Conditioning

Energy Source

Electricity	100%			2044	**	1		
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Conversion Equipment

Window/Wall Unit	70%			2023	\$102,100	1		
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No Component	30%							
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,000	
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Exhaust Fans

Interior	80%			2028	\$199,200	2	\$1,700	
Roof	20%			2023	\$23,200	2	\$400	

Plumbing

H/C Water Piping

Galvanized Steel	100%			2033	**	1		
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Water Heater

Gas Fired	100%			2026	\$42,700	2	\$1,000	
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Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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Sump Pump(s)

Non-Submersible	100%			2028	\$10,700	4	\$1,500	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 12 - BX

Asset # : 505

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2036	**	1	\$4,300
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2048	**	1-2	\$1,000
Chemical System								
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 120 - BK
Address : 18 BEAVER STREET @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : K120
Program / Asset # : BOE0429.000 / 1360 **Yr Built/Renovated** : 1965 / 2010
Area Sq Ft : 97,000 **Project Type** : EDUCATION
Date of Survey : 10-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3137 **Lot** : 26 **BIN** : 3071806

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$228,100	\$703,800
Interior Architecture	\$1,161,500	\$40,500
Electrical	\$766,200	\$692,900
Mechanical	\$290,500	\$652,700
Site Pavements	\$116,600	
Total	\$2,562,900	\$2,089,900
Importance Code A	\$228,100	\$743,300
Importance Code B	\$2,295,500	\$1,306,000
Importance Code C	\$39,300	\$40,500
Total	\$2,562,900	\$2,089,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,600	\$8,800		
Interior Architecture	\$56,500	\$14,200	\$2,300	\$14,200
Electrical	\$2,700	\$3,600	\$3,800	\$27,700
Mechanical	\$61,200	\$14,700	\$22,100	\$41,900
Site Pavements	\$13,800			
Total	\$197,900	\$41,300	\$28,200	\$83,800
Importance Code A	\$73,200	\$18,400	\$9,600	\$9,800
Importance Code B	\$107,400	\$22,900	\$18,600	\$74,000
Importance Code C	\$17,300			
Total	\$197,900	\$41,300	\$28,200	\$83,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$168,200	LIFE	**	5	\$104,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	4+	\$34,700	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$26,200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$5,900	LIFE	**	5	\$6,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower And Upper Roof</i>								
Masonry: Brick	85%	Now	\$23,000	LIFE	**	5	\$7,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2042	**	5-10	\$3,400	
Roof								
IRMA/Protected Membrane	95%	Now	\$59,900	2029	\$599,400			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	5%			2042	**	10	\$6,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,200	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium And Mechanical Rooms</i>								
Ceramic Tile	3%			2038	**	5	\$4,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$2,400	
Vinyl Tile	25%	Now	\$6,900	2034	**	3	\$14,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Landings Throughout</i>								
Vinyl Tile 9" X 9"	50%	4+	\$268,000	2024	\$893,500	3	\$28,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$28,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$4,000	2038	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout And Kitchen</i>								
Concrete Masonry Unit	10%	4+	\$10,700	LIFE	**	5	\$9,000	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	60%			LIFE	**	5	\$40,500	
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	30%	2-4	\$19,300	2034	**	5	\$28,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%			LIFE	**	5	\$10,500	
Exposed Struc: Steel	5%			LIFE	**			
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$9,300	
Plaster	15%	Now	\$15,700	LIFE	**	5	\$14,000	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Auditorium</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria And Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria And Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Iron Picket	75%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$11,200	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%	2-4	\$39,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps At Entrance Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$2,600	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Cast in Place Concrete	15%			2042	**			
Pavers/Stone	25%			2038	**			
Rubber Matting	49%	Now	\$77,200	2034	**			

*Tripping Hazard, Extent : Light, Area Affected : 50%**Location : Playground**Other Observation, Extent : Light, Area Affected : 50%**Location : Playground**Explanation : Vegetation Growth Causing Misalignment*

Rubber Matting	11%			2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2029	\$35,600	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1800 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2029	\$4,000	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	90%			2029	\$164,400	5	\$400	
Fused Disc Sw	10%			2049	**	5		

Raceway

Conduit	95%			2029	\$175,100	1		
Conduit	5%			2049	**	1		

Panelboards

Fused Disc Sw	2%			2045	**	5		
Fused Disc Sw	8%			2028	\$15,300	5	\$200	
Molded Case Bkrs	10%			2045	**	5	\$300	
Molded Case Bkrs	80%			2028	\$153,200	5	\$2,000	

Wiring

Braided Cloth	80%	2-4	\$218,200	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	20%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2039	**	10	\$80,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Classrooms And Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	6%			2034	**	10	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	45%			2024	\$62,900	10	\$10,500	
Emergency, Battery	5%			2039	**	10	\$1,200	
Exit, Service	30%			2024	\$8,400	1		
Exit, Service	20%			2039	**	1		
Exterior Lighting								
HID	100%			2024	\$391,100	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$94,000	1	\$10,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallway, Cafeteria, Offices And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$17,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Steam Boiler	100%			2042	**	1	\$96,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$21,400	2039	**			
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Various Locations</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$13,600	2029	\$272,800	1	\$10,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil Of The Unit For Auditorium, 1st Floor Fan Room.</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Temperature Controller Of Auditorium And Gymnasium, 1st Floor Fan Room.</i>								
Convector/Radiator	70%			2034	**	1	\$21,900	
Fan Coil Unit/Heat	10%			2029	\$145,300	1	\$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$161,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,100	
Exhaust Fans								
Interior	20%			2029	\$69,000	2	\$600	
Roof	80%	0-2	\$12,900	2024	\$128,800	2	\$1,900	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : The Covers, On Roof.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Noise And Vibration</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2039	**	1		
Galvanized Steel	25%			2027	\$106,400	1		
Water Heater								
Gas Fired	100%			2027	\$59,200	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$28,500	1-2	\$800	

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DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchen</i> <i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 120 - Q
Address : 58 AVE AND 136 STREET
Borough : QUEENS **Agency's Number** : Q120
Program / Asset # : BOE0768.000 / 1556 **Yr Built/Renovated** : 1932 / 2008
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 10-Jan-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 6373 **Lot** : 1 **BIN** : 4139491

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$43,200	\$87,000
Interior Architecture	\$1,361,000	\$47,600
Electrical	\$134,700	\$1,872,400
Mechanical	\$744,300	\$753,000
Total	\$2,283,200	\$2,760,000
Importance Code A	\$43,200	\$152,700
Importance Code B	\$2,149,600	\$2,607,300
Importance Code C	\$90,400	
Total	\$2,283,200	\$2,760,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,100		\$17,700	\$16,200
Interior Architecture	\$72,700	\$1,400		\$12,100
Electrical	\$34,900	\$11,000	\$15,300	\$9,100
Mechanical	\$42,600	\$16,900	\$36,500	\$15,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,300	\$33,200	\$73,500	\$56,600
Importance Code A	\$32,300	\$7,800	\$25,800	\$24,100
Importance Code B	\$120,900	\$25,400	\$47,700	\$32,600
Importance Code C	\$7,100			
Total	\$160,300	\$33,200	\$73,500	\$56,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$32,600	
Masonry: Brick	50%			LIFE	**	5	\$54,400	
Masonry: Granite	5%			LIFE	**	5	\$4,100	
Masonry: Limestone	15%			LIFE	**	5	\$12,200	
Windows								
Aluminum	100%			2044	**	5	\$32,500	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$8,900	
Masonry: Limestone	10%			LIFE	**	5	\$1,400	
Metal Panel	5%			2048	**	5	\$2,200	
Metal Rail	5%			2041	**	5-10	\$10,000	
Roof								
Built-Up (BUR)	70%			2033	**	10	\$43,200	
Copper/Terne	3%			2056	**	10	\$4,600	
Modified Bitumen	27%			2033	**	10	\$16,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$15,100	
Ceramic Tile	3%	Now	\$4,300	2031	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Bathroom</i>								
Ceramic Tile	2%			2037	**	5	\$2,800	
Quarry Tile	5%			2041	**	5	\$10,400	
Terrazzo	5%	Now	\$17,200	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	10%			2033	**	3	\$6,900	
Vinyl Tile 9" X 9"	60%	Now	\$293,200	2023	\$977,300	3	\$31,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 1932 Wing</i>								
Wood	10%			2056	**	5	\$26,000	
Interior Walls								
Cast in Place Concrete	5%	Now	\$39,900	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%			2031	**	5	\$11,800	
Ceramic Tile	2%			2041	**	5	\$2,400	
Gypsum Board	20%			LIFE	**	5	\$14,200	
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	50%	Now	\$50,600	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Around Windows 3rd Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	10%			2041	**	5	\$13,900	
AcousTileSusp.Lay-In	25%			2041	**	5	\$34,600	
Exposed Concrete	10%			LIFE	**	5	\$2,200	
Plaster	55%			LIFE	**	5	\$47,600	

Site Enclosure

Fence/Gates

Chain Link	25%			2048	**			
Iron Picket	75%			2063	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Rubber Matting	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 3 - Main Service Disconnect Switches Rated At 1200 Amperes, 800 Amperes And 400 Amperes

Switchgear / Switchboard

Fused Disc Sw	70%			2028	\$127,800	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3 - Vertical Sections

Molded Case Bkrs	30%			2048	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2 - Vertical Sections

Raceway

Conduit	70%			2028	\$129,000	1		
Conduit	30%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2027	\$9,600	5	\$100	
Fused Knife Sw	5%	0-2	\$9,600	2053	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Old Sections</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	40%			2027	\$76,600	5	\$1,000	
Molded Case Bkrs	30%			2044	**	5	\$700	
Molded Case Bkrs	20%			2036	**	5	\$500	
Wiring								
Braided Cloth	20%	0-2	\$54,600	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Old Sections</i>								
Thermoplastic	50%			2028	\$136,400	1		
Thermoplastic	30%			2048	**	1		
Motor Controllers								
Locally Mounted	50%			2026	\$40,300	5	\$300	
Locally Mounted	20%			2041	**	5	\$100	
Locally Mounted	20%	0-2	\$16,100	2048	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Variable Frequency Drive	10%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	94%			2033	**	10	\$80,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2036	**	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
LED	3%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Light</i>								
Egress Lighting								
Emergency, Battery	25%			2033	**	10	\$5,600	
Emergency, Battery	25%			2028	\$33,500	10	\$5,600	
Exit, Service	25%			2033	**	1		
Exit, Service	25%			2028	\$6,700	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100%

2033

* *

10

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside, Roof**Explanation : 32 HID Light Fixtures Controlled By Photocells And Timer Switch*

Alarm

Security System

Generic

100%

2028

\$300,400

1

\$34,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

Generic, Digital

100%

2028

\$1,028,400

1-3

\$57,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement, Staircases**Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

30%

2048

* *

1

Interruptible Gas/Dual

70%

2048

* *

1

Fuel

Conversion Equipment

Furnace

30%

Now

\$19,700

2028

\$65,700

1

\$12,400

*Malfunctioning, Extent : Severe, Area Affected : 30%**Location : Control System**Other Observation, Extent : Light, Area Affected : 30%**Location : Roof Mounted Units**Explanation : 2 Units Out Of 6 Units Not Working*

Steam Boiler

70%

2041

* *

1

\$64,500

*Other Observation, Extent : Light, Area Affected : 70%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

70%

2038

* *

4

\$4,800

Piping/Pmp

No Component

30%

Terminal Devices

Air Handler

20%

2023

\$261,500

1

\$11,500

Convactor/Radiator

60%

2033

* *

1

\$18,000

Fan Coil Unit/Heat

20%

2023

\$278,600

1

\$6,000

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	0-2	\$7,000	2028	\$349,300	2	\$1,400	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 6 Package Units. Control System Not Working.</i>					
Window/Wall Unit	20%			2023	\$38,800	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900	
Exhaust Fans								
Interior	50%			2023	\$165,400	2	\$1,400	
Roof	50%			2028	\$77,200	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$204,000	1		
Water Heater								
Gas Fired	100%			2026	\$56,700	2	\$1,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 600 Gallon Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,900	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$5,600	
Backflow Preventer								
Generic	100%			2028	\$23,600	1	\$5,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Backflow Preventer Only With The Sprinkler System.</i>					
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$46,900
	Sprinkler							
	No Component	70%						
	Generic	30%			2038	**	1-2	\$7,800
	Chemical System							
	No Component	98%						
	Generic	2%			2023	\$600	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 121 - BK
Address : 5301 20 AVENUE @53 STREET
Borough : BROOKLYN **Agency's Number** : K121
Program / Asset # : BOE0430.000 / 1361 **Yr Built/Renovated** : 1929 / 2013
Area Sq Ft : 48,112 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5495 **Lot** : 1101 **BIN** : 3253281

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$416,900	\$72,100
Interior Architecture	\$50,500	
Electrical	\$73,100	\$435,000
Mechanical	\$520,800	\$255,000
Site Pavements	\$58,000	
Total	\$1,119,400	\$762,000
Importance Code A	\$416,900	\$72,100
Importance Code B	\$651,900	\$689,900
Importance Code C	\$50,500	
Total	\$1,119,400	\$762,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,300			
Interior Architecture	\$95,300			\$3,700
Electrical	\$1,800	\$1,900	\$1,600	\$1,600
Mechanical	\$35,200	\$6,700	\$10,800	\$7,200
Total	\$153,500	\$8,600	\$12,400	\$12,500
Importance Code A	\$26,000	\$4,800	\$4,900	\$4,800
Importance Code B	\$97,600	\$3,900	\$7,500	\$7,800
Importance Code C	\$29,900			
Total	\$153,500	\$8,600	\$12,400	\$12,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$72,100	
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
Windows								
Aluminum	80%			2036	**	5	\$18,000	
<i>Glazing Clouded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lexan Window Panes Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : lexan panes throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Aluminum	20%			2036	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	78%			LIFE	**	5	\$8,300	
Masonry: Limestone	5%			LIFE	**	5	\$700	
Masonry: Limestone	2%			LIFE	**	5	\$300	
Metal: Cage/Fence	15%			2041	**	5-10	\$12,400	
Roof								
Built-Up (BUR)	95%	Now	\$416,900	2038	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Roof Surface</i>								
<i>Ponding, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 3rd Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Roof Surface</i>								
Metal Panel	5%			2041	**	10	\$2,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$21,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement And Upper Floor Corridors</i>								
<i>Explanation : Epoxy Coating</i>								
Ceramic Tile	1%	Now	\$13,600	2043	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staff Bathrooms</i>								
Ceramic Tile	4%			2041	**	5	\$2,600	
Sheet Vinyl/Rubber	5%			2036	**	5	\$4,900	
Terrazzo	5%			LIFE	**	5	\$2,600	
Vinyl Tile	43%			2033	**	3	\$14,200	
Vinyl Tile 9" X 9"	2%	Now	\$15,500	2038	**	3	\$500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 160</i>								
Wood	25%	Now	\$29,000	2043	**	5	\$15,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$50,500	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Foundation Wall At Electrical Main Feed</i>								
Cast Stone/Terra Cotta	5%	2-4	\$6,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	1%	Now	\$22,000	2043	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Staff Bathrooms</i>								
Ceramic Tile	3%			2041	**	5	\$2,200	
Glass: Single Pane	5%			LIFE	**	5	\$2,800	
Masonry: Brick	24%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	50%			LIFE	**	5	\$11,200	
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$2,100	
Plaster	80%			LIFE	**	5	\$32,900	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2038	**			
Iron Picket	75%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

85% Now \$58,000 2031 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Rear Yard Play Area**Tripping Hazard, Extent : Moderate, Area Affected : 20%**Location : Central Line Through Play Yard And At South Western Edge Of Play Area*

Rubber Matting

15% 2033 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2028 \$22,200 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2028 \$130,400 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit

95% 2028 \$70,400 1

Conduit

5% 2038 ** 1

Panelboards

Fused Disc Sw

10% 2027 \$11,200 5 \$100

Molded Case Bkrs

85% 2027 \$95,000 5 \$1,100

Molded Case Bkrs

5% 2036 ** 5 \$100

Wiring

Braided Cloth

75% 2-4 \$73,100 2053 ** 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20% 2028 \$19,500 1

Thermoplastic

5% 2038 ** 1

Motor Controllers

Locally Mounted

100% 2026 \$48,400 5 \$300

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected To Metal Water Pipe*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	100%			2036	**	10	\$44,100	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building*

Egress Lighting Emergency, Battery	50%			2036	**	10	\$5,800	
Exit, Service	50%			2036	**	1		

Exterior Lighting HID	10%			2036	**	10		
No Component	90%							

Alarm

Security System No Component	70%							
Generic	30%			2028		1	\$5,400	

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways*

Explanation : Intrusion Alarm Only; Motion Sensors

Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$9,200	

*Other Observation, Extent : Light, Area Affected : 100%
Location : Hallways, Cafeteria And Basement*

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		
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Conversion Equipment Steam Boiler	100%			2041	**	1	\$47,700	
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*Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room*

Explanation : 2 Boilers

Distribution Steam Piping/Pump	100%	Now	\$21,300	2028	\$212,700			
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*Malfunctioning, Extent : Moderate, Area Affected : 20%
Location : Thermostats, Various Locations.*

*Steam Traps Faulty, Extent : Severe, Area Affected : 60%
Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2023	\$135,300	1	\$6,000	
Convactor/Radiator	60%	Now	\$7,700	2033	**	1	\$8,400	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 307 And 315. Replacement Needed.</i>								
Fan Coil Unit/Heat	20%			2023	\$144,100	1	\$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$70,200	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,800	
Exhaust Fans								
Interior	100%			2023	\$171,200	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$42,200	1		
Water Heater								
Gas Fired	100%			2027	\$29,300	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$7,300	4	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$23,600	1-2	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 121 - BX
Address : 2750 THROOP AVENUE @ ARNOW AVENUE
Borough : BRONX **Agency's Number** : X121
Program / Asset # : BOE0261.000 / 2687 **Yr Built/Renovated** : 1953 / 2011
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4526 **Lot** : 1 **BIN** : 2054253

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$73,400	\$70,000
Interior Architecture	\$570,100	
Electrical	\$710,600	\$531,100
Mechanical	\$758,100	\$740,500
Total	\$2,112,300	\$1,341,600
Importance Code A	\$675,300	\$87,800
Importance Code B	\$1,437,000	\$1,253,800
Total	\$2,112,300	\$1,341,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,600		\$7,300	
Interior Architecture		\$2,100	\$25,700	
Electrical	\$32,200	\$3,500	\$3,400	\$3,100
Mechanical	\$84,600	\$13,000	\$26,300	\$19,400
Site Enclosure	\$6,300			
Site Pavements	\$6,500			
Total	\$147,100	\$18,600	\$62,700	\$22,600
Importance Code A	\$17,600	\$9,200	\$16,700	\$9,200
Importance Code B	\$116,800	\$9,400	\$46,000	\$13,400
Importance Code C	\$12,800			
Total	\$147,100	\$18,600	\$62,700	\$22,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$70,000	
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Metal Panel	5%			2038	**	5-10	\$26,800	
Windows								
Aluminum	95%			2050	**	5	\$24,200	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Glass Block	5%			LIFE	**	5	\$800	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$9,800	
			<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Metal Rail	10%			2041	**	5-10	\$20,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	
Roof								
Built-Up (BUR)	95%	Now	\$73,400	2033	**			
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Main Roof</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Stair Bulkhead</i>					
Metal Panel	5%			2041	**	10	\$4,900	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,400	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room, Fan Room</i>					
Ceramic Tile	5%			2037	**	5	\$4,200	
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	70%			2023		3	\$22,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 9x9 Units</i>					
Wood	10%			2043	**	5	\$15,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,600	
Plaster	65%			LIFE	**	5	\$12,800	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2033	**	5	\$21,000	
AcousTileConcealSpLn	5%	0-2	\$36,300	2048	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	65%			LIFE	**	5	\$8,500	
Plaster	10%			LIFE	**	5	\$5,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 209</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2038	**			
Iron Picket	50%	2-4	\$6,300	2063	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Asphalt	10%	2-4	\$1,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pavements Outside Temporary Classroom</i>								
Asphalt	85%			2031	**			
Pavers/Stone	5%	Now	\$5,200	2041	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs Down To Temporary Classroom</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs Down To Temporary Classroom</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	45%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	45%			2028	\$17,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$400	
Raceway								
Conduit	90%			2028	\$165,900	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	2%			2036	**	5		
Fused Disc Sw	8%			2027	\$15,300	5	\$200	
Fused Knife Sw	5%	Now	\$9,600	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Fused Toggle Switch	10%	0-2	\$19,200	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Molded Case Bkrs	5%			2036	**	5	\$100	
Molded Case Bkrs	70%			2027	\$134,100	5	\$1,700	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$500	
Locally Mounted	20%			2033	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2038	**	10	\$81,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$67,000	10	\$11,200	
Exit, Service	50%			2028	\$13,400	1		
Exterior Lighting								
HID	100%			2023	\$375,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$90,100	1	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$17,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%	Now	\$3,700	2038	**	5	\$14,400	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Petrometer</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two Tanks 7500 Gallons Each.</i>								
Conversion Equipment Steam Boiler	100%	0-2	\$601,900	2048	**	1	\$82,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$78,700	2038	**	4	\$4,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Vacuum Pump, Basement, Make Up Tank Pump #2</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$13,100	2028	\$261,500	1	\$10,400	
<i>Broken, Extent : Severe, Area Affected : 20%</i> <i>Location : Pneumatic Controls, Basement</i> <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Coil In Unit # G</i>								
Convectector/Radiator	80%	Now	\$8,000	2033	**	1	\$21,600	
<i>Leak Evident, Extent : Severe, Area Affected : 80%</i> <i>Location : Next To Staircase C, D On 3rd Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2023	\$77,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900	
Exhaust Fans								
Interior	100%	Now	\$16,500	2028	\$330,900	2	\$2,300	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i> <i>Location : Exhaust Hoods</i> <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> <i>Location : Belt Missalignment</i> <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i> <i>Location : Unit E, Penthouse</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2048	**	1		
Galvanized Steel	80%			2033	**	1		
HW Heat Exchanger								
Steam Fired	100%			2028	\$148,100	4	\$9,200	
Sanitary Piping								
Cast Iron	100%	Now	\$34,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> <i>Location : Bathrooms 1st, 2nd, And 5th Floors</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	50%	Now	\$7,100	2038	**	4	\$1,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 2 Sump Pumps In The Basement</i>								
Submersible	50%			2021	\$1,600	4	\$1,500	
Sewage Ejector(s) Electric	100%			2028	\$26,800	4	\$3,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,300	
Chemical System								
No Component	80%							
Generic	20%			2023	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 121 - Q
Address : 126-10 109 AVENUE
Borough : QUEENS **Agency's Number** : Q121
Program / Asset # : BOE0770.000 / 1558 **Yr Built/Renovated** : 1925 / 2014
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 06-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 11607 **Lot** : 1 **BIN** : 4249769

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$74,200	\$173,900
Interior Architecture	\$268,600	\$586,700
Electrical	\$533,600	\$526,900
Mechanical	\$403,000	\$1,795,300
Total	\$1,279,400	\$3,082,800
Importance Code A	\$74,200	\$209,500
Importance Code B	\$1,074,700	\$2,827,600
Importance Code C	\$130,500	\$45,700
Total	\$1,279,400	\$3,082,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,200		
Interior Architecture	\$4,300	\$5,900	\$9,500	\$12,500
Electrical	\$2,200	\$2,800	\$3,000	\$2,700
Mechanical	\$15,400	\$11,600	\$16,900	\$24,400
Site Enclosure	\$4,200			
Site Pavements	\$13,200			
Total	\$39,200	\$27,500	\$29,400	\$39,600
Importance Code A	\$7,600	\$14,800	\$7,600	\$7,800
Importance Code B	\$25,500	\$12,700	\$21,800	\$31,800
Importance Code C	\$6,100			
Total	\$39,200	\$27,500	\$29,400	\$39,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$52,600	
Masonry: Brick	90%			LIFE	**	5	\$121,300	
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
Windows								
Aluminum	100%			2045	**	5	\$38,200	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$16,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,700	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$74,200	
Metal Panel	5%			2042	**	10	\$7,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,700	
Ceramic Tile	5%			2038	**	5	\$5,900	
Quarry Tile	5%			2042	**	5	\$8,800	
Terrazzo	5%			LIFE	**	5	\$4,600	
Vinyl Tile	45%			2029	\$479,700	3	\$19,800	
Vinyl Tile	10%			2034	**	3	\$4,400	
Vinyl Tile 9" X 9"	10%	Now	\$138,100	2039	**	3	\$4,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$22,000	
Interior Walls								
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	80%	Now	\$130,500	LIFE	**	5	\$45,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 312, 412, 252, Stair Z, Rooms 150, 151, Stair C, Auditorium At</i>								
<i>Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 308</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,700	
Plaster	85%			LIFE	**	5	\$57,800	
Plaster	5%	Now	\$4,300	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classrooms 517, 512</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	55%			2049	**			
Iron Picket	45%	0-2	\$4,200	2064	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 109th Avenue And 126th Street</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fence Base</i>								
<i>Explanation : Cracking And Crumbling</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	90%	0-2	\$11,400	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	10%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$35,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2029	\$109,600	5	\$200	
Fused Disc Sw	30%			2049	**	5	\$100	
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2045	**	5	\$100	
Fused Disc Sw	7%			2028	\$10,100	5	\$100	
Molded Case Bkrs	15%			2045	**	5	\$300	
Molded Case Bkrs	75%			2028	\$107,700	5	\$1,500	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$67,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$9,300	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2024	\$310,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$74,600	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$14,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2046	**	1	\$76,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2029	\$1,303,200	4	\$5,700	
Terminal Devices								
Air Handler	10%	Now	\$2,200	2024	\$108,300	1	\$4,300	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Flexible Connection, Basement</i>								
Convactor/Radiator	80%			2027	\$329,800	1	\$19,900	
Fan Coil Unit/Heat	10%			2029	\$115,300	1	\$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$48,100	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	90%			2024	\$246,600	2	\$2,100	
Roof	10%			2024	\$12,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2028	\$47,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$11,700	4	\$2,400	
Backflow Preventer								
Generic	100%			2029	\$19,600	1	\$4,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 122 - Q
Address : 21-21 DITMARS BLVD.
Borough : QUEENS **Agency's Number** : Q122
Program / Asset # : BOE0771.000 / 2532 **Yr Built/Renovated** : 1925 / 2009
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 27-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 880 **Lot** : 1 **BIN** : 4019633

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$280,900	\$255,300
Interior Architecture	\$3,621,600	\$736,300
Electrical	\$1,079,000	\$784,900
Mechanical	\$1,347,800	\$345,000
Total	\$6,329,300	\$2,121,400
Importance Code A	\$280,900	\$295,700
Importance Code B	\$5,606,500	\$1,774,100
Importance Code C	\$441,900	\$51,600
Total	\$6,329,300	\$2,121,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,500			
Interior Architecture		\$2,500	\$10,800	\$24,400
Electrical	\$3,700	\$3,500	\$4,300	\$30,300
Mechanical	\$25,600	\$15,700	\$23,800	\$44,000
Total	\$41,800	\$21,700	\$38,800	\$98,800
Importance Code A	\$23,300	\$10,800	\$10,800	\$11,000
Importance Code B	\$18,400	\$10,900	\$22,300	\$87,700
Importance Code C			\$5,700	
Total	\$41,800	\$21,700	\$38,800	\$98,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$38,200	
Masonry: Brick	90%	0-2	\$236,300	LIFE	**	5	\$146,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Compressor Room, Stairs 2, 3, 8, And 5th Floor Classrooms</i>								
Masonry: Granite	5%			LIFE	**	5	\$6,100	
Masonry: Marble	2%			LIFE	**	5	\$2,400	
Windows								
Aluminum	100%	Now	\$44,600	2045	**	5	\$24,900	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$3,400	
Masonry: Brick Cavity	80%			LIFE	**	5	\$17,700	
Metal Rail	8%			2046	**	5-10	\$31,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$13,900	
Roof								
Built-Up (BUR)	100%			2037	**	10	\$70,400	
Soffits								
Masonry: Marble	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$10,100	
Marble Panels	3%			LIFE	**	5	\$4,500	
Traffic Topping	20%	0-2	\$106,700	2029	\$533,700	5	\$25,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs And Hallways</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs And Hallways</i>								
Vinyl Tile	10%			2034	**	3	\$7,600	
Vinyl Tile 9" X 9"	22%	Now	\$521,400	2039	**	3	\$16,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors, Rooms 201, 202, 204, 206, 213, 214, 252, 307, 311, 313, 412, 512, 559</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$2,128,700	2069	**	5	\$56,700	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Classrooms, Cafeteria, Rooms 302, 303, 304, 305, 306, 402, 404, 415, 417, 419, 419, 420</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 4th And 3rd Floor Classrooms</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floor Classrooms</i>								
Wood	10%			2064	**	5	\$37,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%			2038	**	5	\$11,500	
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	75%	Now	\$441,900	LIFE	**	5	\$51,600	

*Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : 5th Floor Classrooms*

Ceilings

Exposed Concrete	25%			LIFE	**	5	\$7,900	
Plaster	75%	Now	\$422,800	LIFE	**	5	\$94,300	

*Cracking/Crumbling, Extent : Severe, Area Affected : 80%**Location : 5th Floor Classrooms, Gymnasium Office, Room 560*

Site Enclosure

Fence/Gates

Chain Link	50%			2039	**			
Iron Picket	50%			2049	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Asphalt	30%			2038	**			
Cast in Place Concrete	70%			2042	**			

Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	97%			2038	**			
Rubber Matting	3%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2029	\$40,400	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2039	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	80%			2029	\$167,000	5	\$400	
Fused Disc Sw	20%			2039	**	5	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$200,500	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$300	
Molded Case Bkrs	75%			2028	\$143,600	5	\$2,200	
Molded Case Bkrs	15%			2037	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2039	**	1		
Thermoplastic	20%			2029	\$63,700	1		
Motor Controllers								
Locally Mounted	40%			2034	**	5	\$300	
Locally Mounted	60%			2027	\$73,700	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	94%			2039	**	10	\$94,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2039	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	15%			2034	**	10	\$3,900	
Emergency, Battery	35%			2024	\$54,900	10	\$9,200	
Exit, Service	10%			2034	**	1		
Exit, Service	40%			2024	\$12,600	1		
Exterior Lighting								
HID	100%			2024	\$439,500	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$12,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$361,600	1-3	\$20,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$108,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$92,200	2039	**	4	\$5,400	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : First Floor And Basement</i>								
Terminal Devices								
Air Handler	20%			2024	\$306,500	1	\$13,500	
Convactor/Radiator	50%			2027	\$291,800	1	\$17,600	
Fan Coil Unit/Heat	30%			2024	\$489,700	1	\$10,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%	Now	\$4,500	2024	\$90,900	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Third Floor, Room 308 And 309</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,800	
Exhaust Fans								
Interior	95%			2024	\$368,400	2	\$3,200	
Roof	5%			2024	\$9,000	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	20%			2024	\$19,200	4	\$100	
Gas Fired	80%			2029	\$53,200	2	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up At 1st Floor When It Rains</i>								
Sump Pump(s)								
Non-Submersible	100%			2029	\$16,600	4	\$3,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2049	**	1-2	\$900

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 123 - BK
Address : 100 IRVING AVENUE @ SUYDAM ST.
Borough : BROOKLYN **Agency's Number** : K123
Program / Asset # : BOE0431.000 / 1362 **Yr Built/Renovated** : 1901 / 2009
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 22-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Att
Block : 3203 **Lot** : 1 **BIN** : 3251867

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$242,400	\$175,000
Interior Architecture	\$603,900	\$284,900
Electrical		\$650,900
Mechanical	\$156,800	\$1,292,200
Total	\$1,003,000	\$2,403,100
Importance Code A	\$242,400	\$214,600
Importance Code B	\$323,300	\$2,188,500
Importance Code C	\$437,400	
Total	\$1,003,000	\$2,403,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$7,900
Interior Architecture	\$68,200	\$4,600	\$1,500	\$10,800
Electrical	\$6,800	\$7,500	\$5,900	\$6,300
Mechanical	\$73,300	\$12,800	\$19,400	\$40,100
Site Pavements	\$7,200			
Total	\$155,500	\$25,000	\$26,800	\$65,000
Importance Code A	\$8,500	\$8,500	\$8,500	\$16,600
Importance Code B	\$146,300	\$16,400	\$18,300	\$48,500
Importance Code C	\$600			
Total	\$155,500	\$25,000	\$26,800	\$65,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$83,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$91,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$162,500	2045	**	5	\$18,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Pre-Cast Concrete	2%			LIFE	**	5	\$1,000	
No Component	98%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Edge of roof</i>								
<i>Explanation : Sloped Roof, Leaders Overflow During Heavy Rain</i>								
Roof								
Modified Bitumen	25%			2034	**	10	\$7,900	
Single Ply Membrane	75%	Now	\$79,900	2037	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Main Roof Surface</i>								
<i>Explanation : Synthetic Slate Roofing</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$27,300	LIFE	**	5	\$26,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$6,400	2038	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2042	**	5	\$9,200	
Vinyl Tile	70%	0-2	\$39,000	2034	**	3	\$32,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Basement, B01, B03</i>								
Vinyl Tile 9" X 9"	10%			2029		3	\$4,600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,600	
Gypsum Board	2%	Now	\$600	LIFE	**	5	\$1,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Masonry: Brick	10%	Now	\$116,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Basement, Basement Classrooms</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Column Near Old Ash Hoist In Basement And Stairs No. 2 And 4</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Classroom</i>								
<i>Explanation : Loose Units</i>								
Plaster	73%	Now	\$262,800	LIFE	**	5	\$30,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 401</i>								
SGFT/Glazed Masonry	5%	0-2	\$57,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%	Now	\$127,500	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Old Coal Bunker And Ceiling Below Stair In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Old Coal Bunker And Boiler Room</i>								
Fiber Board	10%			2029			\$86,200	
Masonry:Vault Struct	10%	Now	\$9,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Attic</i>								
Plaster	70%	Now	\$24,300	LIFE	**	5	\$54,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Music Room And Adjacent Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	55%			2049	**			
Iron Picket	45%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	40%			2046	**			
Cast in Place Concrete	60%	4+	\$7,200	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	80%			2038	**			
Cast in Place Concrete	20%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$182,600	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit	90%			2029	\$165,900	1		
Conduit	10%			2055	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	90%			2051	**	5	\$2,000	

Wiring

Thermoplastic	70%			2055	**	1		
Thermoplastic	30%			2029	\$81,800	1		

Motor Controllers

Locally Mounted	50%			2027	\$40,300	5	\$300	
Locally Mounted	50%			2034	**	5	\$300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Lighting

Interior Lighting

Fluorescent	100%			2037	**	10	\$78,900	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery	50%			2029	\$61,900	10	\$10,400	
Exit, Service	50%			2037	**	1		

Exterior Lighting

HID	30%			2037	**	10	\$100	
No Component	70%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$9,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Perimeter Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$53,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$85,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

0-2

\$19,000

2029

\$380,300

*Steam Traps Faulty, Extent : Moderate, Area Affected : 30%**Location : Various Locations*

Terminal Devices

Air Handler

10%

2024

\$120,900

1

\$5,300

Convactor/Radiator

80%

2027

\$368,300

1

\$22,200

Fan Coil Unit/Heat

10%

2029

\$128,800

1

\$2,800

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

20%

0-2

\$1,800

2024

\$35,800

1

*Not in Service, Extent : Moderate, Area Affected : 5%**Location : Various Locations*

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$48,000

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	80%	0-2	\$24,500	2029	\$244,800	2	\$1,700
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Attic</i>								
	Roof	20%	0-2	\$2,900	2029	\$28,600	2	\$400
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2027	\$75,500	1	
Water Heater								
	Gas Fired	100%			2027	\$52,500	2	\$1,300
Sanitary Piping								
	Cast Iron	100%	0-2	\$12,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : School Yard</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$2,700
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2029	\$42,100	1-2	\$1,200
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 123 - M
Address : 301 WEST 140 STREET @ 8TH AVE.
Borough : MANHATTAN **Agency's Number** : M123
Program / Asset # : BOE0071.000 / 694 **Yr Built/Renovated** : 1959 / 2014
Area Sq Ft : 118,000 **Project Type** : EDUCATION
Date of Survey : 11-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2042 **Lot** : 35 **BIN** : 1060726

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$520,700	\$81,000
Interior Architecture		\$251,300
Electrical	\$1,347,800	\$985,200
Mechanical	\$172,100	\$1,003,800
Site Pavements	\$42,500	
Total	\$2,083,100	\$2,321,300
Importance Code A	\$520,700	\$81,000
Importance Code B	\$1,562,500	\$2,240,300
Total	\$2,083,100	\$2,321,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,800			\$35,800
Interior Architecture	\$58,100	\$26,400		\$9,400
Electrical	\$13,100	\$13,300	\$12,100	\$31,400
Mechanical	\$20,100	\$18,400	\$28,000	\$18,400
Total	\$124,100	\$58,100	\$40,100	\$95,000
Importance Code A	\$44,500	\$11,700	\$11,700	\$47,700
Importance Code B	\$59,200	\$46,400	\$28,400	\$45,500
Importance Code C	\$20,400			\$1,700
Total	\$124,100	\$58,100	\$40,100	\$95,000



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DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$34,700	
Masonry: Limestone	2%			LIFE	**	5	\$900	
Metal Panel	28%			2049	**	5-10	\$111,400	
Granite Panels	5%	Now	\$32,800	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2049	**	5	\$10,800	
Windows								
Aluminum	85%	Now	\$321,700	2037	**	5	\$9,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Glass Block	10%			LIFE	**	5	\$1,300	
Metal Louvers	5%			2038	**	10	\$6,600	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$15,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,000	
Roof								
Built-Up (BUR)	97%	2-4	\$199,000	2034	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Roof</i>								
Copper/Terne	2%			2057	**	10	\$7,100	
Skylight, Metal/Glass	1%			2039	**	10	\$4,700	
Interior								
Floors								
Carpet	15%			2031	**	3	\$37,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Charter School</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$36,100	
Ceramic Tile	2%			2032	**	5	\$3,300	
Ceramic Tile	3%			2044	**	5	\$5,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor And Basement</i>								
Terrazzo	5%			LIFE	**	5	\$6,400	
Traffic Topping	5%			2029		5	\$10,300	
Vinyl Tile	60%			2034	**	3	\$37,100	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%	2-4	\$20,400	2032	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2044	**	5	\$3,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor And Basement</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$6,900	
Glass: Single Pane	2%			LIFE	**	5	\$2,600	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$26,000	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%	2-4	\$23,900	2034	**	5	\$12,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%	2-4	\$13,800	2034	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Fiber Board	5%			2029	\$55,900			
Metal Panel	10%			LIFE	**	5	\$20,000	
Plaster	50%			LIFE	**	5	\$50,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Free Standing Walls								
Cast in Place Concrete	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$42,500	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	90%			2044	**			
Cast in Place Concrete	10%			2034	**			
Activity Yard								
Rubber Matting	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$500	
Raceway								
Conduit	70%			2029	\$155,900	1		
Conduit	30%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	70%			2028	\$134,100	5	\$2,200	
Molded Case Bkrs	25%			2045	**	5	\$800	
Wiring								
Braided Cloth	60%			2028	\$191,200	1		
Thermoplastic	40%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$106,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 96%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Service	10%			2034	**	1		
Emergency, Battery	50%			2034	**	10	\$14,200	
Exit, Battery	40%			2034	**	10	\$3,200	
Exterior Lighting								
HID	95%			2034	**	10	\$300	
LED	5%			2034	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$3,500	
Alarm								
Security System								
Generic	100%			2029	\$381,200	1	\$44,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	95%			2024	\$1,239,600	1-3	\$71,200	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations And Bells</i>								
Generic, Digital	5%			2034	**	1-3	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Carbon Monoxide Detection System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$116,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units - Recently Replaced</i>								
Distribution								
Steam Piping/Pump	100%			2055	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	30%			2029	\$497,800	1	\$21,900	
Convactor/Radiator	70%			2034	**	1	\$26,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%			2034	**			
Window/Wall Unit	70%			2024	\$172,100	1		
No Component	28%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2029	\$190,600	1	\$14,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,800	
Exhaust Fans								
Interior	30%			2029	\$125,900	2	\$1,100	
Roof	60%			2029	\$117,500	2	\$2,200	
Roof	10%			2037	**	2	\$400	

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2039	**	1	
	Galvanized Steel	30%			2034	**	1	
Water Heater								
	Gas Fired	100%			2028	\$72,000	2	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300-gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$18,000	4	\$3,700
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 3rd Floors</i>								
<i>Explanation : 1st And 3rd Floor Fixtures New</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2029	\$34,700	1-2	\$1,000

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 123 - Q
Address : 145-01 119TH AVE. BTWN: INWOOD ST., 145 ST.
Borough : QUEENS **Agency's Number** : Q123
Program / Asset # : BOE0772.000 / 2533 **Yr Built/Renovated** : 1928 / 2011
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 22-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 12019 **Lot** : 10 **BIN** : 4260828

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$394,900	\$51,400
Interior Architecture	\$706,600	\$794,900
Electrical	\$223,000	\$1,074,600
Mechanical	\$27,000	\$2,048,300
Total	\$1,351,500	\$3,969,200
Importance Code A	\$394,900	\$78,300
Importance Code B	\$840,500	\$3,818,600
Importance Code C	\$116,100	\$72,300
Total	\$1,351,500	\$3,969,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$53,500			
Interior Architecture	\$44,000		\$10,500	\$15,700
Electrical	\$9,400	\$3,100	\$3,400	\$4,700
Mechanical	\$52,800	\$15,800	\$25,600	\$15,800
Site Enclosure	\$17,100			
Site Pavements	\$4,600			
Total	\$181,200	\$18,900	\$39,500	\$36,300
Importance Code A	\$64,300	\$10,800	\$10,800	\$10,800
Importance Code B	\$75,800	\$8,100	\$28,700	\$25,500
Importance Code C	\$41,200			
Total	\$181,200	\$18,900	\$39,500	\$36,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	\$165,600	LIFE	**	5	\$51,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,100	
Masonry: Limestone	2%	4+	\$7,200	LIFE	**	5	\$800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$28,900	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classroom Window</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 103, 253</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$64,100	
Masonry: Brick Cavity	30%			LIFE	**	5-10	\$29,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,100	
Roof								
Built-Up (BUR)	95%	Now	\$174,500	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 319</i>								
Copper/Terne	5%			2045	**	10	\$15,900	
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$8,400	
Terrazzo	5%			LIFE	**	5	\$13,100	
Vinyl Tile	35%			2030	\$533,600	3	\$29,400	
Vinyl Tile 9" X 9"	20%	Now	\$395,000	2040	**	3	\$12,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Cafeteria, Auditorium, Room 103</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cafeteria, Auditorium, Room 103</i>								
Wood	35%			2045	**	5	\$110,200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Masonry: Brick	15%			LIFE	**	10	\$13,600	
Marble Panels	5%			LIFE	**	10	\$6,000	
Plaster	10%	Now	\$25,800	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Plaster	70%	Now	\$90,300	LIFE	**	5	\$63,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit 9 And 8 At Back Of Auditorium</i>								
Ceilings								
AcousTileConcealSpLn	10%			2043	**	5	\$21,000	
Exposed Concrete	10%	Now	\$57,700	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Metal Panel	5%			LIFE	**	5	\$21,000	
Plaster	75%			LIFE	**	5-10	\$216,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 317, 319, Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%	4+	\$17,100	2065	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$4,600	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	80%			2043	**			
Rubber Matting	20%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2030	\$26,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2050	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2030	\$125,200	5	\$300	
Fused Disc Sw	40%			2050	**	5	\$200	
Raceway								
Conduit	90%			2030	\$200,500	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	3%			2046	**	5	\$100	
Fused Disc Sw	7%			2029	\$13,400	5	\$200	
Fused Knife Sw	2%	2-4	\$3,800	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2046	**	5	\$600	
Molded Case Bkrs	68%			2029	\$130,200	5	\$2,000	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2043	**	5	\$600	
Locally Mounted	20%			2028	\$24,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	94%			2038	**	10	\$94,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2038	**	10	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
<i>Explanation : Compact Fluorescent Light</i>								
Egress Lighting Emergency, Battery	50%			2035	**	10	\$13,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting LED	100%			2038	**			
Alarm								
Security System No Component	70%							
Generic	30%			2025	\$105,600	1	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2025	\$361,600	1-3	\$20,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment Steam Boiler	100%			2035	**	1	\$108,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%	0-2	\$24,100	2030	\$482,000			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump In Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%	0-2	\$3,100	2025	\$153,300	1	\$6,100	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Due To The Bearing Of The Unit For Cafeteria And Basement.</i>								
Air Handler	20%			2025	\$306,500	1	\$13,500	
Convector/Radiator	50%			2028	\$291,800	1	\$17,600	
Fan Coil Unit/Heat	5%	0-2	\$1,600	2025	\$81,600	1	\$1,600	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Motors, Various Locations</i>								
Fan Coil Unit/Heat	15%			2025	\$244,900	1	\$5,300	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2025	\$34,100	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,200	
Exhaust Fans								
Interior	5%	0-2	\$400	2025	\$19,400	2	\$100	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : The Bearings, Basement</i>								
Interior	90%			2025	\$349,000	2	\$3,000	
Roof	5%			2030	\$9,000	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$66,500	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1,000 Gallon Condemned Unit Still Remains In Place</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$53,400	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 124 - BK
Address : 515 4TH AVENUE @13TH STREET
Borough : BROOKLYN **Agency's Number** : K124
Program / Asset # : BOE0432.000 / 1363 **Yr Built/Renovated** : 1900 / 2008
Area Sq Ft : 33,000 **Project Type** : EDUCATION
Date of Survey : 23-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1034 **Lot** : 1 **BIN** : 3023391

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$175,300	
Interior Architecture	\$357,600	\$54,800
Electrical	\$255,800	\$154,900
Mechanical	\$110,900	\$421,300
Total	\$899,500	\$631,000
Importance Code A	\$175,300	
Importance Code B	\$661,800	\$631,000
Importance Code C	\$62,300	
Total	\$899,500	\$631,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$65,500	\$7,600		
Interior Architecture	\$46,100	\$6,300		\$2,300
Electrical	\$400	\$33,200	\$400	\$400
Mechanical	\$23,300	\$24,600	\$4,900	\$4,400
Total	\$135,200	\$71,700	\$5,300	\$7,100
Importance Code A	\$68,700	\$10,900	\$3,300	\$3,300
Importance Code B	\$46,300	\$60,700	\$2,000	\$3,900
Importance Code C	\$20,200			
Total	\$135,200	\$71,700	\$5,300	\$7,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$112,600	LIFE	**	5	\$35,000	
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Panel/Paver: Limestone	10%	Now	\$62,700	LIFE	**	5	\$4,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Stucco Cement	25%	Now	\$20,800	2040	**	5	\$16,800	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	100%	0-2	\$27,300	2043	**	5	\$6,100	
			<i>Hardware Missing, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,000	
Masonry: Limestone	5%	0-2	\$1,800	LIFE	**	5	\$200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%	Now	\$2,700	2047	**	5	\$300	
			<i>Water Penetration, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Roof								
Built-Up (BUR)	70%	Now	\$12,800	2032	**			
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Built-Up (BUR)	30%			2032	**	10	\$7,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
Ceramic Tile	5%	Now	\$11,000	2030	\$54,800	5	\$1,300	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	10%	Now	\$48,100	2037	**	3	\$2,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	55%			2037	**	3	\$10,900	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	25%	Now	\$46,700	2022	\$155,800	3	\$5,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Masonry: Brick

10% Now \$20,200 LIFE **

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

75% LIFE ** 5 \$10,900

Plaster

15% Now \$62,300 LIFE ** 5 \$2,200

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Ceilings

AcousTile,Adhered

10% 2032 ** 5 \$5,300

Embossed Metal

5% 0-2 \$14,900 LIFE ** 5 \$1,200

*Deformed/Dented, Extent : Moderate, Area Affected : 60%**Location : Throughout*

Plaster

70% LIFE ** 5 \$23,200

Plaster

15% 0-2 \$44,600 LIFE ** 5 \$5,000

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2027 \$8,900 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch And One 200 Ampere Main**Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

100% 2027 \$104,400 5 \$100

Raceway

Conduit

90% 2027 \$50,500 1

Conduit

10% 2047 ** 1

Panelboards

Fused Disc Sw

10% 2026 \$8,000 5 \$100

Molded Case Bkrs

80% 2035 ** 5 \$700

Molded Case Bkrs

10% 2043 ** 5 \$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$49,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$14,200	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2035	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$23,800	10	\$4,000	
Exit, Service	50%			2022	\$4,800	1		
Exterior Lighting								
HID	100%			2022	\$133,100	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$73,000	1-3	\$4,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 4000 Gallon Each</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$32,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$55,900	2037	**	4	\$1,600	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
Terminal Devices								
Convactor/Radiator	90%	0-2	\$15,900	2025	\$159,000	1	\$8,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2027	\$49,400	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$55,000	1		
No Component	20%							
Ventilation								
Exhaust Fans								
Interior	95%			2027	\$111,500	2	\$1,000	
Roof	5%	Now	\$100	2027	\$2,700	2		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%	Now	\$3,700	2047	**	1		
<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Hot Water Piping</i>								
Galvanized Steel	70%			2025	\$101,400	1		
Water Heater								
Gas Fired	100%			2022	\$20,100	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 225 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$5,000	4	\$700	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 124 - M (ECF)
Address : 40 DIVISION STREET @ MANHATTAN BRIDGE
Borough : MANHATTAN **Agency's Number** : M124
Program / Asset # : BOE0072.000 / 164 **Yr Built/Renovated** : 1976 / 2012
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 13-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 289 **Lot** : 1 **BIN** : 1075787

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,505,500	\$231,400
Interior Architecture		\$573,200
Electrical	\$446,300	\$1,143,200
Mechanical	\$227,300	\$1,038,500
Total	\$2,179,100	\$2,986,300
Importance Code A	\$1,505,500	\$271,000
Importance Code B	\$673,600	\$2,715,400
Total	\$2,179,100	\$2,986,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,400	\$3,600		
Interior Architecture	\$19,000	\$6,300	\$3,700	\$7,400
Electrical	\$2,600	\$4,200	\$3,700	\$29,700
Mechanical	\$66,600	\$17,000	\$32,600	\$45,600
Site Enclosure	\$22,000			
Site Pavements	\$37,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,200	\$35,100	\$44,000	\$86,500
Importance Code A	\$15,500	\$12,900	\$9,200	\$9,400
Importance Code B	\$108,800	\$22,200	\$33,200	\$77,100
Importance Code C	\$30,800		\$1,600	
Total	\$155,200	\$35,100	\$44,000	\$86,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	0-2	\$60,400	LIFE	**	5	\$75,500	
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	3%			2042	**	5	\$7,300	
Windows								
Metal Louvers	2%			2038	**	10	\$3,200	
Steel	98%	Now	\$1,391,800	2054	**	5	\$156,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$11,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	
Roof								
Modified Bitumen	100%			2034	**	10	\$53,300	
<i>Blisters, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%	Now	\$3,400	2042	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,200	
Ceramic Tile	5%			2038	**	5	\$4,200	
Quarry Tile	5%			2042	**	5	\$6,300	
Sheet Vinyl/Rubber	5%			2037	**	5	\$6,300	
Terrazzo	10%	4+	\$8,300	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	70%	Now	\$10,700	2029	\$533,900	3	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$3,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
Folding Partition	3%			2045	**	5	\$4,900	
Glass: Single Pane	10%			LIFE	**	5	\$4,900	
Gypsum Board	57%			LIFE	**	5	\$22,400	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$2,600	
Metal Panel	5%			LIFE	**	5	\$5,300	
Plaster	75%			LIFE	**	5	\$39,400	
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	\$12,000	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	2-4	\$1,500	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$8,500	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2064		**		
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*Other Observation, Extent : Light, Area Affected : 25%**Location : Throughout**Explanation : Paint Peeling*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$9,000	2042		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : South Side**Sinking/Subsiding, Extent : Moderate, Area Affected : 10%**Location : South Side*

On-Site Walkways

Asphalt	75%	2-4	\$1,200	2038		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Cast in Place Concrete	25%			2042		**		
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Parking/Driveway

Asphalt	100%	4+	\$7,600	2038		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout**Sinking/Subsiding, Extent : Light, Area Affected : 10%**Location : Throughout*

Activity Yard

Asphalt	75%	Now	\$10,600	2038		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Rubber Matting	25%	Now	\$9,100	2034		**		
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*Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : West Playground*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 2,000 Ampere And One 1,600 Ampere Main Disconnect Switches*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	75%			2027	\$12,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 750 Kilovolt-ampere, 480/277hv - 208/120 Lv</i>								
Dry Type	25%			2034	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 75 Kilovolt-ampere, 480/277hv - 208/120 Lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2029	\$164,400	5	\$400	
Fused Disc Sw	10%			2039	**	5		
Raceway								
Conduit	95%			2029	\$175,100	1		
Conduit	5%			2039	**	1		
Panelboards								
Fused Disc Sw	3%			2037	**	5	\$100	
Fused Disc Sw	7%			2028	\$13,400	5	\$200	
Molded Case Bkrs	85%			2028	\$162,800	5	\$2,100	
Molded Case Bkrs	5%			2037	**	5	\$100	
Wiring								
Thermoplastic	90%			2029	\$245,500	1		
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	40%			2027	\$32,300	5	\$300	
Motor Control Center	60%			2027	\$187,400	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	92%			2037	**	10	\$78,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2024	\$4,400	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Lobby</i>								
LED	6%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$67,000	10	\$11,200	
Exit, Service	50%			2024	\$13,400	1		
Exterior Lighting								
HID	100%			2024	\$375,000	10	\$300	
Alarm								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2029

\$90,100

1

\$10,400

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$17,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2039

* *

5

\$28,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Two 7500 Gallon Oil Tanks*

Conversion Equipment

Steam Boiler

100%

Now

\$12,000

2034

* *

1

\$82,900

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Sub-basement, 1 Of 2 Defective Boiler Burners**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two No. 2 Oil Burning Steam Boilers*

Distribution

Central Plant Steam

100%

2-4

\$31,500

2039

* *

4

\$4,600

Piping/Pmp

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Sub-basement*

Terminal Devices

Air Handler

20%

2029

\$261,500

1

\$11,500

Convactor/Radiator

80%

2034

* *

1

\$24,000

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

20%

Now

\$7,900

2029

\$157,900

1

\$7,800

Compr/Chiller

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Sub-basement, Refrigerant Leak Evident**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Sub-basement*

Exterior Pkg Unit -

5%

2029

\$37,700

2

\$300

Cooling

Window/Wall Unit

75%

2024

\$145,300

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr	20%			2039	**	4	\$900
	Pipe/Pump							
	No Component	80%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2029	\$208,600	1	\$11,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout First Floor</i>				
				<i>Explanation : Unit Ventilators</i>				
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2029	\$101,200	2	\$13,000
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900
Exhaust Fans								
	Interior	20%			2029	\$66,200	2	\$600
	Roof	80%			2029	\$123,500	2	\$2,300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2034	**	1	
Water Heater								
	Electric	100%	Now	\$81,900	2029	\$81,900	4	\$500
				<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$9,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Unit Used Only For Domestic Hot Water Storage</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$14,200	4	\$2,900
Sewage Ejector(s)								
	Electric	100%			2029	\$26,800	4	\$5,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To Third Floor</i>				
				<i>Explanation : One Unit</i>				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - M (ECF)

Asset # : 164

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
	Generic	100%		2039	* *	1-5	\$48,600	
Sprinkler								
	No Component	90%						
	Generic	10%		2039	* *	1-2	\$2,600	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 124 - Q
Address : 129-15 150 AVENUE
Borough : QUEENS **Agency's Number** : Q124
Program / Asset # : BOE0965.000 / 1182 **Yr Built/Renovated** : 1927 / 2014
Area Sq Ft : 98,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 11882 **Lot** : 1 **BIN** : 4257530

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$428,100	\$54,500
Interior Architecture	\$547,800	\$336,900
Electrical	\$136,400	\$1,131,700
Mechanical	\$43,300	\$3,023,800
Site Pavements	\$93,100	
Total	\$1,248,600	\$4,546,900
Importance Code A	\$428,100	\$94,000
Importance Code B	\$643,600	\$4,452,900
Importance Code C	\$176,900	
Total	\$1,248,600	\$4,546,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,800	\$4,100		
Interior Architecture	\$43,600		\$18,700	\$3,700
Electrical	\$13,800	\$9,600	\$11,700	\$11,000
Mechanical	\$59,600	\$26,900	\$35,600	\$26,600
Site Enclosure	\$12,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,800	\$44,500	\$70,000	\$45,200
Importance Code A	\$50,500	\$13,800	\$9,700	\$9,700
Importance Code B	\$98,200	\$30,700	\$60,300	\$35,500
Importance Code C	\$25,100			
Total	\$173,800	\$44,500	\$70,000	\$45,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	0-2	\$175,500	LIFE	**	5	\$54,500	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Connection Wall At Room 409 Off 129th Street</i>								
Masonry: Brick Cavity	20%	4+	\$12,500	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Inside Wall Of Kitchen Wall Facing 129th Street</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$15,200	
Window Wall	2%			2050	**	5	\$5,800	
Windows								
Aluminum	100%			2046	**	5	\$25,500	
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5-10	\$47,500	
Masonry: Brick Cavity	28%			LIFE	**	5-10	\$22,200	
Metal Rail	5%			2047	**	5-10	\$10,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	25%	Now	\$193,200	2040	**			
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Off 2nd Floor Corridors, All 2nd Floor Classrooms</i>								
Copper/terne	5%			2058	**	10	\$6,700	
IRMA/Protected Membrane	65%			2035	**	10	\$34,700	
Modified Bitumen	5%			2035	**	10	\$2,700	
Soffits								
Cement-Fiber Panel	100%			2035	**	10		
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$4,200	
Quarry Tile	3%			2043	**	5	\$3,800	
Quarry Tile	5%			2043	**	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$6,600	
Traffic Topping	20%			2030		5	\$21,000	
Vinyl Tile	15%			2030	\$114,400	3	\$6,300	
Vinyl Tile	10%			2035	**	3	\$3,200	
Wood	37%			2045	**	5	\$58,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	4+	\$1,200	2039	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	13%			LIFE	**	5	\$6,800	
Gypsum Board	7%			LIFE	**	5-10	\$7,800	
Masonry: Brick	5%			LIFE	**	10	\$1,000	
Marble Panels	3%			LIFE	**	10	\$800	
Plaster	63%	4+	\$176,900	LIFE	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rooms 409, 453, Gymnasium, 260, 253 And 2nd Floor Corridor</i>								
SGFT/Glazed Masonry	6%			LIFE	**	10	\$2,000	
Ceilings								
AcousTileConcealSpLn	5%	4+	\$7,300	2035	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor Corridor</i>								
AcousTileSusp.Lay-In	30%			2043	**	5	\$25,200	
Gypsum Board	2%	Now	\$18,100	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Kitchen Storage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Kitchen Storage</i>								
Plaster	63%	Now	\$370,800	LIFE	**	5	\$33,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rooms 409, 453, Gymnasium, 206, 253</i>								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2050	**			
Iron Picket	55%	4+	\$11,700	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$300	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Side Entry Gate On 130th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$93,100	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 150th Street And 130th Street</i>								
On-Site Walkways								
Asphalt	60%			2033	**			
Cast in Place Concrete	40%			2043	**			
Activity Yard								
Asphalt	98%			2039	**			
Traffic Topping	2%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	\$91,300	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Fused Disc Sw	35%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Molded Case Bkrs	15%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	80%			2030	\$147,400	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	60%			2029	\$114,900	5	\$1,500	
Molded Case Bkrs	30%			2046	**	5	\$800	
Wiring								
Braided Cloth	50%	2-4	\$136,400	2055	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wing Of The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2030	\$54,600	1		
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$56,500	5	\$500	
Locally Mounted	30%			2043	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$30,200	
Generators								
Diesel	100%			2033	**	1	\$38,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$3,600	
Fuel Storage								
Day Tank	20%			2038	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 60 Gallons Rated Capacity</i>								
Main Tank	80%			2045	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	1%			2038	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	98%			2038	**	10	\$88,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	1%			2038	**			
Egress Lighting								
Emergency, Service	10%			2035	**	1		
Emergency, Service	40%			2025	\$20,600	1		
Exit, Service	10%			2035	**	1		
Exit, Service	40%			2025	\$11,300	1		
Exterior Lighting								
HID	30%			2025	\$118,500	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$95,000	1	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$325,100	1-3	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	**	5	\$30,400	
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$97,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of The School.</i>								
<i>Explanation : One Temporary Unit Being Used.</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$43,300	2030	\$433,300			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	10%			2025	\$137,800	1	\$6,100	
Air Handler	10%			2035	**	1	\$6,100	
Convactor/Radiator	40%			2028	\$209,900	1	\$12,700	
Fan Coil Unit/Heat	40%			2030	\$587,100	1	\$12,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	35%			2025	\$291,100	1	\$15,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Reciprocating Compr/Chiller	35%			2035	**	1	\$15,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2040	**	4	\$3,400	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2030	\$192,300	1	\$15,200	
Fan Coil - 4 Pipe	45%			2030	\$722,800	1	\$14,200	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2030	\$34,600	2	\$17,100	
Air Cooled Condenser Unit	45%			2025	\$62,200	2	\$30,700	
No Component	30%							
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$1,800	LIFE	**	2-5	\$5,500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$77,900	
Exhaust Fans								
Interior	50%			2025	\$174,300	2	\$1,500	
Interior	20%			2030	\$69,700	2	\$600	
Roof	20%			2030	\$32,500	2	\$600	
Roof	10%			2025	\$16,300	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	40%	0-2	\$500	2029	\$23,900	2	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Not Insulated. 1 Condemn Unit Remains In Place.</i>								
Gas Fired	60%			2029	\$35,900	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$14,900	4	\$3,100	
Sewage Ejector(s)								
Electric	100%			2030	\$28,200	4	\$5,900	
Backflow Preventer								
Generic	100%			2035	**	1	\$6,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2050	**	1-5	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Staircase Of New Wing</i>								
<i>Explanation : New Wing Only</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2050	**	1-2	\$5,500
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout New Wing</i>								
<i>Explanation : New Wing Only</i>								
Chemical System								
	No Component	99%						
	Generic	1%			2028	\$300	1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 125 - M
Address : 425 WEST 123 STREET BTWN: MORNINGSIDE AVE.,AMSTERDAM
Borough : MANHATTAN **Agency's Number** : M125
Program / Asset # : BOE0073.000 / 695 **Yr Built/Renovated** : 1925 / 2011
Area Sq Ft : 134,000 **Project Type** : EDUCATION
Date of Survey : 16-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5,6
Block : 1964 **Lot** : 12 **BIN** : 1059526

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,513,800	\$172,400
Interior Architecture	\$637,700	\$1,228,300
Electrical	\$378,100	\$1,158,500
Mechanical	\$1,419,900	\$2,902,100
Total	\$3,949,500	\$5,461,300
Importance Code A	\$2,381,000	\$172,400
Importance Code B	\$1,182,400	\$5,205,700
Importance Code C	\$386,200	\$83,100
Total	\$3,949,500	\$5,461,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,600			
Interior Architecture	\$175,300		\$9,600	\$19,300
Electrical	\$48,800	\$6,400	\$8,000	\$6,200
Mechanical	\$98,600	\$24,700	\$36,500	\$24,700
Site Pavements	\$10,100			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$375,100	\$45,800	\$69,000	\$64,900
Importance Code A	\$27,900	\$13,300	\$13,300	\$13,300
Importance Code B	\$313,600	\$32,600	\$55,700	\$51,700
Importance Code C	\$33,700			
Total	\$375,100	\$45,800	\$69,000	\$64,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$555,400	LIFE	**	5	\$172,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Support Angles</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And West Facades</i>								
Masonry: Fieldstone	5%	Now	\$90,400	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Into Basement</i>								
Masonry: Limestone	5%			LIFE	**	5	\$14,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Coping Stone</i>								
Stucco Cement	2%	0-2	\$6,100	2035	**	5	\$4,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Side</i>								
Windows								
Aluminum	95%	Now	\$125,400	2046	**	5	\$14,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor</i>								
Metal Clad	5%	Now	\$81,900	2055	**	5	\$4,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Pool Area</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pool Area</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$113,800	
Masonry: Limestone	20%	Now	\$93,000	LIFE	**	5	\$5,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At West Side Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At West Side Coping</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 421, 423</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	20%	Now	\$14,200	2035		**		
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : West Side</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Over Pool</i>					
Skylight, Metal/Glass	15%	Now	\$157,500	2040		**		
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Over Pool</i>					
Slate	65%	Now	\$312,900	LIFE		**		
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Main Roof</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Main Roof</i>					
			<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Main Roof</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Roof</i>					

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2026	\$140,200	3	\$20,600	
Cast in Place Concrete	5%	Now	\$5,700	LIFE	**	5	\$22,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Room Below Stage</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Room Below Stage</i>							
	<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Room Below Stage</i>							
	<i>Explanation : This Room Contains Vacuum Condensate Return Line</i>							
Ceramic Tile	8%	0-2	\$17,000	2039	**	5	\$8,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Staff Toilets Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Staff Toilets Throughout</i>							
Mosaic Tile	5%	Now	\$32,900	2035	**	5	\$12,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Around Pool</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Around Pool</i>							
Marble Panels	2%	0-2	\$15,900	LIFE	**	5	\$3,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Main Entrance</i>							
Terrazzo	15%	2-4	\$30,600	LIFE	**	5	\$24,100	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stairwell Landings, Corridors</i>							
Vinyl Tile	50%	Now	\$46,700	2030	\$934,100	3	\$38,600	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 4th Floor</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 4th Floor</i>							
Vinyl Tile 9" X 9"	5%	Now	\$24,200	2030	\$121,000	3	\$3,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 4th Floor</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 4th Floor</i>							
Wood	5%			2058	**	5	\$19,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$267,400	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Pool Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Pool Wall, Behind Auditorium Stage</i>								
Masonry: Brick	15%			LIFE	**	10	\$17,800	
Marble Panels	10%			LIFE	**	10	\$15,800	
Plaster	70%	Now	\$118,700	LIFE	**	5	\$83,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd, 3rd Floor, Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd, 3rd Floor, Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2035	**	5	\$10,300	
Embossed Metal	2%			LIFE	**	5	\$3,700	
Exposed Concrete	21%			LIFE	**	5-10	\$54,000	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	2%			LIFE	**	10	\$8,200	
Plaster	66%			LIFE	**	5-10	\$233,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Throughout</i>								
Plaster	4%			LIFE	**	5-10	\$14,100	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Premium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	95%			2050	**			
Iron Picket	5%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$5,800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	100%	4+	\$4,300	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Rear Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2056	**	5	\$400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Basement</i>								
<i>Explanation : There Is A 2,500 Ampere Main Disconnect Switch In Good Condition.</i>								
Fused Disc Sw	30%			2056	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Is A 600 Ampere Main Disconnect For Emergency Which Is In Good Condition.</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2056	**	5	\$500	
Fused Disc Sw	15%			2030	\$35,200	5	\$100	
Fused Knife Sw	5%	Now	\$11,700	2060	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Exposed Copper Distribution Equipment.</i>								
Raceway								
Conduit	70%			2030	\$184,900	1		
Conduit	30%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$23,900	5	\$300	
Fused Knife Sw	5%	0-2	\$12,000	2055	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fused Toggle Switch	65%	2-4	\$155,600	2055	**	5	\$1,000	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	20%			2052	**	5	\$700	

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$222,500	2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2030	\$74,200	1		
Thermoplastic	20%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
Lighting								
Interior Lighting								
Fluorescent	85%			2038	**	10	\$104,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : New T-8 Type Lighting System Installed About 2 Years Ago.</i>								
LED	15%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$96,500	10	\$16,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2025	\$540,300	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$15,000	
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%			2038	**	1-3	\$49,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$41,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 1- 12,000 Gallon Tank For No 4 Fuel</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	33%	0-2	\$286,200	2050	**	1	\$39,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3- No 4 Oil Burning Steam Boilers From 1925</i>								
Steam Boiler	67%	Now	\$581,000	2050	**	1	\$80,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room, 2 Of 3 Boilers From 1925</i>								
Distribution								
Steam Piping/Pump	85%			2030	\$503,600			
Steam Piping/Pump	5%	Now	\$29,600	2060	**			
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room And Pool Equipment Room</i>								
Steam Piping/Pump	10%	Now	\$59,300	2060	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room Oil Valve Module And Safety Valve</i>								
Terminal Devices								
Air Handler	25%			2030	\$471,100	1	\$20,700	
Convactor/Radiator	75%			2028	\$538,000	1	\$32,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2029	\$291,700	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2028	\$285,000	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor Interior Units</i>								
Ext Pkg Unit - Heating/Cooling	25%			2030	\$419,400	2	\$2,100	
<i>Abandoned in Place, Extent : Light, Area Affected : 30%</i>								
<i>Location : Steam Coils In Rooftop Unit</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	2%			2025	\$57,200			
Window/Wall Unit	35%	0-2	\$19,500	2025	\$97,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multiple Mechanical And Or Electrical Defects</i>								
No Component	28%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$118,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	50%	Now	\$119,200	2030	\$238,400	2	\$1,600	
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : House Fan</i>					
			<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Gymnasium</i>					
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	10%			2025	\$8,200	2	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : For Kitchen</i>					
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%	4+	\$213,400	2060	**	4	\$13,300	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$98,100	LIFE	**	1		
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Storm Drain Piping								
Cast Iron	100%	Now	\$27,900	LIFE	**	1		
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Sump Pump(s)								
Non-Submersible	100%	4+	\$20,400	2040	**	4	\$2,800	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Pool Filter/Treatment								
Sand	100%	Now	\$10,400	2035	**	4		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Pool Equipment Room</i>					
			<i>Explanation : Pool Drains Clogged</i>					
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	66%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 6th Floor</i>					
			<i>Explanation : 2 Units</i>					
	Hydraulic	34%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$67,600
Sprinkler								
	No Component	65%						
	Generic	35%			2050	**	1-2	\$13,100
Fire Pump								
	No Component	50%						
	Generic	50%			2039	**	1	\$12,500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 126 - M
Address : 80 CATHERINE STREET @ CHERRY ST.
Borough : MANHATTAN **Agency's Number** : M126
Program / Asset # : BOE0074.000 / 1697 **Yr Built/Renovated** : 1966 / 2009
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 20-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 111 **Lot** : 160 **BIN** : 1083357

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,482,400	\$128,200
Interior Architecture	\$1,703,900	\$42,400
Electrical	\$482,900	\$1,301,000
Mechanical	\$292,400	\$504,500
Total	\$3,961,700	\$1,976,000
Importance Code A	\$1,482,400	\$167,700
Importance Code B	\$2,210,400	\$1,808,300
Importance Code C	\$268,900	
Total	\$3,961,700	\$1,976,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,000		\$8,900
Interior Architecture	\$93,000			\$23,700
Electrical	\$12,500	\$2,800	\$3,500	\$3,300
Mechanical	\$56,100	\$6,100	\$13,100	\$7,600
Site Enclosure	\$1,400			
Total	\$163,100	\$14,900	\$16,600	\$43,600
Importance Code A		\$8,700		\$9,100
Importance Code B	\$146,200	\$6,200	\$16,600	\$34,500
Importance Code C	\$17,000			
Total	\$163,100	\$14,900	\$16,600	\$43,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$114,400	LIFE	**	5	\$47,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$80,700	
Metal Panel	5%			2049	**	5-10	\$32,600	
Windows								
Aluminum	100%	Now	\$1,309,500	2054	**	5	\$14,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$18,100	
Masonry: Brick Cavity	83%			LIFE	**	5	\$14,600	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Interior Face</i>								
Metal Rail	2%			2042	**	5-10	\$6,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,500	
Roof								
Built-Up (BUR)	98%			2034	**	10	\$58,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Fourth Floor</i>								
Metal Panel	2%			2042	**	10	\$2,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,800	
Ceramic Tile	3%	Now	\$8,400	2038	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	Now	\$26,900	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	90%			2024		3	\$61,000	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$15,500	2032	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	12%			LIFE	**	5	\$5,100	
Folding Partition	3%	Now	\$268,900	2054	**	5	\$4,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Plaster	60%			LIFE	**	5	\$19,000	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%	0-2	\$26,900	2034	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%			2034	**	5	\$16,900	
Exposed Concrete	15%			LIFE	**	5	\$3,200	
Metal Panel	5%			LIFE	**	5	\$8,500	
Plaster	50%			LIFE	**	5	\$42,400	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2049	**			
Iron Picket	70%			2064	**			
Free Standing Walls								
Cast in Place Concrete	50%	Now	\$300	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
Masonry: Brick	50%	Now	\$1,200	2049	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Side Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	25%			2042	**			
Pavers/Stone	15%			2042	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
Pavers/Stone	60%			2032	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	95%			2029	\$175,100	1		
Conduit	5%			2049	**	1		
Panelboards								
Fused Toggle Switch	5%	2-4	\$9,600	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,100	
Molded Case Bkrs	5%			2045	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2049	**	1		
Thermoplastic	25%			2029	\$68,200	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Metal Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$76,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2037	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library, Lobby, Bathrooms</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$63,400	10	\$10,600	
Exit, Service	50%			2029	\$12,700	1		
Exterior Lighting								
HID	100%			2029	\$354,800	10	\$300	

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2029

\$85,300

1

\$9,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$291,900

1-3

\$16,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing

100%

Valve/LP Steam

2032

* *

5

\$5,200

Distribution

Central Plant Steam

100%

Piping/Pmp

2039

* *

4

\$4,300

Terminal Devices

Air Handler

20%

4+

\$99,000

2029

\$247,500

1

\$9,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 3rd Floor Mechanical Equipment Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : 3rd Floor Mechanical Equipment Room**Explanation : Air Handling Equipment Approaching End Of Useful Life*

Convactor/Radiator

80%

2034

* *

1

\$22,700

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	80%	0-2	\$14,700	2024	\$146,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And/ Or Electrical Defects</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms</i>								
<i>Explanation : Multiple Mechanical And Or Electrical Defects</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	
Exhaust Fans								
Interior	20%	4+	\$31,300	2029	\$62,600	2	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor Mechanical Equipment Room, The Auditorium And Lunch Room</i>								
<i>Exhaust Fans Approaching End Of Useful Life Cycle</i>								
Roof	80%	4+	\$46,800	2029	\$116,900	2	\$1,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, The Rooftop Exhaust Fans Are Approaching End Of Useful Life Cycle</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$7,700	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Electric	100%			2028	\$77,500	4	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - 2 Units 80 Gallons Each, 1st Floor - 120 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2024	\$3,000	4	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Installation</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,200	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 126 (ECF) - BX
Address : 175 WEST 166 STREET @ OGDEN AVE.
Borough : BRONX **Agency's Number** : X126
Program / Asset # : BOE0265.000 / 395 **Yr Built/Renovated** : 1972 / 2007
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 2526 **Lot** : 83 **BIN** : 2003495

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$326,900	\$96,400
Interior Architecture	\$374,900	\$1,045,300
Electrical	\$140,500	\$265,600
Mechanical	\$651,200	\$2,397,600
Total	\$1,493,500	\$3,805,000
Importance Code A	\$383,800	\$608,900
Importance Code B	\$1,046,800	\$3,155,400
Importance Code C	\$62,800	\$40,700
Total	\$1,493,500	\$3,805,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$500	\$29,900
Interior Architecture	\$36,500	\$2,500		\$13,200
Electrical	\$10,900	\$26,100	\$1,800	\$2,000
Mechanical	\$29,600	\$26,300	\$26,200	\$12,600
Total	\$77,000	\$54,900	\$28,400	\$57,700
Importance Code A	\$7,800	\$8,900	\$9,200	\$38,600
Importance Code B	\$42,000	\$46,000	\$19,200	\$19,100
Importance Code C	\$27,100			
Total	\$77,000	\$54,900	\$28,400	\$57,700



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$35,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Structural Columns, Various Locations</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,200	
Masonry: Brick Cavity	85%			LIFE	**	5	\$60,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	100%	Now	\$91,700	2043	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick Cavity	55%			LIFE	**	5	\$4,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Metal Panel	3%			2053	**	5	\$1,000	
Metal Rail	32%			2044	**	5-10	\$49,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapets</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$5,400	
Roof								
Modified Bitumen	100%	Now	\$235,100	2035	**			
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Central Portions Of Roofs</i>								
<i>Ridging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South West Corner Of Roof</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$7,300	LIFE	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2036	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	80%	Now	\$96,100	2027	\$961,200	3	\$39,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			2042	**	5	\$5,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$12,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,900	
Folding Partition	3%	Now	\$62,800	2035	**	5	\$9,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium, Cafeteria</i>								
Marble Panels	2%	Now	\$21,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%			LIFE	**	5	\$40,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	23%	Now	\$57,000	2032	**	5	\$14,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%			2027	\$43,500			
Metal Panel	20%	0-2	\$89,000	LIFE	**	5	\$31,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	40%	Now	\$70,000	LIFE	**	5	\$31,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 103, 107, 204, 217, 234</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair D</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2037	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	50%			2047	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2037	**	5	\$400
Raceway								
	Conduit	90%			2037	**	1	
	Conduit	10%			2047	**	1	
Panelboards								
	Fused Disc Sw	15%			2035	**	5	\$300
	Fused Toggle Switch	5%	2-4	\$9,600	2052	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	10%			2043	**	5	\$200
	Molded Case Bkrs	70%			2035	**	5	\$1,600
Wiring								
	Thermoplastic	10%			2047	**	1	
	Thermoplastic	90%			2037	**	1	
Motor Controllers								
	Locally Mounted	65%			2032	**	5	\$400
	Locally Mounted	25%			2040	**	5	\$100
	Motor Control Center	10%			2032	**	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
	Fluorescent	10%			2032	**	10	\$8,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Fan Room</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	88%			2037	**	10	\$71,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	LED	2%			2037	**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	40%			2032	**	10	\$8,500	
Emergency, Battery	10%			2022	\$12,700	10	\$2,100	
Exit, Service	30%			2032	**	1		
Exit, Service	20%			2022	\$5,100	1		

Exterior Lighting

HID	20%			2022	\$71,000	10	\$100	
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%	Now	\$56,800	2037	**	1	\$5,900	

Not in Service, Extent : Severe, Area Affected : 100%

Location : Custodial Room

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2027	\$194,600	1-3	\$11,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2037	**	5	\$27,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : System Was Converted For #4 Oil Storage And Delivery

Conversion Equipment

Steam Boiler	90%			2025	\$512,600	1	\$78,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Sub-basement

Explanation : 2 #4 Oil Burning Steam Boilers

Steam Boiler	10%	Now	\$57,000	2047	**	1	\$7,800	
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Damaged, Extent : Moderate, Area Affected : 10%

Location : Deteriorating Fire Box Refractory

Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : Basement Boiler Room, 1 Of 2 Defective Boiler Burner Control Panel

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	90%			2027	\$1,340,400	4	\$3,900	
Central Plant Steam Piping/Pmp	10%	Now	\$148,900	2057	**	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Crawlspace Below Auditorium, Deteriorating Steam And Condensate Return Piping</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%			2022	\$247,500	1	\$10,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Convector/Radiator	80%			2032	**	1	\$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$18,300	1		
Window/Wall Unit	10%	0-2	\$18,300	2027	\$18,300	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	
Exhaust Fans								
Interior	20%			2022	\$62,600	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Roof	80%			2022	\$116,900	2	\$2,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$386,100	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$140,100	4	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Not Energy Efficient</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 126 (ECF) - BX

Asset # : 395

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s) Non-Submersible	100%		2027	\$13,400	4	\$1,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room, Repair In Progress On 1 Of 2 Units</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2037	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 127 - BK
Address : 7805 7 AVENUE BTWN: 79 ST., 78 ST.
Borough : BROOKLYN **Agency's Number** : K127
Program / Asset # : BOE0434.000 / 2750 **Yr Built/Renovated** : 1900 / 2014
Area Sq Ft : 35,000 **Project Type** : EDUCATION
Date of Survey : 15-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5973 **Lot** : 1 **BIN** : 3150481

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$43,000	\$43,000
Interior Architecture	\$251,400	
Electrical		\$510,400
Mechanical	\$232,800	\$437,800
Total	\$527,300	\$991,200
Importance Code A	\$145,000	\$43,000
Importance Code B	\$307,500	\$948,200
Importance Code C	\$74,800	
Total	\$527,300	\$991,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,800	\$6,100	\$3,400	
Interior Architecture	\$87,600	\$4,200		\$1,300
Electrical	\$8,400	\$3,300	\$4,100	\$3,400
Mechanical	\$58,000	\$5,100	\$8,100	\$4,700
Site Enclosure	\$3,800			
Total	\$188,600	\$18,700	\$15,500	\$9,400
Importance Code A	\$32,700	\$9,600	\$6,800	\$3,500
Importance Code B	\$101,500	\$9,100	\$8,700	\$5,900
Importance Code C	\$54,300			
Total	\$188,600	\$18,700	\$15,500	\$9,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$42,000
	Masonry: Brick	60%			LIFE	**	5	\$64,500
	Masonry: Brick	20%			LIFE	**	5	\$21,500
	Masonry: Limestone	10%			LIFE	**	5	\$8,100
	Stucco Cement	5%			2043	**	5	\$6,700
Windows								
	Aluminum	100%			2052	**	5	\$12,200
Parapets								
	Masonry: Brick	30%			LIFE	**	5-10	\$6,800
	Metal Cornice	70%			2058	**	10	\$7,500
Roof								
	Asphalt Shingle	65%			2039	**	10	\$2,700
	Built-Up (BUR)	35%			2035	**	10	\$8,800
Interior								
Floors								
	Cast in Place Concrete	10%	Now	\$2,900	LIFE	**	5	\$11,600
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	Ceramic Tile	3%	0-2	\$1,600	2039	**	5	\$800
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	Mosaic Tile	2%	Now	\$3,400	2035	**	5	\$1,300
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	Vinyl Tile	64%			2040	**	3	\$12,700
	Vinyl Tile 9" X 9"	20%	Now	\$124,600	2040	**	3	\$4,000
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	Wood	1%	4+	\$23,300	2058	**	5	\$500
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Multipurpose Room</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$3,600	2039	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout, Girls Bathroom</i>								
Glass: Single Pane	5%			LIFE	**	5	\$3,600	
Masonry: Brick	10%	0-2	\$20,200	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaster	18%	Now	\$74,800	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout, Third Floor Bathroom</i>								
Plaster	57%			LIFE	**	5-10	\$23,500	
Wood	5%			LIFE	**	5	\$19,400	
Ceilings								
AcousTileConcealSpLn	20%			2035	**	5	\$13,200	
Exposed Concrete	10%			LIFE	**	5-10	\$6,600	
Plaster	70%	Now	\$52,000	LIFE	**	5	\$23,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$3,800	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$8,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$104,400	5	\$200	
Raceway								
Conduit	80%			2030	\$44,900	1		
Conduit	20%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	4%			2038	**	5		
Fused Toggle Switch	1%			2029	\$800	5		
Molded Case Bkrs	75%			2046	**	5	\$700	
Molded Case Bkrs	20%			2029	\$16,000	5	\$200	
Wiring								
Braided Cloth	60%			2029	\$42,600	1		
Thermoplastic	10%			2030	\$7,100	1		
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	99%			2035	**	10	\$31,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multipurpose Room</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$25,200	10	\$4,200	
Exit, Service	50%			2025	\$5,000	1		
Exterior Lighting								
HID	100%			2030	\$141,100	10	\$100	
Alarm								
Security System								
Generic	100%			2030	\$113,100	1	\$13,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$21,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$68,800	5	\$10,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	45%	Now	\$101,900	2035	**	1	\$14,000	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler No. 3 In Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Steam Boiler	55%			2035	**	1	\$19,100	
Distribution								
Steam Piping/Pump	100%	Now	\$15,500	2040	**			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 2 Condensate Pumps In Basement.</i>								
Terminal Devices								
Convactor/Radiator	90%			2035	**	1	\$10,200	
Unit Heater - Steam	10%	Now	\$2,500	2030	\$12,500	4	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hot Lunch Room In Basement.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	\$130,900	2035	**	2	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	80%			2025	\$58,300	1		
No Component	10%							
Heat Rejection								
Dry Cooler	10%			2025	\$17,100	2	\$2,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,900	
Exhaust Fans								
Interior	40%	Now	\$24,900	2030	\$49,800	2	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor Girls Bathroom.</i>								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	\$260,900	1		
Water Heater								
Gas Fired	100%			2025	\$21,300	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$5,300	4	\$1,100	
Backflow Preventer No Component Generic	35% 65%			2030	\$5,800	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Services Into Basement. 2 With 1 Without.</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	95% 5%			2040	**	1-2	\$500	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 127 - Q
Address : 98 STREET AND 25 AVENUE
Borough : QUEENS **Agency's Number** : Q127
Program / Asset # : BOE0775.000 / 2763 **Yr Built/Renovated** : 1927 / 2009
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 15-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1109 **Lot** : 16 **BIN** : 4024487

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$835,200	\$93,300
Interior Architecture	\$37,300	\$465,700
Electrical	\$616,900	\$832,700
Mechanical	\$667,600	\$1,068,700
Site Enclosure	\$47,600	
Site Pavements	\$75,200	
Total	\$2,279,700	\$2,460,400
Importance Code A	\$835,200	\$132,800
Importance Code B	\$1,396,900	\$2,272,400
Importance Code C	\$47,600	\$55,200
Total	\$2,279,700	\$2,460,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$8,600
Interior Architecture	\$2,400	\$1,700	\$7,500	\$9,500
Electrical	\$1,000	\$3,000	\$3,600	\$3,600
Mechanical	\$53,400	\$14,500	\$20,900	\$42,700
Total	\$56,900	\$19,100	\$32,000	\$64,400
Importance Code A	\$9,200	\$9,200	\$9,200	\$18,000
Importance Code B	\$47,600	\$9,900	\$22,800	\$46,400
Total	\$56,900	\$19,100	\$32,000	\$64,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$93,300	
Masonry: Limestone	10%			LIFE	**	5	\$7,800	
Windows								
Aluminum	100%	4+	\$645,600	2051	**	5	\$18,000	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,200	
Roof								
Built-Up (BUR)	95%	Now	\$189,600	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 5, Corridors, Room 415</i>								
Copper/Terne	5%			2064	**	10	\$8,600	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$72,500	
Ceramic Tile	5%			2038	**	5	\$6,600	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	10%			2034	**	3	\$5,000	
Vinyl Tile	25%			2029	\$300,800	3	\$12,400	
Wood	30%			2044	**	5	\$74,500	
Interior Walls								
Masonry: Brick	12%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	85%			LIFE	**	5	\$55,200	
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$9,500	
AcousTileSusp.Lay-In	10%			2034	**	5	\$9,500	
AcousTileSusp.Lay-In	5%			2046	**	5	\$4,700	
Exposed Concrete	50%			LIFE	**	5	\$7,400	
Metal Panel	5%			LIFE	**	5	\$5,900	
Plaster	20%			LIFE	**	5	\$11,800	
Site Enclosure								
Fence/Gates								
Chain Link	3%			2049	**			
Iron Picket	97%	4+	\$47,600	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 98th Street And 25th Avenue</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	30%			2032	**			
Cast in Place Concrete	70%			2034	**			

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

Activity Yard

Cast in Place Concrete	100%	0-2	\$75,200	2042	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Near Yard Drain

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2000 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$182,600	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Three Vertical Sections

Raceway

Conduit	80%			2029	\$147,400	1		
Conduit	20%			2039	**	1		

Panelboards

Fused Disc Sw	5%			2037	**	5	\$100	
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	10%			2037	**	5	\$200	
Molded Case Bkrs	75%			2028	\$143,600	5	\$1,800	

Wiring

Braided Cloth	80%	2-4	\$218,200	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2039	**	1		
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Motor Controllers

Locally Mounted	30%			2034	**	5	\$200	
Locally Mounted	70%			2027	\$56,500	5	\$400	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2037	**	10	\$83,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$67,000	10	\$11,200	
Exit, Service	50%			2029	\$13,400	1		
Exterior Lighting								
HID	30%			2029	\$112,500	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$90,100	1	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$308,500	2039	**	1-3	\$15,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$92,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	\$12,300	2039		**		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump In Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : The Defective Components Have Been Scheduled To Be Repaired And Replaced.</i>								
Steam Piping/Pump	90%			2029	\$370,100			
Terminal Devices								
Air Handler	20%			2029	\$261,500	1	\$11,500	
Convactor/Radiator	60%			2027	\$298,700	1	\$18,000	
Fan Coil Unit/Heat	20%	0-2	\$13,900	2024	\$278,600	1	\$5,400	
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Areas</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037		**	1	
Conversion Equipment								
Window/Wall Unit	15%	0-2	\$8,700	2024	\$29,100	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Window/Wall Unit	15%			2024	\$29,100	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$51,900
Exhaust Fans								
Interior	100%			2024	\$330,900	2	\$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039		**	1	
Galvanized Steel	20%	Now	\$4,100	2027	\$81,600	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main And Piping In Basement</i>								
Water Heater								
Gas Fired	100%			2028	\$56,700	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE		**	1	
Storm Drain Piping								
Cast Iron	100%			LIFE		**	1	
Sump Pump(s)								
Non-Submersible	100%			2029	\$14,200	4	\$2,900	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 127 - Q

Asset # : 2763

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2029	\$23,600	1	\$5,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2029	\$18,200	1-2	\$500	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 128 - M
Address : 560 WEST 169 STREET BTWN: AUDUBON AVE., BROADWAY
Borough : MANHATTAN **Agency's Number** : M128
Program / Asset # : BOE0075.000 / 1721 **Yr Built/Renovated** : 1961 / 2014
Area Sq Ft : 107,000 **Project Type** : EDUCATION
Date of Survey : 08-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 2125 **Lot** : 1 **BIN** : 1083509

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$104,000	\$1,989,800
Interior Architecture	\$156,700	\$890,800
Electrical	\$243,900	\$665,500
Mechanical		\$1,298,800
Total	\$504,500	\$4,844,800
Importance Code A	\$104,000	\$2,034,600
Importance Code B	\$314,200	\$2,810,200
Importance Code C	\$86,400	
Total	\$504,500	\$4,844,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$92,800		\$19,500	
Interior Architecture	\$84,200		\$9,000	\$9,000
Electrical	\$79,400	\$9,400	\$12,000	\$9,800
Mechanical	\$59,700	\$22,400	\$34,500	\$21,800
Site Pavements	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$320,400	\$35,800	\$78,900	\$44,600
Importance Code A	\$103,400	\$10,600	\$30,100	\$10,600
Importance Code B	\$175,400	\$25,200	\$48,900	\$34,000
Importance Code C	\$41,600			
Total	\$320,400	\$35,800	\$78,900	\$44,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$38,400	
Masonry: Brick Cavity	80%			LIFE	**	5	\$130,900	
Masonry: Granite	5%			LIFE	**	5	\$6,100	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$30,700	
Windows								
Aluminum	98%			2046	**	5	\$19,000	
Metal Louvers	2%			2039	**	10	\$2,400	
Parapets								
Glazed Ceramic Panel	15%			2050	**	5-10	\$18,800	
Masonry: Brick Cavity	50%			LIFE	**	5-10	\$40,500	
Metal Panel	5%			2050	**	5	\$2,300	
Metal Rail	15%			2043	**	5-10	\$32,100	
Pre-Cast Concrete	15%			LIFE	**	5	\$22,300	
Roof								
Built-Up (BUR)	100%	Now	\$38,500	2030	\$1,924,300			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : One Story Cafeteria Roof By Drain</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Ceramic Tile	3%	0-2	\$5,000	2039	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Bathrooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Bathrooms</i>								
Terrazzo	2%			LIFE	**	5	\$5,000	
Vinyl Tile	45%			2035	**	3	\$27,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Vinyl Tile 9" X 9"	45%			2030	\$850,600	3	\$36,200	
Wood	5%			2045	**	5	\$15,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$45,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,700	
Masonry: Brick	5%			LIFE	**	10	\$2,800	
Marble Panels	5%			LIFE	**	10	\$3,700	
Plaster	40%			LIFE	**	5-10	\$62,500	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$27,600	
Ceilings								
AcousTile,Adhered	20%			2035	**	5	\$32,100	
AcousTileConcealSpLn	25%			2035	**	5	\$50,200	
Exposed Concrete	15%			LIFE	**	5-10	\$30,100	
Plaster	40%			LIFE	**	5-10	\$110,500	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	25%			2050	**			
Masonry: Brick	75%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$300	2043	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Entrance To Kitchen</i>								
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2033	**			
Activity Yard								
Asphalt	50%			2033	**			
Rubber Matting	50%			2030				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 1,200 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2050	**	5	\$300	
Molded Case Bkrs	25%			2030	\$52,200	5	\$700	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	20%			2046	**	5	\$500	
Molded Case Bkrs	50%	Now	\$19,200	2029	\$95,800	5	\$700	
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Circuit Breakers Trip</i>								
Molded Case Bkrs	30%			2046	**	5	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	4+	\$159,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	50%			2050	**	1		
Motor Controllers								
Locally Mounted	50%	4+	\$1,200	2028	\$61,400	5	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Rooms</i>								
Locally Mounted	50%			2043	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$32,900	
Generators								
Diesel	100%	Now	\$13,000	2039	**	1	\$37,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Rated At 250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$4,000	
Fuel Storage								
Day Tank	50%	4+	\$4,200	2046	**	5	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Daytank Requires Upgrade For Spill Containment</i>								
Main Tank	50%			2058	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 7500 Gallon Shared With Boiler</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2040	**	10	\$88,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%	Now	\$32,800	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Lighting Is Not Working</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$12,900	
Exit, Service	50%			2035	**	1		

Exterior Lighting

HID	20%	Now	\$43,100	2030		\$86,300		
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*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Outside Perimeter And Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter And Roof**Explanation : Operated Via Photocell*

No Component	80%							
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Alarm

Security System

No Component	80%							
Generic	20%	Now	\$41,500	2035	**	1	\$7,200	

*Cameras Damaged, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Cameras Do Not Record*

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2030		\$236,600	1-3	\$13,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2	100%			2050	**	5	\$33,100	
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Conversion Equipment

Steam Boiler	100%			2047	**	1	\$106,000	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump	20%	0-2	\$6,700	2046	**	4	\$1,100	
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*Corroded, Extent : Severe, Area Affected : 5%**Location : Penthouse Mechanical Room*

Steam Piping/Pump	80%	Now	\$7,600	2050	**			
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*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Fan Room*

Terminal Devices

Air Handler	20%			2030		\$300,900	1	\$13,200
Convactor/Radiator	80%			2035	**		1	\$27,700

Air Conditioning

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2046	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2025	\$181,600	1	\$9,900
	Split Unit	10%			2030	\$228,400		
	Window/Wall Unit	30%			2025	\$66,900	1	
	No Component	40%						
Distribution								
	CW & CHW Wtr Pipe/Pump	20%			2040	**	4	\$1,100
	Ductwork/Diffusers	20%			LIFE	**	2	\$34,800
	No Component	60%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2030	\$144,000	1	\$13,200
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2030	\$69,800	2	\$14,900
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Rooftop Unit For Chiller In Penthouse</i>							
	<i>Explanation : Serves New Wing</i>							
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$19,700	LIFE	**	2-5	\$59,700
	<i>Damaged, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 2nd Floor Fan Room Ductwork</i>							
Exhaust Fans								
	Interior	20%			2025	\$76,100	2	\$700
	Roof	80%			2025	\$142,100	2	\$2,600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
	<i>Abandoned in Place, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Basement Water Main. Alternate Water Main Being Used</i>							
Water Heater								
	Oil Fired	100%			2029	\$88,800	1	\$3,100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$3,400
Backflow Preventer								
	No Component	50%						
	Generic	50%			2035	**	1	\$3,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine, 1st To 3rd Floor New Wing</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
	No Component	80%						
	Generic	20%			2050		**	1-5 \$10,800
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Dry System</i>								
Sprinkler								
	No Component	95%						
	Generic	5%			2040		**	1-2 \$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement</i>								
Chemical System								
	No Component	95%						
	Generic	5%			2028	\$1,400		1-3 \$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 128 - Q
Address : 69-10 65TH DRIVE @ 70TH ST.
Borough : QUEENS **Agency's Number** : Q247
Program / Asset # : BOE1093.000 / 14444 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 94,526 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3027 **Lot** : 37 **BIN** : 4070445

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$176,600
Interior Architecture	\$53,900	\$171,600
Electrical	\$86,700	
Mechanical		\$57,700
Total	\$140,600	\$405,800
Importance Code A		\$176,600
Importance Code B	\$140,600	\$111,600
Importance Code C		\$117,700
Total	\$140,600	\$405,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,600			
Interior Architecture	\$24,900	\$54,100		\$6,700
Electrical	\$25,300	\$12,800	\$12,600	\$9,700
Mechanical	\$18,900	\$12,100	\$19,000	\$10,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$91,700	\$90,800	\$43,400	\$38,800
Importance Code A	\$15,300	\$4,700	\$4,700	\$4,900
Importance Code B	\$76,400	\$58,100	\$38,700	\$34,000
Importance Code C		\$28,000		
Total	\$91,700	\$90,800	\$43,400	\$38,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$6,000	
Masonry: Brick Cavity	90%			LIFE	**	5	\$107,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$19,500	
Windows								
Aluminum	100%			2051	**	5	\$21,300	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$28,200	
Masonry: Brick Cavity	50%			LIFE	**	5	\$3,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,900	
Roof								
IRMA/Protected Membrane	100%			2037	**	10	\$68,900	
Soffits								
Metal Panel	100%			2049	**	5-10		
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Canopy Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$16,000	LIFE	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Ceramic Tile	5%			2042	**	5	\$7,200	
Traffic Topping	10%			2037	**	5	\$18,000	
Vinyl Tile	75%			2037	**	3	\$40,400	
Wood	5%			2064	**	5	\$13,500	
Interior Walls								
Ceramic Tile	20%			2042	**	5	\$56,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,200	
Gypsum Board	70%			LIFE	**	5	\$117,700	
Ceilings								
AcousTileConcealSpLn	10%			2046	**	5	\$18,000	
AcousTileSusp.Lay-In	75%			2046	**	5	\$107,800	
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$9,000	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	50%			2064	**			
Under Construction	45%							
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

10%

2034

* *

Under Construction

90%

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 4000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Seven Vertical Sections*

Raceway

Conduit

100%

2049

* *

1

Panelboards

Fused Disc Sw

15%

2045

* *

5

\$300

Molded Case Bkrs

85%

2045

* *

5

\$2,100

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

80%

2042

* *

5

\$500

Locally Mounted

20% Now

\$16,100

2049

* *

5

\$100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Roof**Explanation : 8 Locally Mounted Controllers Are Not Functioning*

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,400

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$29,100

Generators

Diesel

100%

2038

* *

1

\$36,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room**Explanation : Emergency Generator Rated At 350 Kilowatts*

Batteries

Lead/Acid

100%

2023

\$1,600

5

\$3,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Fuel Storage Main Tank	100%			2057	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Rated Capacity</i>								
Lighting Interior Lighting Fluorescent	98%			2034	**	10	\$85,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2034	**	1		
	50%			2057	**	1		
Exterior Lighting HID No Component	30%			2034	**	10	\$100	
	70%							
Lightning Protection Arresters/Cabling Generic	100%			2057	**	5	\$2,800	
Alarm Security System No Component Generic	70%			2034	**	1	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircases, Front And Rear Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2034	**	1-3	\$17,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement And Toilets</i>								
<i>Explanation : Alarm Bells, Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%			2049	**	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	100%			2034	**	1	\$46,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Package Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Units, R-407c Refrigerant</i>								
Ventilation								
Distribution Ductwork/Diffusers	5%	0-2	\$4,400	LIFE	**	2-5	\$2,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Management System, Throughout The Building.</i>								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$50,100	
Exhaust Fans Roof	100%	0-2	\$3,100	2034	**	2	\$2,300	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2049	**	1		
Water Heater Gas Fired	100%			2027	\$57,700	2	\$1,400	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2034	**	4	\$5,600	
Backflow Preventer Generic	100%			2034	**	1	\$5,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Cellar To 4th Floor, One Unit From Cellar To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 14444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	Generic	100%		2049	**	1-2	\$26,500	
Fire Pump	Generic	100%		2038	**	1	\$17,700	
Chemical System	Generic	100%		2027	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchen</i> <i>Explanation : 1 Set</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 129 - M
Address : 425 WEST 130 STREET BTWN: ST NICHOLAS TER. CONVENT
Borough : MANHATTAN **Agency's Number** : M129
Program / Asset # : BOE0076.000 / 1722 **Yr Built/Renovated** : 1958 / 2005
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 06-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 1957 **Lot** : 10 **BIN** : 1059407

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$574,800	\$1,089,600
Interior Architecture	\$621,800	\$1,053,100
Electrical	\$1,514,500	\$828,400
Mechanical	\$363,600	\$552,800
Site Pavements		\$52,900
Total	\$3,074,700	\$3,576,800
Importance Code A	\$849,900	\$1,117,200
Importance Code B	\$2,131,800	\$2,459,600
Importance Code C	\$93,000	
Total	\$3,074,700	\$3,576,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$121,000			
Interior Architecture	\$113,100			\$12,600
Electrical	\$31,100	\$5,700	\$6,000	\$8,200
Mechanical	\$64,300	\$13,200	\$18,700	\$14,000
Site Enclosure	\$44,800			
Site Pavements	\$46,400			
Total	\$420,600	\$18,900	\$24,700	\$34,800
Importance Code A	\$121,000	\$8,400	\$8,400	\$8,400
Importance Code B	\$186,700	\$10,500	\$16,300	\$26,400
Importance Code C	\$113,000			
Total	\$420,600	\$18,900	\$24,700	\$34,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$25,500	
Masonry: Brick	83%			LIFE	**	5	\$90,100	
Masonry: Limestone	5%	Now	\$31,700	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills At North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%	2-4	\$700	2035	**	5	\$5,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hinges</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Window Guards</i>								
Granite Panels	2%	4+	\$6,200	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	30%	Now	\$489,100	2046	**	5	\$5,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	63%			2046	**	5	\$23,000	
Glass Block	5%			LIFE	**	5	\$2,300	
Steel	2%	Now	\$40,700	2055	**	5	\$4,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Workshop, Boiler Room</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Workshop, Boiler Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Workshop, Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Workshop, Boiler Room</i>								
Parapets								
Masonry: Brick	95%	0-2	\$32,300	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Expansion Joint On South Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%	0-2	\$1,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Expansion Joint On South Side</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%	Now	\$4,500	2030	\$90,200			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead Stairs</i>								
Copper/Terne	5%			2045	**	10	\$15,600	
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners Of Roof Penetrations</i>								
IRMA/Protected Membrane	90%	Now	\$19,100	2030	\$954,200			
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooftop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 308 At Expansion Joint</i>								
Soffits								
Metal Panel	100%			2050	**	5-10	\$5,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement At Boiler Pit</i>								
Mosaic Tile	5%	Now	\$40,400	2043	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilet And Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$9,900	
Vinyl Tile	40%	Now	\$22,900	2030	\$458,800	3	\$19,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement And Library</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Cafeteria, Library And Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Vinyl Tile 9" X 9"	40%	Now	\$356,600	2030	\$594,400	3	\$19,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cafeteria And Corridors Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria And Corridors Throughout</i>								
Wood	5%	Now	\$11,100	2058	**	5	\$5,900	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$18,600	2039	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$16,800	
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement And Mechanical Room 2nd Floor</i>								
Glazed Ceramic Panel	5%			LIFE	**	10	\$9,500	
Marble Panels	2%			LIFE	**	10	\$1,700	
Plaster	55%	Now	\$49,500	LIFE	**	5	\$34,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308</i>								
SGFT/Glazed Masonry	25%	Now	\$43,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Stair</i>								
Ceilings								
AcousTile,Adhered	25%	Now	\$62,700	2035	**	5	\$15,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor, 1st Floor</i>								
Exposed Concrete	50%			LIFE	**	5-10	\$79,000	
Plaster	25%	Now	\$22,100	LIFE	**	5	\$19,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs, 3rd Floor Corridor At Expansion Joint, Room 308</i>								
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Site Enclosure								
Fence/Gates								
	Chain Link	80%	0-2	\$30,000	2040			**
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Rear Playground</i>						
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	Iron Picket	20%	0-2	\$5,800	2050			**
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout Front</i>						
		<i>Impact Damage, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Front Near Entrance</i>						
Retaining Walls								
	Cast in Place Concrete	75%			2065			**
	Masonry: Brick	25%	Now	\$9,000	2040			**
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%			2043			**
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Front Of Building On 130th Street</i>						
On-Site Walkways								
	Cast in Place Concrete	90%	Now	\$22,700	2043			**
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Rear Steps</i>						
	Masonry: Granite	10%	Now	\$16,400	LIFE			**
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Main And West Side Entrance</i>						
Activity Yard								
	Cast in Place Concrete	20%	Now	\$2,000	2043			**
		<i>Ponding, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Rear Playground</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Rear Playground</i>						
		<i>Explanation : Drainage Clogged Causing Flooding</i>						
	Rubber Matting	80%	0-2	\$5,300	2030	\$52,900		
		<i>Ponding, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Rear Playground</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$27,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$182,600	5	\$2,200	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$9,600	5	\$100	
Fused Knife Sw	5%	0-2	\$9,600	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Molded Case Bkrs	80%			2029	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	85%	2-4	\$231,900	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	**	10	\$70,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2038	**	10	\$4,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	4%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$61,200	10	\$10,300	
Exit, Service	50%			2030	\$12,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100% 0-2 \$342,700 2040 **

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Obsolete Mercury Vapor Fixtures On The Back Of The Building.*

Alarm

Security System

No Component

70%

Generic

30%

2030

\$82,400

1

\$9,500

Fire/Smoke Detection

Generic, Analog

100% 0-2 \$939,900 2040 **

1-3

\$47,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Interior**Explanation : Obsolete Fire Alarm System That Only Includes Bells And Pull Stations.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100% 2050 **

5

\$26,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One 10,000 Gallon Tank For No. 4 Fuel Oil*

Conversion Equipment

Steam Boiler

100% Now \$275,000 2035 **

1

\$75,800

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Units No. 4 Oil Burning Boilers*

Distribution

Central Plant Steam

10%

2050

**

4

\$600

Piping/Pmp

Central Plant Steam

90%

2040

**

4

\$3,800

Piping/Pmp

Terminal Devices

Air Handler

6%

2030

\$71,700

1

\$3,200

Air Handler

14%

2025

\$167,300

1

\$7,400

Convactor/Radiator

80%

2035

**

1

\$22,000

Air Conditioning

Energy Source

Electricity

100% 2046 **

1

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - M

Asset # : 1722

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%	Now	\$88,600	2030	\$88,600	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,000	
Exhaust Fans								
Interior	20%			2030	\$60,500	2	\$500	
Roof	80%	0-2	\$2,300	2030	\$112,900	2	\$1,700	
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof, 1 Of 10 Defective Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2040	**	1		
<i>Not Insulated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Galvanized Steel	10%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$51,800	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Instantaneous With Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$31,100	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Broken Drain Cover</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$13,000	4	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2040	**	1-2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Area</i>								
<i>Explanation : Serves Storage Area Only</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 129 - Q
Address : 128-02 7TH AVENUE
Borough : QUEENS **Agency's Number** : Q129
Program / Asset # : BOE0777.000 / 1561 **Yr Built/Renovated** : 1933 / 2001
Area Sq Ft : 97,000 **Project Type** : EDUCATION
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 3976 **Lot** : 1 **BIN** : 4096774

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$126,600	\$665,400
Interior Architecture	\$126,800	\$128,400
Electrical	\$572,700	\$253,700
Mechanical	\$160,200	\$774,600
Site Pavements		\$78,900
Total	\$986,300	\$1,901,100
Importance Code A	\$126,600	\$665,400
Importance Code B	\$823,700	\$1,235,700
Importance Code C	\$36,100	
Total	\$986,300	\$1,901,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,700			\$23,400
Interior Architecture	\$10,500	\$44,900	\$8,400	\$400
Electrical	\$9,500	\$11,300	\$9,900	\$42,700
Mechanical	\$26,800	\$20,400	\$34,600	\$23,900
Site Enclosure	\$30,400			
Site Pavements	\$24,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$125,000	\$84,500	\$60,800	\$98,300
Importance Code A	\$25,300	\$9,600	\$9,600	\$33,200
Importance Code B	\$40,100	\$74,900	\$46,900	\$65,100
Importance Code C	\$59,500		\$4,400	
Total	\$125,000	\$84,500	\$60,800	\$98,300



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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%	Now	\$15,700	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Masonry: Brick	55%	4+	\$54,700	LIFE	**	5	\$84,900	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	31%			LIFE	**	5	\$47,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Below Louvers</i>								
Masonry: Granite	2%			LIFE	**	5	\$2,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,800	
Metal Panel	5%			2039	**	5-10	\$53,100	
Windows								
Aluminum	97%			2045	**	5	\$43,600	
Metal Louvers	3%			2038	**	10	\$8,400	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$12,400	
Masonry: Brick Cavity	30%			LIFE	**	5	\$6,200	
Masonry: Limestone	2%			LIFE	**	5	\$500	
Metal Panel	3%			2049	**	5	\$2,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,500	
Roof								
Built-Up (BUR)	55%			2029	\$494,000	10	\$34,100	
Copper/Terne	5%			2044	**	10	\$7,700	
Modified Bitumen	40%	0-2	\$71,900	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 4th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 4th Floor</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,200	
Ceramic Tile	5%			2038	**	5	\$8,100	
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	43%			2034	**	3	\$26,000	
Vinyl Tile 9" X 9"	2%	Now	\$37,900	2039	**	3	\$1,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1935 Wing Gymnasium Stair</i>								
Wood	35%			2057	**	5	\$105,700	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$8,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$10,500	
Gypsum Board	15%			LIFE	**	5	\$15,700	
Masonry: Brick	5%			LIFE	**			
Plaster	35%	Now	\$10,500	LIFE	**	5	\$18,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : By Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : By Gymnasium</i>								
SGFT/Glazed Masonry	25%	4+	\$36,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around Windows In Gymnasium</i>								
Ceilings								
AcousTile,Adhered	10%			2042	**	5	\$16,100	
AcousTileSusp.Lay-In	35%			2042	**	5	\$56,400	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$20,100	
Plaster	35%			LIFE	**	5	\$35,200	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 416, 418, 462</i>								
Plaster	5%			LIFE	**	5	\$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%	Now	\$29,300	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$1,000	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Playground</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$19,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	15%	0-2	\$4,600	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Playground</i>								
Cast in Place Concrete	75%			2042	**			
Rubber Matting	10%			2029	\$78,900			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere And One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Conduit	65%			2049	**	1		
Conduit	35%			2029	\$64,500	1		
Panelboards								
Fused Disc Sw	7%			2045	**	5	\$200	
Fused Disc Sw	3%			2028	\$5,700	5	\$100	
Molded Case Bkrs	55%			2045	**	5	\$1,400	
Molded Case Bkrs	35%			2028	\$67,000	5	\$900	
Wiring								
Braided Cloth	30%	2-4	\$81,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	65%			2042	**	5	\$400	
Locally Mounted	35%			2027	\$28,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$29,800	
Generators								
Diesel	100%			2038	**	1	\$37,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 250 Kilowatt</i>						
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$21,600	
Fuel Storage								
Day Tank								
	30%			2045	**	5	\$5,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 120 Gallon Capacity</i>						
Main Tank								
	70%			2057	**	5	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent								
	65%			2034	**	10	\$57,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent								
	35%			2039	**	10	\$31,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	30%			2024	\$41,900	10	\$7,000	
Emergency, Battery	20%			2034	**	10	\$4,700	
Exit, Service	20%			2034	**	1		
Exit, Service	30%			2024	\$8,400	1		
Exterior Lighting								
HID	100%			2024	\$391,100	10	\$300	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2029

\$94,000

1

\$10,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Cafeteria, Hallways, Offices And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$17,900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$96,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2039

* *

4

\$4,800

Terminal Devices

Air Handler

15%

2029

\$204,600

1

\$9,000

Air Handler

25%

2034

* *

1

\$15,000

Convector/Radiator

30%

2034

* *

1

\$9,400

Convector/Radiator

30%

2042

* *

1

\$9,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

30%

2029

\$247,000

1

\$13,500

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : Penthouse*

Window/Wall Unit

50%

2024

\$101,100

1

No Component

20%

Distribution

CW & CHW Wtr Pipe/Pump

30%

2049

* *

4

\$2,200

No Component

70%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	30%		2034	**	1	\$18,000	
	No Component	70%						
Heat Rejection								
	Air Cooled Condenser Unit	30%		2029	\$46,900	2	\$20,300	
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$54,100	
Exhaust Fans								
	Interior	80%		2029	\$276,100	2	\$2,400	
	Roof	20%		2029	\$32,200	2	\$600	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Water Heater								
	Gas Fired	100%		2024	\$59,200	2	\$1,400	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2029	\$14,800	4	\$3,100	
Backflow Preventer								
	Generic	100%		2034	**	1	\$5,900	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Through 4th Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%		2049	**	1-5	\$14,700	
Sprinkler								
	No Component	70%						
	Generic	30%		2049	**	1-2	\$8,100	
Fire Pump								
	No Component	70%						
	Generic	30%		2038	**	1	\$5,400	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 130 - BK
Address : 70 OCEAN PARKWAY @ E.5TH ST.
Borough : BROOKLYN **Agency's Number** : K130
Program / Asset # : BOE0436.000 / 2751 **Yr Built/Renovated** : 1903 / 2006
Area Sq Ft : 44,000 **Project Type** : EDUCATION
Date of Survey : 23-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5,2
Block : 5319 **Lot** : 1 **BIN** : 3124019

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$41,000	
Interior Architecture	\$629,500	
Electrical	\$302,200	\$254,400
Mechanical		\$250,600
Total	\$972,700	\$505,000
Importance Code A	\$41,000	
Importance Code B	\$479,200	\$505,000
Importance Code C	\$452,500	
Total	\$972,700	\$505,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,300			
Interior Architecture	\$107,900	\$2,900	\$4,600	\$5,400
Electrical	\$55,700	\$1,200	\$1,200	\$1,400
Mechanical	\$6,000	\$6,400	\$10,300	\$19,700
Site Pavements	\$18,000			
Total	\$191,900	\$10,500	\$16,100	\$26,500
Importance Code A	\$8,600	\$4,400	\$4,400	\$4,500
Importance Code B	\$114,900	\$6,100	\$11,800	\$22,000
Importance Code C	\$68,400			
Total	\$191,900	\$10,500	\$16,100	\$26,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Building Is Undergoing Full Exterior Wall Renovation</i>						
Windows								
Aluminum	100%			2045	**	5	\$9,800	
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	95%	Now	\$41,000	2034	**			
		<i>Water Penetration, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Copper/Terne	5%	Now	\$4,300	2044	**			
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Bulkhead Roof</i>						
		<i>Water Penetration, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Bulkhead Roof</i>						
Interior								
Floors								
Ceramic Tile	5%	Now	\$3,200	2032	**	5	\$1,500	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	15%			2038	**	5	\$9,200	
Quarry Tile	5%	Now	\$9,400	2042	**	5	\$2,300	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	70%	Now	\$116,900	2034	**	3	\$16,100	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Auditorium And Throughout</i>						
Wood	5%			2057	**	5	\$5,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	4+	\$23,900	2032	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	2-4	\$38,500	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$130,200	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$4,900	
Masonry: Brick	5%	Now	\$33,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Wall Of Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room Throughout</i>								
Metal Panel	2%			LIFE	**			
Plaster	68%	0-2	\$283,800	LIFE	**	5	\$33,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$6,100	2042	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$31,500	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Area Under Sidewalk At Entry To Cafeteria</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Area Under Sidewalk Near Main Entrance</i>								
Masonry: Infill Arch	15%			LIFE	**			
Plaster	70%	Now	\$60,000	LIFE	**	5	\$26,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$7,300	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	95%	Now	\$10,700	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Rubber Matting	100%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Main Service Switch Is Rated 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2039	**	5	\$100	
Fused Knife Sw	60%	0-2	\$78,300	2059	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Raceway								
Conduit	90%			2029	\$66,700	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$11,200	5	\$100	
Fused Toggle Switch	10%	2-4	\$11,200	2054	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2028	\$22,300	5	\$200	
Molded Case Bkrs	60%			2045	**	5	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$78,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$24,200	5	\$100	
Locally Mounted	50%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2029	\$101,500	10	\$39,500	
<i>Recent Installation, Extent : Light, Area Affected : 98%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
HID	1%			2039	**	10		
Incandescent	1%	0-2	\$5,200	2039	**	2		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Cafeteria</i>								
Egress Lighting								
Emergency, Battery	30%	0-2	\$19,000	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Exit, Service	70%	0-2	\$8,900	2039	**	1		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Exterior Lighting								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Building Is Undergoing Brick Work.</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$28,400	1	\$3,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$146,000	1-3	\$8,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$43,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$2,200	
Terminal Devices								
Convactor/Radiator	90%			2027	\$212,000	1	\$12,800	
Unit Heater - Steam	10%			2029	\$15,700	4	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2024	\$13,800	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,500	
Exhaust Fans								
Interior	10%			2034	**	2	\$100	
Roof	90%			2034	**	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$38,600	1		
Water Heater								
Gas Fired	100%			2027	\$26,800	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 75 Gallon Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$1,400	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2039	**	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 130 - BK ANNEX
Address : 70 OCEAN PARKWAY @ E.5TH ST.
Borough : BROOKLYN **Agency's Number** : K130
Program / Asset # : BOE0436.010 / 13437 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 6,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5319 **Lot** : 1 **BIN** : 3124019

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$69,300	\$346,300
Total	\$69,300	\$346,300
Importance Code A	\$69,300	\$346,300
Total	\$69,300	\$346,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$33,200		\$1,300	\$1,100
Electrical		\$100		
Mechanical	\$300	\$400	\$2,700	\$400
Total	\$33,500	\$500	\$4,000	\$1,500
Importance Code A	\$300	\$300	\$300	\$300
Importance Code B	\$33,200	\$200	\$2,900	\$1,200
Importance Code C			\$800	
Total	\$33,500	\$500	\$4,000	\$1,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK ANNEX

Asset # : 13437

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of The Facades Were Covered With Scaffolding</i>								
Windows								
Aluminum	100%			2045	**	5	\$600	
Roof								
Single Ply Membrane	100%	Now	\$69,300	2029	\$346,300			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	10%			2038	**	5	\$1,000	
Vinyl Tile	85%	0-2	\$8,000	2034	**	3	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,600	
Concrete Masonry Unit	70%			LIFE	**	5	\$8,900	
Gypsum Board	25%			LIFE	**	5	\$4,800	
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$25,200	2042	**	5	\$4,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$200	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5		

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK ANNEX

Asset # : 13437

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2029	\$14,100	10	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Service	50%			2029	\$1,600	1		
Exit, Service	50%			2029	\$900	1		
Exterior Lighting Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Lighting Fixtures Were Not Observed. Building Exterior Is Undergoing Renovation.</i>								
Alarm								
Security System No Component	20%							
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Furnace	100%			2034	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Rooftop Package Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units On Roof</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$7,800	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	
Exhaust Fans Roof	100%			2034	**	2	\$200	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK ANNEX

Asset # : 13437

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2049	**	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 130 - BX
Address : 750 PROSPECT AVENUE BTWN: EAST 156 ST,
Borough : BRONX **Agency's Number** : X130
Program / Asset # : BOE0268.000 / 201 **Yr Built/Renovated** : 1956 / 2002
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 08-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2688 **Lot** : 1 **BIN** : 2005168

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$435,500	\$135,100
Interior Architecture	\$1,050,700	\$102,900
Electrical	\$305,000	\$770,700
Mechanical		\$1,659,000
Site Pavements	\$62,300	
Total	\$1,853,500	\$2,667,800
Importance Code A	\$435,500	\$610,700
Importance Code B	\$1,286,900	\$2,057,000
Importance Code C	\$131,200	
Total	\$1,853,500	\$2,667,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$99,700			
Interior Architecture	\$93,700		\$24,900	\$7,400
Electrical	\$25,000	\$1,900	\$2,100	\$2,900
Mechanical	\$97,400	\$13,700	\$22,000	\$9,600
Site Enclosure	\$37,400			
Site Pavements	\$11,500			
Total	\$364,700	\$15,600	\$49,000	\$20,000
Importance Code A	\$106,400	\$6,700	\$6,700	\$6,700
Importance Code B	\$184,700	\$8,900	\$42,300	\$13,200
Importance Code C	\$73,500			
Total	\$364,700	\$15,600	\$49,000	\$20,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	**	5	\$122,800	
Masonry: Brick Cavity	9%	Now	\$31,600	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	3%			LIFE	**	5	\$3,900	
Metal/Glass Curt Wall	15%			LIFE	**	5	\$49,300	
Granite Panels	3%			LIFE	**	5	\$3,900	
Windows								
Aluminum	100%	Now	\$290,500	2046	**	5	\$16,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$97,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$20,000	
Roof								
IRMA/Protected Membrane	5%	Now	\$29,500	2040	**			
<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Cafeteria Roof</i>								
Modified Bitumen	95%			2035	**	10	\$65,900	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$16,400	LIFE	**	5	\$32,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$152,700	2045	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Toilet Rooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : All Toilet Rooms</i>								
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	35%			2035	**	3	\$19,400	
Vinyl Tile 9" X 9"	40%	Now	\$694,200	2040	**	3	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%			2045	**	5	\$13,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$131,200	2045	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Toilet Rooms</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : All Toilet Rooms</i>								
Concrete Masonry Unit	65%			LIFE	**	5	\$46,300	
Marble Panels	5%			LIFE	**	10	\$1,800	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$11,100	
Ceilings								
AcousTile,Adhered	25%			2043	**	5	\$36,900	
AcousTileConcealSpLn	5%			2035	**	5	\$9,200	
Exposed Concrete	45%			LIFE	**	5-10	\$83,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$14,800	
Fiber Board	10%			2030			\$102,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Plaster	10%	4+	\$20,700	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%	4+	\$11,300	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Prospect And Macy Place</i>								
Iron Picket	60%	4+	\$26,100	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%			2065	**			
Masonry: Brick	50%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	45%			2039	**			
Cast in Place Concrete	40%			2043	**			
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	10%			2039	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	75%	Now	\$62,300	2039		**		
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Ponding, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Pavers/Stone	15%	4+	\$10,400	2039		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Rubber Matting	10%	4+	\$1,100	2035		**		
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Play Yard Area</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2030	\$35,600	5	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Basement</i>					
			<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>					
Fused Disc Sw	10%			2050		**	5	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Basement</i>					
			<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>					
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$156,500	2060		**	5	\$100
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
Raceway								
Conduit	95%			2030	\$125,600	1		
Conduit	5%			2050		**	1	
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Fused Knife Sw	10%	2-4	\$14,400	2055		**	5	\$100
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room Basement</i>					
Fused Toggle Switch	5%	2-4	\$7,200	2055		**	5	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Auditorium And Basement</i>					
Molded Case Bkrs	10%			2046		**	5	\$200
Molded Case Bkrs	65%			2029	\$93,400	5	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$148,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	**	10	\$58,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2030	\$3,200	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Crawl Space</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Service	45%			2025	\$16,100	1		
Emergency, Battery	5%			2038	**	10	\$800	
Exit, Service	35%			2025	\$6,900	1		
Exit, Service	15%			2038	**	1		
Exterior Lighting								
HID	30%			2025	\$82,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$65,900	1	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$225,600	1-3	\$13,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$133,600	5	\$21,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2028	\$440,100	1	\$67,300	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers</i>								
Distribution								
Steam Piping/Pump	20%	0-2	\$24,100	2040		**		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	80%			2030	\$240,500			
Terminal Devices								
Air Handler	20%			2030	\$191,200	1	\$8,400	
Convactor/Radiator	80%	0-2	\$14,600	2028	\$291,200	1	\$15,800	
<i>Broken, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Defective Radiator Control Valves, Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038		**	1	
Conversion Equipment								
Window/Wall Unit	5%			2023	\$7,100	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$60,000
Exhaust Fans								
Interior	40%			2030	\$96,800	2	\$800	
Roof	60%	0-2	\$6,800	2025	\$67,700	2	\$1,000	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2040		**	1	
Galvanized Steel	30%	0-2	\$4,500	2028	\$89,500	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main Valves</i>								
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Defective Domestic Water Isolation Valve In Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2030	\$108,300	4	\$10,100	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - BX

Asset # : 201

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	\$14,900	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Water Backs Up, Room B2</i>							
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$2,800	LIFE	**	1		
	<i>Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Cracked Roof Runoff Water Pipe Elbow In Boiler Room</i>							
Sump Pump(s)								
Non-Submersible	100%			2030	\$10,400	4	\$2,200	
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$33,300	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 130 - M
Address : 143 BAXTER STREET @ HESTER ST.
Borough : MANHATTAN **Agency's Number** : M130
Program / Asset # : BOE0077.000 / 1723 **Yr Built/Renovated** : 1921 / 2008
Area Sq Ft : 95,065 **Project Type** : EDUCATION
Date of Survey : 25-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PEN
Block : 236 **Lot** : 38 **BIN** : 1003086

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$450,600	\$395,800
Interior Architecture	\$448,600	\$552,200
Electrical	\$82,000	
Mechanical	\$227,600	\$2,095,500
Total	\$1,208,700	\$3,043,500
Importance Code A	\$450,600	\$395,800
Importance Code B	\$712,900	\$2,647,700
Importance Code C	\$45,200	
Total	\$1,208,700	\$3,043,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,300	\$2,000	\$8,000	\$7,600
Interior Architecture	\$40,800		\$6,200	\$7,100
Electrical	\$10,500	\$10,100	\$13,000	\$7,100
Mechanical	\$76,100	\$37,600	\$45,800	\$25,500
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$189,600	\$55,700	\$79,000	\$53,300
Importance Code A	\$65,700	\$11,700	\$17,400	\$17,000
Importance Code B	\$86,700	\$44,100	\$61,500	\$36,300
Importance Code C	\$37,200			
Total	\$189,600	\$55,700	\$79,000	\$53,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$91,000	LIFE	**	5	\$94,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,500	
Masonry: Brick	30%			LIFE	**	5	\$36,100	
Masonry: Brick	40%	Now	\$77,600	LIFE	**	5	\$48,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$39,100	
Windows								
Aluminum	40%			2043	**	5	\$16,100	
Aluminum	38%			2049	**	5	\$15,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Lexan Panes</i>								
Metal Louvers	2%			2036	**	10	\$5,000	
Wood	20%	Now	\$240,600	2052	**	5	\$40,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1921 Wing</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1921 Wing</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 1921 Wing</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,400	
Masonry: Brick	35%	0-2	\$22,800	LIFE	**	5	\$7,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Parapets</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Cement</i>								
Masonry: Brick Cavity	40%			LIFE	**	5	\$8,400	
Metal Panel	5%			2047	**	5	\$4,100	
Metal: Cage/Fence	5%			2040	**	5-10	\$8,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$41,500	2027	\$138,200			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	10	\$4,400	
Plaza Roof: Stone Panels	65%			2047	**			
Plaza Roof: Stone Panels	10%	Now	\$33,500	2037	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Gymnasium</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$39,500	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Foundation Walls</i>								
<i>Explanation : Grout Injected Repair Has Failed</i>								
Ceramic Tile	5%			2036	**	5	\$7,100	
Quarry Tile	5%			2040	**	5	\$10,700	
Terrazzo	5%			LIFE	**	5	\$5,600	
Vinyl Tile	40%	Now	\$155,000	2027	\$516,700	3	\$21,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								
Vinyl Tile	35%			2032	**	3	\$18,700	
Wood	5%			2055	**	5	\$13,300	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$6,600	
Concrete Masonry Unit	25%			LIFE	**	5	\$13,200	
Glass Block	2%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$7,900	
Granite Panels	3%	Now	\$33,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%	Now	\$45,200	LIFE	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	10%			2040	**	5	\$17,800	
Embossed Metal	5%			LIFE	**	5	\$3,200	
Exposed Concrete	20%	Now	\$48,900	LIFE	**	5	\$4,400	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout Tank Room*

Exposed Struc: Steel	10%	Now	\$160,000	LIFE	**			
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*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Gymnasium*

Gypsum Board	20%			LIFE	**	5	\$35,600	
Plaster	35%			LIFE	**	5	\$31,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2047	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Ampere And 1200 Ampere Main Disconnect Switch*

Fused Disc Sw	20%			2047	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch For Fire Pump*

Transformers

Dry Type	100%			2040	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 30 Kilovolt-ampere 480hv-220/120lv*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$400	
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Raceway

Conduit	100%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,300	

Wiring

Thermoplastic	100%			2047	**	1		
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Motor Controllers

Locally Mounted	10%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$2,300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Stand-by Power

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$29,300	
Generators								
Diesel	100%			2036	**	1	\$36,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 139 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,500	
Fuel Storage								
Day Tank								
	50%			2043	**	5	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank								
	50%			2055	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	90%			2032	**	10	\$78,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	4%			2032	**	10	\$3,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Conference Room</i>								
LED								
	6%			2037	**			
Egress Lighting								
Emergency, Service								
	50%			2032	**	1		
Emergency, Battery								
	10%			2032	**	10	\$2,300	
Exit, Service								
	40%			2032	**	1		
Exterior Lighting								
HID								
	100%			2032	**	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component								
	90%							
Generic, Digital								
	10%			2032	**	1-3	\$5,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 5,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$94,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$80,400	2037	**	4	\$4,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2027	\$534,700	1	\$23,500	
Convactor/Radiator	60%			2032	**	1	\$18,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2027	\$403,400	1	\$22,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 4 Units</i>								
Exterior Pkg Unit - Cooling	5%			2027	\$38,500	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium Rooftop Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium Area</i>								
<i>Explanation : One Package Unit</i>								
Window/Wall Unit	45%			2022	\$89,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2047	**	4	\$2,300	
Ductwork/Diffusers	5%			LIFE	**	2	\$6,200	
No Component	45%							

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	50%			2027	\$533,100	1	\$29,400
	No Component	50%						
Heat Rejection								
	Dry Cooler	50%			2027	\$258,500	2	\$33,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Units</i>					
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,000
Exhaust Fans								
	Interior	60%			2027	\$202,900	2	\$1,700
	Roof	40%			2027	\$63,100	2	\$1,200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Gas Fired	100%			2022	\$58,000	2	\$1,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit Of 900 Gallons</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	0-2	\$14,500	2037	**	4	\$2,000
			<i>Broken, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Backflow Preventer								
	Generic	100%			2032	**	1	\$5,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To 6th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2047	**	1-5	\$47,900

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - M

Asset # : 1723

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2037	**	1-2	\$26,600
<i>Dry System, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Fire Pump	Generic	100%			2030	\$61,200	1	\$17,800
Chemical System	Generic	100%	Now	\$27,900	2027	\$27,900	1-3	\$3,400
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 130 - Q
Address : 200-01 42 AVENUE @ FRANCIS LEWIS BOULEVARD.
Borough : QUEENS **Agency's Number** : Q130
Program / Asset # : BOE0778.000 / 1562 **Yr Built/Renovated** : 1925 / 2001
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 23-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6203 **Lot** : 1 **BIN** : 4137034

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$479,400	\$102,100
Interior Architecture	\$78,200	\$587,300
Electrical	\$373,500	\$577,200
Mechanical	\$559,100	\$342,100
Total	\$1,490,200	\$1,608,700
Importance Code A	\$479,400	\$141,600
Importance Code B	\$1,010,800	\$1,467,100
Total	\$1,490,200	\$1,608,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$6,000	\$11,900	\$7,400	\$37,100
Electrical	\$10,900	\$1,900	\$2,500	\$10,100
Mechanical	\$43,300	\$9,000	\$13,500	\$47,000
Site Enclosure	\$1,300			
Site Pavements	\$29,900			
Total	\$91,400	\$22,700	\$23,400	\$94,100
Importance Code A	\$6,100	\$6,100	\$6,100	\$6,300
Importance Code B	\$71,700	\$15,200	\$17,200	\$87,900
Importance Code C	\$13,500	\$1,300		
Total	\$91,400	\$22,700	\$23,400	\$94,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$20,600	
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$13,700	
Masonry: Brick	73%			LIFE	**	5	\$64,000	
Masonry: Brick Cavity	15%			LIFE	**	5	\$13,200	
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Masonry: Marble	2%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%	Now	\$435,800	2045	**	5	\$16,200	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$11,100	
Masonry: Limestone	2%			LIFE	**	5	\$400	
Metal Rail	25%			2034	**	5-10	\$71,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$3,000	
Roof								
Built-Up (BUR)	45%			2037	**	10	\$31,200	
Modified Bitumen	55%			2037	**	10	\$38,100	
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,300	
Ceramic Tile	3%			2032	**	5	\$4,400	
Marble Panels	2%			LIFE	**	5	\$2,200	
Terrazzo	5%			LIFE	**	5	\$5,800	
Traffic Topping	4%	Now	\$78,200	2039	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	40%			2029	\$535,900	3	\$22,100	
Vinyl Tile	25%			2034	**	3	\$13,800	
Vinyl Tile 9" X 9"	1%	0-2	\$900	2029	\$17,400	3	\$600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Classroom 305</i>								
Wood	10%			2044	**	5	\$27,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$2,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	
Glazed Ceramic Panel	2%	4+	\$1,500	LIFE	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit 6 - 1965 Addition</i>								
Gypsum Board	13%			LIFE	**	5	\$6,900	
Gypsum Board	5%			LIFE	**	5	\$2,700	
Masonry: Brick	10%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Wall Under Staircase At Exit 7</i>								
Marble Panels	2%			LIFE	**			
Plaster	50%			LIFE	**	5	\$13,400	
SGFT/Glazed Masonry	5%	Now	\$3,700	LIFE	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit 7</i>								
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$46,100	
AcousTileSusp.Lay-In	5%			2042	**	5	\$7,400	
Exposed Concrete	25%			LIFE	**	5	\$5,800	
Fiber Board	5%			2029			\$51,400	
Gypsum Board	5%			LIFE	**	5	\$9,200	
Plaster	35%			LIFE	**	5	\$32,300	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2049	**			
Iron Picket	90%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,300	2064	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Francis Lewis Boulevard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$21,600	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Francis Lewis Boulevard</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Francis Lewis Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$8,300	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2029	\$39,500	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$156,500	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
	Conduit	90%			2029	\$119,000	1	
	Conduit	10%			2039	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$14,400	5	\$100
	Molded Case Bkrs	10%			2037	**	5	\$200
	Molded Case Bkrs	80%			2028	\$114,900	5	\$1,300
Wiring								
	Braided Cloth	50%	2-4	\$92,800	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2039	**	1	
	Thermoplastic	40%			2029	\$74,300	1	
Motor Controllers								
	Locally Mounted	80%			2034	**	5	\$300
	Locally Mounted	20%			2027	\$16,100	5	\$100
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	98%			2037	**	10	\$55,700
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	2%			2037	**	10	\$1,100
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$7,500
	Exit, Service	50%			2034	**	1	
Exterior Lighting								
	HID	30%			2024	\$75,000	10	\$100
	No Component	70%						

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$7,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 2-4

\$205,700

2039

* *

1-3

\$10,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$19,200

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$61,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

5% Now

\$2,700

2039

* *

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : No.2 Boiler Head Valve And Vacuum Pumps, Boiler Room*

Steam Piping/Pump

95%

2029

\$260,400

Terminal Devices

Air Handler

20%

2024

\$174,400

1

\$7,700

Convactor/Radiator

60%

2034

* *

1

\$12,000

Fan Coil Unit/Heat

10% 0-2

\$4,600

2024

\$92,900

1

\$1,800

*Not in Service, Extent : Moderate, Area Affected : 70%**Location : Various Locations*

No Component

10%

*Other Observation, Extent : Light, Area Affected : 0%**Location : 1st Floor Hallway**Explanation : No Heating Devices*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	30%	0-2	\$3,900	2024	\$38,800	1		
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans								
Interior	90%			2024	\$198,500	2	\$1,700	
Roof	10%			2029	\$10,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$81,600	1		
Water Heater								
Electric	100%			2024	\$54,600	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 50 Gallons - Under Sized Unit. There Is Not Enough Hot Water.</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$22,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Sewer Line From Restroom To Basement Lunch Room. Water Backup From Kitchen Waste</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$500	2034	**	4	\$1,300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Defective Bearing.</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Under Sized Unit</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Boys Room 112 And Basement Rooms B02, B05</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$30,400	1-2	\$900	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 130 - Q
Asset # : 1562

Print Date : 11-Sep-2019 **DEPARTMENT OF EDUCATION - FY 2020**

Asset Name : P. S. 131 - BK
 Address : 4305 FT HAMILTON PKWY BTWN: 43 ST., 44 ST.
 Borough : BROOKLYN Agency's Number : K131
 Program / Asset # : BOE0437.000 / 1365 Yr Built/Renovated : 1901 / 2005
 Area Sq Ft : 86,000 Project Type : EDUCATION
 Date of Survey : 09-Mar-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3,4
 Block : 5603 Lot : 1 BIN : 3136085

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,994,900	\$138,500
Interior Architecture	\$812,200	\$807,000
Electrical	\$593,400	\$1,109,200
Mechanical	\$465,400	\$1,902,800
Total	\$3,865,900	\$3,957,500
Importance Code A	\$1,994,900	\$178,000
Importance Code B	\$1,642,100	\$3,655,700
Importance Code C	\$228,800	\$123,800
Total	\$3,865,900	\$3,957,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$51,100			
Interior Architecture	\$78,700			\$11,800
Electrical	\$2,600	\$1,600	\$1,600	\$2,200
Mechanical	\$25,000	\$14,600	\$19,300	\$16,500
Total	\$157,500	\$16,200	\$20,900	\$30,600
Importance Code A	\$59,800	\$8,500	\$8,500	\$8,500
Importance Code B	\$73,600	\$7,600	\$12,400	\$22,000
Importance Code C	\$24,000			
Total	\$157,500	\$16,200	\$20,900	\$30,600



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DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$279,800	LIFE	**	5	\$41,900	
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>					
				<i>Location : Throughout</i>					
	Masonry: Brick	90%	Now	\$933,300	LIFE	**	5	\$96,600	1
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
				<i>Expansion Jnt Failure, Extent : Light, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
	Masonry: Limestone	5%	0-2	\$125,200	LIFE	**	5	\$4,000	1
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
Windows									
	Aluminum	100%	Now	\$487,500	2042	**	5	\$18,200	
				<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$20,600	LIFE	**	5	\$3,200	1
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
				<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
	Copper/Terne	10%	Now	\$15,200	2061	**	5	\$2,000	
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
	Masonry: Brick	75%	Now	\$114,400	LIFE	**	5	\$6,200	1
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
				<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
	Metal Cornice	5%	Now	\$5,200	2054	**			
				<i>Deformed/Dented, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
	Pre-Cast Concrete	5%	Now	\$3,200	LIFE	**	5	\$2,600	1
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
				<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	20%			2035	**	10	\$1,100	
Built-Up (BUR)	60%	Now	\$54,800	2031	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$2,300	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	15%			2031	**	10	\$4,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,400	
Ceramic Tile	3%	Now	\$22,900	2035	**	5	\$1,800	
<i>Loose Units, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Toilets</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%			2039	**	5	\$3,700	
Vinyl Tile	55%	Now	\$61,400	2026	\$613,600	3	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$7,200	2031	**	3	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	25%	Now	\$54,100	2041	**	5	\$28,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	3%	Now	\$12,400	2029	\$123,800	5	\$2,100	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Masonry: Brick	2%	Now	\$11,700	LIFE	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Plaster	70%	Now	\$84,000	LIFE	**	5	\$29,400	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Severe, Area Affected : 10%**Location : Throughout*

SGFT/Glazed Masonry	25%	Now	\$144,800	LIFE	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Ceilings

AcousTile,Adhered	10%	Now	\$24,600	2031	**	5	\$6,200	
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Plaster	90%	Now	\$467,900	LIFE	**	5	\$69,600	
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*Cracking/Crumbling, Extent : Light, Area Affected : 30%**Location : Throughout**Water Penetration, Extent : Severe, Area Affected : 30%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$182,600	5	\$400	
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Raceway

Conduit	100%			2026	\$184,300	1		
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Panelboards

Fused Disc Sw	10%			2025	\$19,200	5	\$200	
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Molded Case Bkrs	80%			2025	\$153,200	5	\$1,800	
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Molded Case Bkrs	10%			2034	**	5	\$200	
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DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	80%			2026	\$218,200	1		
Thermoplastic	20%			2036	**	1		
Motor Controllers								
Locally Mounted	70%			2024	\$56,500	5	\$400	
Locally Mounted	30%			2031	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$198,500	10	\$77,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2026	\$2,900	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$10,400	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2021	\$346,800	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$55,600	1	\$6,400	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2021	\$190,200	1-3	\$10,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	**	5	\$26,600	
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$85,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$1,455,500	4	\$6,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
	Air Handler	20%		2026	\$241,900	1	\$10,600	
	Convactor/Radiator	50%		2031	**	1	\$13,900	
	Fan Coil Unit/Heat	25%		2021	\$322,000	1	\$6,900	
	Unit Heater - Steam	5%		2026	\$15,400	4	\$600	
Air Conditioning								
Energy Source								
	Electricity	100%		2034	**	1		
Conversion Equipment								
	Window/Wall Unit	80%		2021	\$143,400	1		
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$48,000	
Exhaust Fans								
	Interior	50%		2026	\$153,000	2	\$1,300	
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2036	**	1		
Water Heater								
	Gas Fired	100%		2026	\$52,500	2	\$1,300	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
HW Heat Exchanger								
	Steam Fired	100%		2036	**	4	\$8,500	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2031	**	4	\$1,800	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2026	\$16,800	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 131 - Q
Address : 172 ST AND 84 AVENUE BTWN: 170 ST., 172 ST
Borough : QUEENS **Agency's Number** : Q131
Program / Asset # : BOE0779.000 / 1563 **Yr Built/Renovated** : 1926 / 1990
Area Sq Ft : 57,777 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9875 **Lot** : 1 **BIN** : 4211112

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$336,400	\$174,200
Interior Architecture	\$761,900	\$83,500
Electrical		\$913,800
Mechanical		\$628,000
Total	\$1,098,300	\$1,799,500
Importance Code A	\$336,400	\$174,200
Importance Code B	\$683,500	\$1,582,500
Importance Code C	\$78,300	\$42,700
Total	\$1,098,300	\$1,799,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$59,600		\$5,000	
Interior Architecture	\$70,400		\$7,300	\$17,900
Electrical	\$2,800	\$1,600	\$1,800	\$2,700
Mechanical	\$32,100	\$8,300	\$13,000	\$8,100
Total	\$165,000	\$9,900	\$27,100	\$28,700
Importance Code A	\$65,100	\$5,400	\$10,500	\$5,400
Importance Code B	\$76,900	\$4,400	\$16,600	\$8,600
Importance Code C	\$23,000			\$14,600
Total	\$165,000	\$9,900	\$27,100	\$28,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$12,300	LIFE	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Building Base</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,900	
Concrete Masonry Unit	2%			LIFE	**	5	\$2,000	
Masonry: Brick	63%	Now	\$166,000	LIFE	**	5	\$51,500	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Brick Cavity	12%			LIFE	**	5	\$19,600	
Masonry: Limestone	5%	Now	\$47,700	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Masonry: Marble	5%			LIFE	**	5	\$6,100	
Metal Panel	3%			2050	**	5-10	\$16,900	
Windows								
Aluminum	10%			2046	**	5	\$2,900	
Metal Louvers	5%			2039	**	10	\$9,000	
Wood	85%			2038	**	5	\$245,400	
Parapets								
Masonry: Brick	60%			LIFE	**	5-10		
Masonry: Brick Cavity	10%			LIFE	**	5-10		
Masonry: Limestone	5%			LIFE	**	5-10		
Masonry: Marble	15%			LIFE	**	5-10		
Metal Panel	5%			2050	**	5		
Pre-Cast Concrete	5%			LIFE	**	5		
Roof								
Asphalt Shingle	55%			2043	**	10	\$5,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof Area</i>								
Copper/Terne	5%			2045	**	10	\$6,800	
IRMA/Protected Membrane	25%			2035	**	10	\$13,700	
Single Ply Membrane	15%			2035	**	10	\$8,200	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$19,000	
Mosaic Tile	3%			2035	**	5	\$6,500	
Quarry Tile	2%			2043	**	5	\$2,600	
Terrazzo	5%			LIFE	**	5	\$6,800	
Vinyl Tile	35%			2035	**	3	\$11,400	
Vinyl Tile	30%	Now	\$71,100	2035	**	3	\$9,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Ground Floor Corridors</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Ground Floor Corridors</i>								
Wood	20%	Now	\$612,500	2070	**	5	\$16,300	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 60%</i>								
<i>Location : All Classrooms</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Classrooms</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Classrooms</i>								
Interior Walls								
Ceramic Tile	15%			2039	**	5	\$29,300	
Gypsum Board	10%			LIFE	**	5-10	\$33,200	
Marble Panels	2%			LIFE	**	10	\$1,600	
Plaster	73%			LIFE	**	5-10	\$121,100	
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,300	
Exposed Concrete	10%	4+	\$6,000	LIFE	**	5	\$1,400	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Attic East End</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$8,700	
Metal Panel	5%	4+	\$1,600	LIFE	**	5	\$5,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kindergarten</i>								
Plaster	75%	4+	\$18,300	LIFE	**	5	\$40,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 212, 220, 1st Floor Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2040	**			
Iron Picket	20%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Under Construction 100%

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

70% 2030 \$15,500 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Fused Disc Sw

30% 2040 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2030 \$156,500 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit

100% 2030 \$132,200 1

Panelboards

Fused Disc Sw

10% 2029 \$11,200 5 \$100

Molded Case Bkrs

90% 2029 \$100,500 5 \$1,400

Wiring

Thermoplastic

100% 2030 \$185,600 1

Motor Controllers

Locally Mounted

80% 2028 \$38,700 5 \$300

Locally Mounted

20% 2043 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,700

Lighting

Interior Lighting

Fluorescent

99% 2035 * * 10 \$52,500

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID

1% 2035 * * 10

Egress Lighting

Emergency, Battery

50% 2035 * * 10 \$7,000

Exit, Service

10% 2025 \$1,700 1

Exit, Service

40% 2035 * * 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

LED	30%			2038	**			
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2030	\$56,000	1	\$6,500	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2025	\$191,700	1-3	\$11,000	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2050	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Furnace	10%			2030	\$13,600	1	\$2,900	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Additional Section Roof**Explanation : One Roof Mounted Furnace*

Steam Boiler	90%			2035	**	1	\$51,500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Steam Boilers*

Distribution

Hot Wtr Piping/Pump	10%			2038	**	4	\$400	
Steam Piping/Pump	14%	0-2	\$700	2040	**			

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Defective Vacuum Pump Seals, Boiler Room, Sub-basement Fan Room.*

Steam Piping/Pump	76%			2040	**			
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	3%	0-2	\$2,400	2030	\$24,400	1	\$1,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Coil Of The Unit Serves The Auditorium.</i>								
Air Handler	17%			2030	\$138,100	1	\$6,100	
Convactor/Radiator	70%			2035	**	1	\$13,100	
Fan Coil Unit/Heat	10%			2030	\$86,500	1	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2028	\$108,000	2	\$200	
Window/Wall Unit	10%			2025	\$12,000	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,000	
Exhaust Fans								
Interior	90%			2025	\$185,000	2	\$1,600	
Roof	10%			2030	\$9,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$50,700	1		
Water Heater								
Gas Fired	100%			2029	\$35,200	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 100 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$1,800	2025	\$8,800	4	\$1,200	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$3,500	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2030	\$11,300	1-2	\$300	
Chemical System								
	No Component	99%						
	Generic	1%		2025	\$300	1-3		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 132 - BK
Address : 320 MANHATTAN AVENUE BTWN: METROPOLITAN AVE., CONSELY
Borough : BROOKLYN **Agency's Number** : K132
Program / Asset # : BOE0438.000 / 1366 **Yr Built/Renovated** : 1902 / 2011
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 26-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2759 **Lot** : 1 **BIN** : 3068728

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$200,100	\$608,400
Interior Architecture	\$170,200	
Electrical		\$417,400
Mechanical	\$92,500	\$1,239,300
Total	\$462,800	\$2,265,000
Importance Code A	\$200,100	\$608,400
Importance Code B	\$225,800	\$1,656,600
Importance Code C	\$36,900	
Total	\$462,800	\$2,265,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,000		\$11,100	
Interior Architecture	\$113,900		\$8,200	\$8,600
Electrical	\$37,900	\$6,500	\$12,300	\$6,500
Mechanical	\$58,700	\$15,000	\$25,000	\$14,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$230,500	\$25,500	\$60,500	\$33,300
Importance Code A	\$23,100	\$5,400	\$16,500	\$5,400
Importance Code B	\$145,300	\$20,100	\$44,100	\$24,700
Importance Code C	\$62,100			\$3,200
Total	\$230,500	\$25,500	\$60,500	\$33,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$98,700	
Masonry: Brick	75%			LIFE	**	5	\$189,500	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Elevations By Play Yard</i>								
Metal Panel	13%			2050	**	5-10	\$112,900	
Stucco Cement	7%			2043	**	5	\$22,100	
Windows								
Aluminum	95%			2046	**	5	\$32,000	
Metal Louvers	5%			2039	**	10	\$10,500	
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$65,600	
Metal Cornice	55%			2058	**	10	\$42,500	
Metal Panel	5%			2050	**	5	\$4,600	
Roof								
Built-Up (BUR)	20%			2030		10	\$18,400	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roofs</i>								
Modified Bitumen	80%			2035	**	10	\$73,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$23,900	
Ceramic Tile	5%			2033	**	5	\$5,500	
Mosaic Tile	2%			2035	**	5	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Foyer</i>								
<i>Explanation : Decorative Motif</i>								
Quarry Tile	5%			2035	**	5	\$8,200	
Sheet Vinyl/Rubber	3%			2035	**	5	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multipurpose Room</i>								
<i>Explanation : High Density Rubber</i>								
Vinyl Tile	40%	4+	\$79,400	2035	**	3	\$16,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor And Upper Floor Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout 1st Floor And Upper Floor Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Vinyl Tile	40%			2035	**	3	\$16,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$6,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,100	
Glass: Single Pane	1%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transoms Throughout</i>								
<i>Explanation : Decorative Motif</i>								
Glass: Single Pane	3%			LIFE	**	5	\$5,700	
Gypsum Board	15%			LIFE	**	5-10	\$32,300	
Masonry: Brick	7%	Now	\$36,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 12%</i>								
<i>Location : Basement Foundation Walls - Various</i>								
Mosaic Tile	1%			LIFE	**	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Motif</i>								
Plaster	58%	4+	\$31,500	LIFE	**	5	\$22,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Ceilings								
AcousTileConcealSpLn	15%			2035	**	5	\$20,500	
AcousTileSusp.Lay-In	20%			2035	**	5	\$21,900	
Exposed Concrete	5%			LIFE	**	5-10	\$6,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Maintenance Rooms</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$21,900	
Gypsum Board	5%			LIFE	**	5-10	\$18,800	
Plaster	45%			LIFE	**	5-10	\$84,600	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	**			
Iron Picket	10%			2050	**			
Retaining Walls								
Cast in Place Concrete	70%			2065	**			
Masonry: Brick	30%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	80%			2039	**			
Rubber Matting	20%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$300	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$200	
Molded Case Bkrs	90%	0-2	\$12,900	2046	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Nurse Office</i>								
<i>Explanation : Circuit Breakers Associated With Air Conditioning Units Frequently Trip.</i>								
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is Some Visible Rust On Grounding Plate.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$22,800	
Generators								
Diesel	100%			2033	**	1	\$28,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 175 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$16,500	
Fuel Storage								
Day Tank	50%			2038	**	5	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 50 Gallon</i>								
Main Tank	50%			2058	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	99%			2035	**	10	\$66,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	1%			2030	\$8,700	2		
Egress Lighting								
Emergency, Battery	50%			2030	\$52,600	10	\$8,800	
Exit, Service	50%			2025	\$10,500	1		
Exterior Lighting								
HID	100%			2030	\$298,400	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : The Principal And Custodian Stated That The Auditorium Public Address System Does Not Work.</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$9,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	25%			2033	**			
Steam Boiler	75%	Now	\$7,100	2035	**	1	\$48,900	
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$2,700	
Steam Piping/Pump	50%			2040	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2030	\$513,900	1	\$22,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Penthouses And Basement</i>						
		<i>Explanation : 8 Heating Ventilation Units</i>						
Convactor/Radiator	50%			2035	**	1	\$11,800	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	30%	Now	\$46,800	2030	\$468,100			
		<i>Broken, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : 1 Of 3 Units On Roof</i>						
Window/Wall Unit	60%	Now	\$45,700	2025	\$91,400	1		
		<i>Broken, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Various Classrooms And Multipurpose Room And Cafeteria</i>						
No Component	10%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$11,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,500	
Exhaust Fans								
Roof	100%			2030	\$121,300	2	\$2,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$16,000	2035	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 2nd And 3rd Floors</i>						
		<i>Explanation : Low Water Pressure Leading To No Water At Drinking Fountains</i>						
Water Heater								
Gas Fired	100%			2025	\$44,600	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 175 Gallon Storage Tanks</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$2,500	4	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Unit</i>						
Backflow Preventer								
Generic	100%			2035	**	1	\$4,500	

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression	Standpipe							
	Generic	100%			2050	**	1-5	\$36,900
	Sprinkler							
	No Component	40%						
	Generic	60%			2040	**	1-2	\$12,300
Fire Pump	Generic	100%	Now	\$2,400	2033	**	1	\$12,300
				<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Pump Room</i>				
				<i>Explanation : Jockey Pump Controls Malfunctioning</i>				
Chemical System	No Component	95%						
	Generic	5%			2025	\$1,400	1-3	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 132 - BX
Address : 1245 WASHINGTON AVENUE @E.168TH STREET
Borough : BRONX **Agency's Number** : X132
Program / Asset # : BOE0270.000 / 147 **Yr Built/Renovated** : 1960 / 2009
Area Sq Ft : 104,073 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2390 **Lot** : 1 **BIN** : 2001619

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,146,200	\$342,500
Interior Architecture		\$336,200
Electrical	\$802,200	\$874,100
Mechanical	\$882,300	\$51,800
Total	\$2,830,700	\$1,604,600
Importance Code A	\$1,819,700	\$387,400
Importance Code B	\$1,011,000	\$1,118,600
Importance Code C		\$98,700
Total	\$2,830,700	\$1,604,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$14,900
Interior Architecture	\$65,500	\$11,700		\$17,500
Electrical	\$13,900	\$4,300	\$32,400	\$3,500
Mechanical	\$7,500	\$20,100	\$39,900	\$16,000
Site Enclosure	\$500			
Site Pavements	\$27,800			
Total	\$115,200	\$36,100	\$72,300	\$52,000
Importance Code A		\$10,300	\$10,500	\$25,200
Importance Code B	\$104,600	\$14,100	\$61,700	\$26,800
Importance Code C	\$10,600	\$11,700		
Total	\$115,200	\$36,100	\$72,300	\$52,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$39,800	
Masonry: Brick	75%			LIFE	**	5	\$59,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,900	
Window Wall	10%			2054	**	5	\$29,800	
Windows								
Aluminum	100%			2050	**	5	\$69,400	
Parapets								
Metal Rail	100%			2045	**	5-10	\$243,100	
Roof								
Built-Up (BUR)	40%	Now	\$609,300	2038	**			
<i>Air/Water Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	60%	Now	\$536,900	2038	**			1
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$4,600	
Interior								
Floors								
Terrazzo	5%			LIFE	**	5	\$6,100	
Vinyl Tile	80%			2036	**	3	\$62,300	
Vinyl Tile 9" X 9"	10%	Now	\$18,300	2028	\$183,200	3	\$5,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
Wood	5%			2056	**	5	\$14,600	
Interior Walls								
Ceramic Tile	10%			2037	**	5	\$23,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,400	
Gypsum Board	70%			LIFE	**	5	\$98,700	
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2041	**	5	\$48,700	
Exposed Concrete	55%			LIFE	**	5	\$13,400	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2028	\$54,300			
Plaster	10%			LIFE	**	5	\$9,700	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%			2048	**			
Iron Picket	5%			2063	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2048	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$500	2063	**			
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Washington Ave</i>								
<i>Explanation : Missing Expansion Joints</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$17,200	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 168th Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 168th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	4+	\$10,600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area</i>								
Activity Yard								
Asphalt	100%			2037	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2028	\$35,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2028	\$4,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	10%			2028	\$4,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 200 Ampere Main Disconnect Switches For Oil Burner A And B</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$208,700	5	\$2,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2028	\$222,800	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	90%			2027	\$172,400	5	\$2,500	
Wiring								
Braided Cloth	85%	2-4	\$270,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2028	\$47,800	1		
Motor Controllers								
Locally Mounted	70%			2026	\$86,000	5	\$500	
Locally Mounted	30%	Now	\$36,900	2048	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$91,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$74,900	10	\$12,600	
Exit, Service	50%			2023	\$15,000	1		
Exterior Lighting								
HID	100%			2023	\$419,600	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : 22 CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$19,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor, 2nd Floor, Cafeteria, Gymnasium And Auditorium</i>								
<i>Explanation : Smoke, Heat Detector, Strobe Lights, Pullbox Station, Bell, Horn, Annunciator And Control Panel</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2048	**	5	\$32,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	4+	\$673,500	2048	**	1	\$92,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Boilers In The Boiler Room</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$35,200	2048	**	4	\$5,100	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump, In The Boiler Room</i>								
Terminal Devices								
Air Handler	20%			2033	**	1	\$12,900	
Convactor/Radiator	80%			2033	**	1	\$26,900	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023		1	\$173,500	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,000	
Exhaust Fans								
Interior	70%			2033	**	2	\$2,200	
Roof	30%	Now	\$2,600	2028		2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bathroom, Kitchen Fan, 2nd Floor</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$15,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028		4	\$2,200	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To The 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2048	**	1-2	\$2,900
Chemical System	Generic	100%			2026	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 132 - M
Address : 185 WADSWORTH AVENUE BTWN: WEST 182 ST., WEST 183 S
Borough : MANHATTAN **Agency's Number** : M132
Program / Asset # : BOE0079.000 / 1725 **Yr Built/Renovated** : 1905 / 2000
Area Sq Ft : 81,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 2165 **Lot** : 26 **BIN** : 1063947

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$533,400	\$195,800
Interior Architecture	\$245,200	\$600,400
Electrical	\$191,000	\$596,800
Mechanical	\$308,100	\$275,000
Total	\$1,277,600	\$1,668,000
Importance Code A	\$533,400	\$195,800
Importance Code B	\$744,200	\$1,432,200
Importance Code C		\$39,900
Total	\$1,277,600	\$1,668,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$53,800		\$1,200	
Interior Architecture	\$53,400			\$6,100
Electrical	\$23,300	\$1,800	\$2,100	\$2,800
Mechanical	\$36,800	\$13,100	\$17,900	\$12,300
Site Enclosure	\$13,100			
Site Pavements	\$3,900			
Total	\$184,400	\$14,900	\$21,200	\$21,200
Importance Code A	\$61,900	\$8,000	\$9,200	\$8,000
Importance Code B	\$76,000	\$6,900	\$12,000	\$13,200
Importance Code C	\$46,500			
Total	\$184,400	\$14,900	\$21,200	\$21,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$74,600	LIFE	**	5	\$67,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$182,400	
Metal Panel	7%			2040	**	5-10	\$51,600	
Windows								
Aluminum	100%	Now	\$325,000	2046	**	5	\$18,200	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5-10	\$58,500	
Masonry: Brick	60%			LIFE	**	5-10	\$33,800	
Metal Panel	8%			2050	**	5	\$2,600	
Metal Security Bars	2%			2045	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$5,200	
Roof								
Built-Up (BUR)	98%	Now	\$22,400	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof At Missing Flashing</i>								
Metal Panel	2%			2043	**	10	\$1,200	
Interior								
Floors								
Asphalt Poured	17%	Now	\$3,100	2035	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Stair Landings</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$26,900	
Ceramic Tile	3%	Now	\$3,800	2033	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilets</i>								
Mosaic Tile	3%			2035	**	5	\$9,200	
Vinyl Tile	40%	Now	\$89,300	2030	\$446,300	3	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Corridors And Cafeteria</i>								
Wood	32%	Now	\$69,200	2033	**	5	\$36,900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Auditorium And Classrooms</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Auditorium And Classrooms</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%	Now	\$10,300	2033	**	5	\$3,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout Staff Toilets</i>									
Plaster	95%	Now	\$22,800	LIFE	**	5	\$39,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Ceilings									
Plaster	100%	Now	\$86,700	LIFE	**	5	\$77,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 5th Floor Classrooms Throughout</i>									
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	100%	Now	\$13,100	2050	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$3,600	2035	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Front Of Building West Side</i>									
On-Site Walkways									
Cast in Place Concrete	100%			2035	**				
Parking/Driveway									
Asphalt	100%	0-2	\$300	2033	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Lot</i>									
Activity Yard									
Rubber Matting	100%			2030					

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2050	**	5	\$200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Ampere Main Disconnect Switch</i>						
	Fused Disc Sw	30%			2050	**	5	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>						
Switchgear / Switchboard								
	Fused Disc Sw	100%			2050	**	5	\$300
Raceway								
	Conduit	50%			2030	\$92,100	1	
	Conduit	50%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$19,200	5	\$200
	Fused Knife Sw	10%	0-2	\$19,200	2055	**	5	\$100
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Obsolete Equipment</i>						
	Molded Case Bkrs	30%			2029	\$57,500	5	\$600
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : Auditorium Panel Near End Of Life</i>						
	Molded Case Bkrs	50%			2046	**	5	\$1,100
Wiring								
	Braided Cloth	70%	2-4	\$191,000	2055	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Upper Floors</i>						
	Thermoplastic	30%			2050	**	1	
Motor Controllers								
	Locally Mounted	80%			2043	**	5	\$400
	Locally Mounted	20%			2028	\$16,100	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
Lighting								
Interior Lighting								
	Fluorescent	98%			2038	**	10	\$72,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
	HID	2%			2025	\$2,800	10	\$100

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$9,800	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
<i>Damaged Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Roof Area</i>								

Alarm

Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$358,300	1-3	\$20,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Two 2,500 Gallon Tanks For No.2 Fuel</i>								

Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$80,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Boilers</i>								

Distribution								
Steam Piping/Pump	100%	Now	\$35,800	2040	**			
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Traps And Piping</i>								

Terminal Devices								
Air Handler	20%	Now	\$227,800	2040	**	1	\$9,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2035	**	1	\$20,900	

Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	2%			2035	**			
Window/Wall Unit	10%			2025	\$16,900	1		
No Component	88%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$71,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - M

Asset # : 1725

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%			2030	\$230,500	2	\$2,000	
Roof	20%			2030	\$26,900	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2050	**	1		
Galvanized Steel	98%			2035	**	1		
Water Heater								
Electric	10%			2028	\$7,100	4		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4th Floor And 1st Floor</i>					
			<i>Explanation : Location In Bathrooms At The Ceiling</i>					
Gas Fired	90%	Now	\$44,500	2030	\$44,500	2	\$800	
			<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Cracked And Leaking Storage Tank In Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 225 Gallons</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$12,400	4	\$2,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Unit</i>					
Backflow Preventer								
No Component	95%							
Generic	5%			2035	**	1	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boiler Only</i>					
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2040	**	1-2	\$4,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cafeteria, Kitchen And Basement</i>					
			<i>Explanation : Locations Indicated</i>					

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 132 - Q
Address : 218 ST AND 132ND AVE
Borough : QUEENS **Agency's Number** : Q132
Program / Asset # : BOE0780.000 / 2535 **Yr Built/Renovated** : 1928 / 2003
Area Sq Ft : 48,000 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 12927 **Lot** : 28 **BIN** : 4278380

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$646,000	\$159,000
Interior Architecture		\$464,200
Electrical	\$58,100	\$119,200
Mechanical	\$373,300	\$434,200
Total	\$1,077,400	\$1,176,600
Importance Code A	\$646,000	\$159,000
Importance Code B	\$431,300	\$1,017,700
Total	\$1,077,400	\$1,176,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$11,600		
Interior Architecture	\$58,700	\$6,400	\$6,400	\$34,900
Electrical	\$45,700	\$1,700	\$1,300	\$1,400
Mechanical	\$19,000	\$7,500	\$10,800	\$39,700
Site Enclosure	\$19,100			
Site Pavements	\$8,300			
Total	\$150,800	\$27,200	\$18,500	\$76,000
Importance Code A	\$4,800	\$16,300	\$4,800	\$4,800
Importance Code B	\$85,300	\$9,000	\$13,800	\$71,300
Importance Code C	\$60,700	\$1,800		
Total	\$150,800	\$27,200	\$18,500	\$76,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,300	
Masonry: Brick	87%	Now	\$520,400	LIFE	**	5	\$80,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair C, Rooms 219, 319, Foundation</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Masonry: Limestone	3%			LIFE	**	5	\$2,100	
Windows								
Aluminum	95%			2045	**	5	\$21,700	
Metal Louvers	5%			2042	**	10	\$7,100	
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,400	
Metal: Cage/Fence	80%			2042	**	5-10	\$100,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,100	
Roof								
Built-Up (BUR)	95%	Now	\$66,900	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Low Roof Throughout</i>								
Metal Panel	5%			2042	**	10	\$4,500	
Interior								
Floors								
Asphalt Poured	10%			2034	**	5	\$3,700	
Cast in Place Concrete	5%			LIFE	**	5	\$8,000	
Mosaic Tile	2%			2034	**	5	\$3,700	
Terrazzo	5%			LIFE	**	5	\$2,900	
Vinyl Tile	70%			2029		3	\$19,200	
Vinyl Tile 9" X 9"	3%			2024	\$25,800	3	\$1,100	
Wood	5%			2044	**	5	\$6,800	
Interior Walls								
Cast in Place Concrete	5%	4+	\$24,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2032	**	5	\$3,600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	70%			LIFE	**	5	\$15,300	
Plaster	7%	Now	\$8,700	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 219, 319</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 219, 319</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2042	**	5	\$9,100	
AcousTileSusp.Lay-In	5%			2034	**	5	\$3,700	
Exposed Concrete	20%			LIFE	**	5	\$2,300	
Exposed Concrete	5%	Now	\$25,100	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Metal Panel	5%			LIFE	**	5	\$4,600	
Plaster	55%			LIFE	**	5	\$25,100	
Site Enclosure								
Fence/Gates								
Chain Link	55%			2039	**			
Iron Picket	45%	4+	\$19,100	2064	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$8,300	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairs Facing Play Yard</i>								
Activity Yard								
Asphalt	80%			2038	**			
Pavers/Stone	8%			2038	**			
Rubber Matting	2%			2034	**			
No Component	10%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	70%			2029	\$51,900	1		
Conduit	30%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$100	
Molded Case Bkrs	90%			2051	**	5	\$1,100	
Wiring								
Braided Cloth	30%	2-4	\$29,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2055	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$24,200	5	\$200	
Locally Mounted	30%	2-4	\$14,500	2049	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$43,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$5,800	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$58,100	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement, Auditorium, Cafeteria</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$47,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	5%	0-2	\$1,100	2029	\$10,600			
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Vacuum Pumps, Basement Boiler Room</i>								
Steam Piping/Pump	95%			2029	\$201,600			
Terminal Devices								
Air Handler	30%			2024	\$202,500	1	\$8,900	
Convactor/Radiator	70%			2027	\$179,900	1	\$10,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$20,000	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$8,800	LIFE	**	2-5	\$26,800	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Fan Room</i>								
Exhaust Fans								
Interior	100%			2024	\$170,800	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$42,100	1		
Water Heater								
Gas Fired	100%			2028	\$29,300	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	5%	0-2	\$1,500	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement West Corner</i>								
Cast Iron	95%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$7,300	4	\$1,500	
Backflow Preventer								
Generic	100%			2024	\$12,200	1	\$2,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2029	\$14,100	1-2	\$400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 133 - BK WILLIAM A. BUTLER
Address : 610 BALTIC STREET
Borough : BROOKLYN **Agency's Number** : K317
Program / Asset # : BOE1133.000 / 14879 **Yr Built/Renovated** :
Area Sq Ft : 110,588 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 940 **Lot** : 111 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$519,400
Interior Architecture	\$76,500	\$303,200
Electrical	\$91,300	
Mechanical		\$67,400
Total	\$167,800	\$890,000
Importance Code A		\$519,400
Importance Code B	\$91,300	\$136,600
Importance Code C	\$76,500	\$234,000
Total	\$167,800	\$890,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,300			\$7,700
Interior Architecture	\$58,600	\$23,800		\$1,700
Electrical	\$10,800	\$15,000	\$14,400	\$11,300
Mechanical	\$21,100	\$17,000	\$60,800	\$15,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$128,600	\$73,600	\$93,000	\$54,200
Importance Code A	\$25,800	\$5,500	\$5,500	\$13,400
Importance Code B	\$91,900	\$68,100	\$87,500	\$40,800
Importance Code C	\$10,900			
Total	\$128,600	\$73,600	\$93,000	\$54,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - BK WILLIAM A. BUTLER

Asset # : 14879

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$238,800	
Masonry: Brick	80%			LIFE	**	5	\$122,300	
Windows								
Aluminum	95%			2051	**	5	\$32,500	
Glass Block	5%			LIFE	**	5	\$1,100	
Parapets								
Cast in Place Concrete	85%			LIFE	**	5	\$99,800	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$8,800	
Metal Rail	5%			2046	**	5-10	\$10,300	
Roof								
Copper/Terne	5%			2064	**	10	\$7,700	
IRMA/Protected Membrane	95%			2037	**	10	\$58,500	
Interior								
Floors								
Carpet	2%			2030		3	\$6,600	
Quarry Tile	15%			2046	**	5	\$37,200	
Sheet Vinyl/Rubber	5%			2037	**	5	\$12,400	
Terrazzo	10%			LIFE	**	5	\$12,900	
Traffic Topping	5%			2037	**	5	\$10,300	
Vinyl Tile	60%			2037	**	3	\$37,200	
Wood	3%	0-2	\$3,500	2064	**	5	\$4,700	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	35%			2042	**	5	\$153,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$17,500	
Folding Partition	2%			2051	**	5	\$21,900	
Gypsum Board	40%			LIFE	**	5	\$105,000	
Wood	3%			LIFE	**	5	\$52,500	
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$23,900	2046	**	5	\$69,200	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 514 From Boiler Room Above</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$10,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	**			
Iron Picket	50%			2064	**			
Free Standing Walls								
Cast in Place Concrete	40%			2073	**			
Masonry: Brick	60%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**			
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On-Site Walkways

Cast in Place Concrete	80%			2046	**			
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Pavers/Stone	20%			2042	**			
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Activity Yard

Asphalt	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One 3000 Amperes And One 5000 Amperes Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$500	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Molded Case Bkrs	100%			2045	**	5	\$2,900	
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Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$34,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Two 600 Amperes

Generators

Diesel	100%			2038	**	1	\$42,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 300 Kilovolt-ampere

Batteries

Lead/Acid	100%			2023	\$1,600	5	\$4,100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - BK WILLIAM A. BUTLER

Asset # : 14879

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2057	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$91,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%			2034	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Exterior Lighting								
LED	20%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$3,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$12,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$20,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$54,700	
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$8,200	
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$35,700	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 133 - BK WILLIAM A. BUTLER
Asset # : 14879

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	98%			2034	**	2	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units</i>								
Split Unit	2%			2034	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$143,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,700	
Exhaust Fans								
Roof	100%			2034	**	2	\$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$67,400	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Sets Of Pumps</i>								
Backflow Preventer								
Generic	100%	Now	\$2,800	2034	**	1	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Boiler Room</i>								
<i>Explanation : Unit For Boilers Is Broken</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Passenger Units, 1 Freight Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2049	**	1-2	\$31,000	
Fire Pump								
Generic	100%			2038	**	1	\$20,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - BK WILLIAM A. BUTLER

Asset # : 14879

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2027

\$300

1-3

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen

Explanation : Kitchen Hood

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 133 - M
Address : 2121 5TH AVENUE BTWN:EAST 130 ST., EAST 131 ST
Borough : MANHATTAN **Agency's Number** : M133
Program / Asset # : BOE0080.000 / 1726 **Yr Built/Renovated** : 1949 / 2001
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 1755 **Lot** : 1 **BIN** : 1054276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$277,200	\$897,200
Interior Architecture	\$45,100	\$556,400
Electrical	\$305,000	\$422,800
Mechanical		\$1,027,500
Site Pavements	\$55,600	
Total	\$682,900	\$2,904,000
Importance Code A	\$277,200	\$1,337,300
Importance Code B	\$350,100	\$1,566,700
Importance Code C	\$55,600	
Total	\$682,900	\$2,904,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,000			
Interior Architecture	\$115,600		\$9,000	\$6,700
Electrical	\$38,100	\$6,300	\$7,900	\$7,100
Mechanical	\$46,500	\$10,800	\$14,700	\$13,400
Site Pavements	\$16,100			
Total	\$244,300	\$17,100	\$31,600	\$27,200
Importance Code A	\$34,800	\$6,700	\$6,700	\$6,700
Importance Code B	\$158,800	\$10,400	\$24,900	\$20,500
Importance Code C	\$50,800			
Total	\$244,300	\$17,100	\$31,600	\$27,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$208,300	
Masonry: Limestone	3%			LIFE	**	5	\$4,800	
Windows								
Aluminum	95%			2046	**	5	\$24,700	
Glass Block	5%	Now	\$6,900	LIFE	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	95%	Now	\$133,400	LIFE	**	5	\$21,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$6,400	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$39,700	2030	\$793,100			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gymnasium And Auditorium</i>								
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Gymnasium And Auditorium</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Gymnasium And Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Classroom 318, 320</i>								
Soffits								
Metal Panel	100%			2040	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,100	
Ceramic Tile	3%			2039	**	5	\$3,100	
Panel/Paver: Cer/Brk	5%			2038	**	5	\$11,600	
Sheet Vinyl/Rubber	5%			2035	**	5	\$7,700	
Terrazzo	2%			LIFE	**	5	\$3,200	
Vinyl Tile	25%			2035	**	3	\$9,700	
Vinyl Tile 9" X 9"	40%			2025	\$484,600	3	\$20,600	
Wood	10%	Now	\$18,100	2045	**	5	\$9,700	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$4,200	2039	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Masonry: Brick	5%			LIFE	**	10	\$1,400	
Marble Panels	2%			LIFE	**	10	\$800	
Plaster	55%			LIFE	**	5-10	\$44,400	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$11,900	
Ceilings								
AcousTile,Adhered	30%	0-2	\$6,100	2043	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 318</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms 318</i>								
AcousTileConcealSpLn	10%			2035	**	5	\$12,900	
Exposed Concrete	10%			LIFE	**	5-10	\$12,900	
Fiber Board	10%			2030	\$71,800			
Plaster	40%			LIFE	**	5-10	\$70,800	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$16,100	2043	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along 130 Street</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along 130 Street</i>								
<i>Explanation : Tree Causing Heaving</i>								
On-Site Walkways								
Cast in Place Concrete	40%			2043	**			
Masonry: Granite	60%	Now	\$55,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

100%

2030

*Other Observation, Extent : Light, Area Affected : 100%**Location : Play Yard**Explanation : Playground Condemned Due To Equipment Failure*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2040

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Ampere Main Disconnect Switches*

Fused Disc Sw

30%

2040

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Knife Sw

100%

0-2

\$156,500

2060

* *

5

\$100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Raceway

Conduit

95%

2030

\$125,600

1

Conduit

5%

2040

* *

1

Panelboards

Fused Disc Sw

5%

2029

\$7,200

5

\$100

Fused Disc Sw

5%

2038

* *

5

\$100

Fused Knife Sw

15%

0-2

\$21,500

2055

* *

5

\$100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room, Mechanical Penthouse*

Molded Case Bkrs

75%

2029

\$107,700

5

\$1,300

Wiring

Braided Cloth

80%

2-4

\$148,500

2055

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

20%

2040

* *

1

Motor Controllers

Locally Mounted

100%

2028

\$80,600

5

\$500

Ground

Grounding Devices

Generic

100%

2-4

\$10,200

LIFE

* *

5

\$1,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sprinkler Room**Explanation : Corroded*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	94%			2040	**	10	\$58,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2040	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	4%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$49,000	10	\$8,200	
Exit, Service	50%			2030	\$9,800	1		
Alarm								
Security System								
Generic	100%			2038	**	1	\$25,400	
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$41,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$21,100	
Conversion Equipment								
Steam Boiler	100%			2028	\$440,100	1	\$67,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	25%			2030	\$239,000	1	\$10,500	
Convactor/Radiator	75%			2035	**	1	\$16,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$113,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,000	
Exhaust Fans								
Interior	80%			2030	\$193,500	2	\$1,700	
Roof	20%			2030	\$22,600	2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%	Now	\$14,900	2035	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Some Bad Mixing Valves</i>								
Water Heater	Gas Fired	100%			2028	\$41,500	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Instantaneous Type, Feeds Storage Tank Of Heat Exchanger</i>								
HW Heat Exchanger	Steam Fired	100%			2040	**	4	\$6,700
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2030	\$10,400	4	\$2,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler	No Component	99%						
	Generic	1%			2040	**	1-2	\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 133 - Q
Address : 248-05 86 AVENUE BTWN: 249 ST., 248 ST.
Borough : QUEENS **Agency's Number** : Q133
Program / Asset # : BOE0781.000 / 1564 **Yr Built/Renovated** : 1930 / 2009
Area Sq Ft : 93,803 **Project Type** : EDUCATION
Date of Survey : 11-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8616 **Lot** : 1 **BIN** : 4175739

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$395,900	\$49,000
Interior Architecture	\$110,900	\$381,300
Electrical	\$581,300	\$869,700
Mechanical		\$1,930,200
Total	\$1,088,100	\$3,230,300
Importance Code A	\$395,900	\$88,500
Importance Code B	\$692,200	\$3,141,800
Total	\$1,088,100	\$3,230,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,400	\$16,400		
Interior Architecture	\$34,900		\$3,200	\$7,400
Electrical	\$13,400	\$2,600	\$3,000	\$3,300
Mechanical	\$75,200	\$13,000	\$23,900	\$13,000
Site Enclosure	\$11,200			
Total	\$168,100	\$32,000	\$30,100	\$23,600
Importance Code A	\$42,700	\$25,700	\$9,300	\$9,300
Importance Code B	\$94,300	\$6,300	\$20,800	\$14,300
Importance Code C	\$31,100			
Total	\$168,100	\$32,000	\$30,100	\$23,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	63%	Now	\$157,900	LIFE	**	5	\$49,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation At 1930 Wing, Lunch Room</i>								
Masonry: Brick Cavity	28%			LIFE	**	5	\$43,600	
Masonry: Granite	2%			LIFE	**	5	\$2,300	
Masonry: Limestone	5%			LIFE	**	5	\$5,800	
Masonry: Limestone	2%			LIFE	**	5	\$2,300	
Windows								
Aluminum	100%	4+	\$113,900	2046	**	5	\$12,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
Parapets								
Masonry: Brick Cavity	25%			LIFE	**	5-10	\$19,800	
Masonry: Brick Cavity	50%			LIFE	**	5-10	\$39,600	
Masonry: Limestone	5%			LIFE	**	5-10	\$7,100	
Metal Rail	20%			2047	**	5-10	\$41,800	
Roof								
Built-Up (BUR)	95%	Now	\$73,400	2035	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Room 301</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair 3, Room 301</i>								
Copper/Terne	5%			2065	**	10	\$6,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$18,400	
Ceramic Tile	5%			2039	**	5	\$4,200	
Vinyl Tile	30%			2035	**	3	\$9,500	
Vinyl Tile	50%			2030	\$381,300	3	\$21,000	
Wood	10%			2045	**	5	\$15,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,200	
Glass: Single Pane	2%			LIFE	**	5	\$2,000	
Masonry: Brick	10%			LIFE	**	10	\$2,000	
Marble Panels	5%			LIFE	**	10	\$1,300	
Plaster	48%	4+	\$5,400	LIFE	**	5	\$9,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$8,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2035	**	5	\$15,800	
Exposed Concrete	25%	4+	\$36,100	LIFE	**	5	\$3,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 301</i>								
Exposed Concrete	10%	Now	\$28,900	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Plaster	50%			LIFE	**	5-10	\$72,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$10,600	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$600	2065	**			
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Areaways</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	90%			2043	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	95%			2039	**			
Rubber Matting	5%			2035	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches For A And B Section</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$182,600	2060	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2029	\$19,200	5	\$200
	Fused Knife Sw	35%	2-4	\$67,000	2055	**	5	\$400
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fused Toggle Switch	45%	2-4	\$86,200	2055	**	5	\$500
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Molded Case Bkrs	10%			2038	**	5	\$200
Wiring								
	Braided Cloth	90%	2-4	\$245,500	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2040	**	1	
Motor Controllers								
	Locally Mounted	80%			2028	\$64,500	5	\$500
	Locally Mounted	20%			2035	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	98%			2038	**	10	\$84,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	LED	2%			2038	**		
Egress Lighting								
	Emergency, Battery	50%			2038	**	10	\$11,300
	Exit, Service	50%			2038	**	1	
Exterior Lighting								
	HID	30%			2025	\$113,500	10	\$100
	No Component	70%						
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2030	\$90,900	1	\$10,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Some Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%			2025	\$311,200	1-3	\$17,900

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DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 6,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$92,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$8,300	2030	\$414,800			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various In Old Wing</i>								
Terminal Devices								
Air Handler	20%			2025	\$263,800	1	\$11,600	
Convactor/Radiator	40%	0-2	\$4,000	2028	\$200,900	1	\$10,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Fan Coil Unit/Heat	40%	0-2	\$11,200	2030	\$561,900	1	\$10,900	
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	\$19,500	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,800	
Exhaust Fans								
Interior	80%			2025	\$267,000	2	\$2,300	
Roof	20%			2025	\$31,100	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2040	**	1		
Galvanized Steel	40%			2028	\$164,600	1		
Water Heater								
Gas Fired	100%			2025	\$57,200	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	0-2	\$9,800	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Leaking To Room No.301</i>								
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$2,000	
Sewage Ejector(s) Electric	100%			2035	**	4	\$3,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	97%							
Generic	3%			2030	\$27,600	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 134 - BK
Address : 4001 18 AVE. @ E. 5TH ST.
Borough : BROOKLYN **Agency's Number** : K849
Program / Asset # : BOE0445.010 / 1347 **Yr Built/Renovated** : 1901 / 2007
Area Sq Ft : 35,000 **Project Type** : EDUCATION
Date of Survey : 02-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5416 **Lot** : 48 **BIN** : 3127692

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$45,700
Interior Architecture	\$662,500	\$71,500
Electrical	\$307,000	\$214,200
Mechanical		\$51,100
Total	\$969,400	\$382,400
Importance Code A		\$45,700
Importance Code B	\$969,400	\$265,300
Importance Code C		\$71,500
Total	\$969,400	\$382,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$156,600		\$6,100	
Interior Architecture	\$82,600	\$2,500	\$300	\$5,000
Electrical	\$900	\$1,000	\$700	\$600
Mechanical	\$8,300	\$26,100	\$6,000	\$5,100
Total	\$248,400	\$29,600	\$13,200	\$10,700
Importance Code A	\$160,100	\$3,500	\$9,600	\$3,500
Importance Code B	\$51,500	\$26,100	\$3,600	\$7,200
Importance Code C	\$36,800			
Total	\$248,400	\$29,600	\$13,200	\$10,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$20,300	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$45,700	
Masonry: Limestone	10%	Now	\$31,400	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$12,200	
Parapets								
Masonry: Brick	80%	Now	\$32,600	LIFE	**	5	\$2,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$7,400	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%			2040	**	5	\$900	
Roof								
Built-Up (BUR)	30%	Now	\$32,900	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Slate	70%	Now	\$32,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$5,800		
Ceramic Tile	5%	Now	\$5,500	2023	\$54,800	5	\$1,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Quarry Tile	5%			2040	**	5	\$4,000		
Vinyl Tile	5%			2032	**	3	\$1,000		
Vinyl Tile 9" X 9"	75%	Now	\$140,200	2022	\$467,400	3	\$14,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Wood	5%			2067	**	5	\$5,000		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	5%	Now	\$3,600	2030	\$71,500	5	\$1,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000		
Glass: Single Pane	5%			LIFE	**	5	\$1,800		
Masonry: Brick	5%			LIFE	**				
Plaster	80%	Now	\$33,200	LIFE	**	5	\$11,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$6,900	2040	**	5	\$1,300		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Fiber Board	5%			2032	**				
Plaster	90%	Now	\$33,400	LIFE	**	5	\$29,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	55%			2027	\$4,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For The Old Wing</i>								
Fused Disc Sw	35%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For New Wing</i>								
Fused Disc Sw	10%			2047	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2027	\$73,000	5	\$100	
Fused Disc Sw	30%			2047	**	5		
Raceway								
Conduit	80%			2027	\$44,900	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,000	5	\$100	
Molded Case Bkrs	60%			2026	\$47,900	5	\$600	
Molded Case Bkrs	30%			2043	**	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$49,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$14,200	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$30,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$4,200	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2022	\$141,100	10	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$116,100

1-3

\$6,500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 5000 Gallons*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$34,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2047

* *

4

\$1,700

Terminal Devices

Convactor/Radiator

100%

2032

* *

1

\$11,300

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Window/Wall Unit

70%

2025

\$51,100

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$3,900

No Component

80%

Exhaust Fans

Interior

20%

2032

* *

2

\$200

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

25%

2037

* *

1

Galvanized Steel

75%

2032

* *

1

Water Heater

Gas Fired

100%

2022

\$21,300

2

\$500

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%	Now	\$3,600	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Webster Avenue Side</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2032	**	4	\$700
Fixtures								
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Toilets</i>					
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2037	**	1-2	\$200

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 134 - BK MINISCHOOL
Address : 4001 18 AVE. @ E. 5TH ST.
Borough : BROOKLYN **Agency's Number** : K839
Program / Asset # : BOE0445.020 / 2938 **Yr Built/Renovated** : 1989 / 2010
Area Sq Ft : 12,600 **Project Type** : EDUCATION
Date of Survey : 02-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5416 **Lot** : 48 **BIN** : 3127692

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$126,000	\$120,200
Interior Architecture		\$152,900
Electrical		\$120,500
Total	\$126,000	\$393,600
Importance Code A	\$126,000	\$120,200
Importance Code B		\$273,400
Total	\$126,000	\$393,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$13,200
Interior Architecture	\$2,100			
Electrical	\$500	\$2,000	\$400	\$500
Mechanical	\$800	\$800	\$1,400	\$800
Total	\$3,300	\$2,700	\$1,700	\$14,400
Importance Code A	\$600	\$700	\$600	\$700
Importance Code B	\$2,800	\$2,000	\$1,100	\$13,700
Importance Code C				
Total	\$3,300	\$2,700	\$1,700	\$14,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK MINISCHOOL

Asset # : 2938

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Metal Panel	100%			2037	**	5-10	\$165,300	
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Windows

Aluminum	98%			2035	**	5	\$1,300	
Glass Block	2%			LIFE	**	5		

Roof

Metal Panel	100%			2044	**	10	\$80,900	
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Interior

Floors

Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	2%			2030		5	\$400	
Vinyl Tile	93%			2027		3	\$8,400	

Interior Walls

Gypsum Board	100%			LIFE	**	5	\$12,000	
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Ceilings

AcousTileSusp.Lay-In	100%			2044	**	5	\$22,100	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2037	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Explanation : One 200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2037	**	5	\$100	
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Raceway

Conduit	100%			2037	**	1		
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Panelboards

Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$300	

Wiring

Thermoplastic	100%			2037	**	1		
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Motor Controllers

Locally Mounted	100%			2032	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2027	\$29,700	10	\$11,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : T-12 Lamps

Egress Lighting

Emergency, Battery	50%			2032	**	10	\$1,500	
Exit, Service	50%			2032	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 134 - BK MINISCHOOL
Asset # : 2938

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	100%			2027	\$50,800	10		
Alarm								
Fire/Smoke Detection No Component	50%							
Generic, Analog	50%			2027	\$69,700	1-3	\$4,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	10%			2047	**	1		
Natural Gas	90%			2047	**	1		
Conversion Equipment Furnace	90%			2032	**	1	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted</i>								
<i>Explanation : One Unit</i>								
Radiant Heater	10%			2032	**	2	\$600	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Window/Wall Unit	100%			2025	\$26,300	1		
Ventilation								
Distribution Ductwork/Diffusers	60%			LIFE	**	2-5	\$4,200	
No Component	40%							
Exhaust Fans Interior	50%			2027	\$22,400	2	\$200	
Roof	10%			2027	\$2,100	2		
No Component	40%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
Water Heater Gas Fired	100%			2027	\$7,700	2	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2027	\$3,200	1	\$800	

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK MINISCHOOL

Asset # : 2938

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2037	**	1-2	\$400

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 134 - BX
Address : 1330 BRISTOW STREET BTWN: JENNINGS ST., FREEMAN ST.
Borough : BRONX **Agency's Number** : X134
Program / Asset # : BOE0271.000 / 398 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 11-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2965 **Lot** : 82 **BIN** : 2010273

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$438,000	\$205,200
Interior Architecture	\$1,306,100	\$306,600
Electrical	\$136,400	\$1,201,900
Mechanical	\$530,700	\$1,585,200
Site Pavements	\$65,000	
Total	\$2,476,200	\$3,298,900
Importance Code A	\$968,700	\$244,700
Importance Code B	\$1,363,600	\$3,054,200
Importance Code C	\$143,900	
Total	\$2,476,200	\$3,298,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,400		\$2,800	
Interior Architecture	\$112,600		\$6,500	\$11,000
Electrical	\$17,700	\$2,400	\$2,400	\$3,700
Mechanical	\$86,500	\$15,800	\$17,800	\$11,800
Total	\$229,100	\$18,200	\$29,600	\$26,500
Importance Code A	\$12,400	\$8,100	\$11,000	\$8,100
Importance Code B	\$170,400	\$10,100	\$15,500	\$18,400
Importance Code C	\$46,400		\$3,100	
Total	\$229,100	\$18,200	\$29,600	\$26,500



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$10,100	
Masonry: Brick Cavity	95%			LIFE	**	5	\$95,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$9,800	
Windows								
Aluminum	100%	4+	\$322,700	2046	**	5	\$12,000	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	85%			2050	**	5	\$20,700	
Metal: Cage/Fence	10%			2043	**	5-10	\$4,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,000	
Roof								
Metal Panel	2%	4+	\$400	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staircase D</i>								
Modified Bitumen	98%			2038	**	10	\$89,900	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$135,100	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$88,800	
Ceramic Tile	5%			2033	**	5	\$6,800	
Sheet Vinyl/Rubber	5%			2035	**	5	\$10,100	
Sheet Vinyl/Rubber	5%	4+	\$21,400	2030	\$214,300	5	\$5,100	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Calssrooms 101,13,105 And 107</i>								
Terrazzo	5%			LIFE	**	5	\$10,600	
Vinyl Tile 9" X 9"	65%	Now	\$1,033,900	2040	**	3	\$33,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, 1st And 2nd Floor, Classrooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Stairs And Corridors</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$69,700	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Hot Water Heater. Water From Sidewalk Hatch Above</i>								
Ceramic Tile	3%			2033	**	5	\$6,200	
Concrete Masonry Unit	25%			LIFE	**	5	\$41,300	
Plaster	42%	Now	\$74,200	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Classroom 220 And Staircase D</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$25,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$19,700	2035	**	5	\$19,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasiums</i>								
Exposed Struc: Steel	2%			LIFE	**	10	\$5,300	
Fiber Board	5%			2035	**			
Gypsum Board	5%			LIFE	**	5-10	\$22,800	
Plaster	58%			LIFE	**	5-10	\$132,000	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2050	**			
Iron Picket	40%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$65,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Jennings Street And Bristow Street Exit 4</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Jennings Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	95%			2039	**			
Rubber Matting	5%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$27,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2030	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	20%			2030	\$7,900	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Mini School</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	95%			2030	\$175,100	1		
Conduit	5%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Fused Toggle Switch	2%	2-4	\$3,800	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
Molded Case Bkrs	83%			2029	\$159,000	5	\$1,800	
Molded Case Bkrs	5%			2052	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$136,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	45%			2030	\$122,800	1		
Thermoplastic	5%			2056	**	1		
Motor Controllers								
Locally Mounted	50%			2028	\$40,300	5	\$300	
Variable Frequency Drive	50%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2038	**	10	\$67,700	
<i>Other Observation, Extent : Light, Area Affected : 88%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2038	**	10	\$4,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room, Boiler Room, Tank Room And Some Hallway</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$59,000	10	\$9,900	
Exit, Service	50%			2025	\$11,800	1		
Exterior Lighting								
LED	100%			2038	**			

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2025

\$79,500

1

\$9,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway And Exit Doors**Explanation : Intrusion Alarm And Motion Detector Only*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2025

\$272,000

1-3

\$15,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2030

\$161,100

5

\$25,400

Conversion Equipment

Steam Boiler

100%

2-4

\$530,700

2050

* *

1

\$73,100

*Damaged, Extent : Moderate, Area Affected : 10%**Location : No. 1 Boiler Brick Wall.**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Oil Leaks From The Burners.**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Repairs In Progress, Extent : Light, Area Affected : 50%**Location : Retubing At No.2 Boiler.**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Steam Boilers*

Distribution

Steam Piping/Pump

30%

0-2

\$5,400

2030

\$108,800

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pump, Basement.**Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Defective Return System, Throughout.*

Steam Piping/Pump

70%

2030

\$253,800

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%	0-2	\$17,300	2025	\$173,000	1	\$6,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium, Cafeteria And Hallways, Defective Temperature Control System</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium, Cafeteria, Fan Room, And Auditorium Blowers Are Beyond Their Useful Life Cycle Rating</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeterias Unit.</i>								
Convactor/Radiator	10%	0-2	\$13,200	2035	**	1	\$2,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Defective Thermostatic, Various Locations</i>								
Convactor/Radiator	65%			2028	\$285,300	1	\$17,200	
Fan Coil Unit/Heat	10%			2030	\$122,800	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	25%	0-2	\$12,800	2025	\$42,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Multiple Mechanical And Or Electrical Defects</i>								
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,400	
Exhaust Fans								
Interior	25%			2030	\$72,900	2	\$600	
Roof	75%			2038	**	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2040	**	1		
Galvanized Steel	40%			2028	\$143,900	1		
Water Heater								
Gas Fired	100%	2-4	\$5,000	2030	\$50,000	2	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HW Heat Exchanger								
Steam Fired	100%			2030	\$130,600	4	\$12,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$3,400	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	0-2	\$600	2025	\$12,500	4	\$1,700	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Out Of 2 Units, Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$40,100	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 134 - BX MINISCHOOL
 Address : 1330 BRISTOW STREET BTWN: JENNINGS ST., FREEMAN ST.
 Borough : BRONX Agency's Number : X834
 Program / Asset # : BOE0271.010 / 399 Yr Built/Renovated : 1970 / 1998
 Area Sq Ft : 10,620 Project Type : EDUCATION
 Date of Survey : 30-Sep-2014 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1
 Block : 2965 Lot : 82 BIN : 2010273

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$211,100
Electrical	\$91,200	\$117,400
Mechanical	\$114,900	
Total	\$206,100	\$328,500
Importance Code A		\$211,100
Importance Code B	\$206,100	\$117,400
Total	\$206,100	\$328,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,200			\$1,300
Interior Architecture	\$62,300			\$1,800
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$25,300	\$600	\$1,400	\$10,100
Total	\$119,500	\$1,300	\$2,300	\$14,000
Importance Code A	\$33,800	\$500	\$500	\$1,800
Importance Code B	\$85,800	\$800	\$1,800	\$12,200
Importance Code C				
Total	\$119,500	\$1,300	\$2,300	\$14,000



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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX MINISCHOOL

Asset # : 399

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2026	\$127,800	5-10	\$114,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Skin</i>								
Windows								
Aluminum	100%			2034	**	5	\$2,500	
Roof								
Metal, Corrugated	100%			2039	**	1		
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof Gutters</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Mosaic Tile	5%			2031	**	5	\$2,000	
Vinyl Tile 9" X 9"	90%	Now	\$34,200	2036	**	3	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,900	
Metal Panel	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$27,000	2031	**	5	\$7,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Corridors And Classrooms</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Classrooms M-6 And M-7</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$5,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical / Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2026	\$23,700	1		
Panelboards								
Fused Disc Sw	5%			2025	\$1,600	5		
Molded Case Bkrs	95%			2025	\$30,300	5	\$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX MINISCHOOL

Asset # : 399

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2026	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2024	\$48,400	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$7,800	10	\$1,300	
Exit, Service	50%			2026	\$1,600	1		
Exterior Lighting								
HID	100%			2021	\$42,800	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$10,300	1	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Intrusion Alarm And Motion Detector</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2026	\$117,400	1-3	\$6,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Furnace	100%	Now	\$2,500	2026	\$25,400	1	\$4,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Classrooms, Defective Temperature Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : Two Gas Fired Furnaces</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 134 - BX MINISCHOOL
Asset # : 399

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%	Now	\$11,500	2024	\$114,900	2	\$300	
		<i>Broken, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Class Rooms - Defective Temperature Control System</i>						
Window/Wall Unit	50%			2021	\$11,300	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Roof	100%			2026	\$17,900	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Electric	100%			2024	\$9,500	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Throughout</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 134 - M
Address : 293 EAST BROADWAY @ GRAND ST.
Borough : MANHATTAN **Agency's Number** : M134
Program / Asset # : BOE0081.000 / 1727 **Yr Built/Renovated** : 1960 / 2009
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 09-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 288 **Lot** : 1 **BIN** : 1003736

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$267,500	\$220,700
Interior Architecture		\$847,900
Electrical	\$653,300	\$618,300
Mechanical	\$96,300	\$224,900
Site Pavements	\$59,900	
Total	\$1,077,000	\$1,911,700
Importance Code A	\$267,500	\$260,200
Importance Code B	\$809,500	\$1,616,300
Importance Code C		\$35,200
Total	\$1,077,000	\$1,911,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,800			\$7,600
Interior Architecture	\$32,300	\$19,000	\$10,100	\$21,600
Electrical	\$2,400	\$3,200	\$3,300	\$13,100
Mechanical	\$78,100	\$3,700	\$10,400	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$154,600	\$29,800	\$27,700	\$49,900
Importance Code A	\$38,900			\$7,800
Importance Code B	\$115,800	\$24,500	\$27,700	\$42,100
Importance Code C		\$5,300		
Total	\$154,600	\$29,800	\$27,700	\$49,900



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DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$21,300	
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$22,100	
Masonry: Brick Cavity	65%			LIFE	**	5	\$92,100	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$79,700	
Windows								
Aluminum	80%			2045	**	5	\$23,900	
Aluminum	20%	Now	\$267,500	2054	**	5	\$3,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5	\$8,500	
Metal: Cage/Fence	10%	Now	\$8,300	2042	**	5	\$4,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Pre-Cast Concrete	25%			LIFE	**	5	\$20,600	
Roof								
Built-Up (BUR)	80%			2037	**	10	\$48,900	
Built-Up (BUR)	15%	Now	\$26,500	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Cafeteria</i>								
Copper/Terne	5%			2064	**	10	\$7,600	
Soffits								
Cast in Place Concrete	100%	4+	\$3,000	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building - Henry Street</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,200	
Ceramic Tile	5%			2032	**	5	\$5,800	
Terrazzo	5%			LIFE	**	5	\$4,500	
Vinyl Tile	70%			2029	\$732,300	3	\$30,300	
Wood	10%			2057	**	5	\$21,600	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$10,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,500	
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$35,200	
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2034	**	5	\$21,600	
AcousTileConcealSpLn	15%			2034	**	5	\$21,600	
Exposed Concrete	35%			LIFE	**	5	\$6,300	
Fiber Board	10%	Now	\$8,000	2029			\$80,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**	5	\$14,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Plaster	15%	4+	\$24,200	LIFE	**	5	\$10,800	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium, Classrooms, Stairways</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	95%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$59,900	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Henry Street And East Broadway</i>								
On-Site Walkways								
Cast in Place Concrete	85%			2046	**			
Masonry: Granite	2%			LIFE	**			
Pavers/Stone	13%			2042	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2049	**	5	\$100	
Molded Case Bkrs	75%			2029	\$137,000	5	\$1,700	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Molded Case Bkrs	20%			2045	**	5	\$500	
Molded Case Bkrs	75%			2028	\$143,600	5	\$1,700	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$500	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$67,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$9,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$350,800	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$84,300	1	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm, Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$16,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$1,000	2032	**	5	\$2,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$26,100	2039	**	4	\$3,800	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Equipment Room, Blown Condensate Vacuum Pump Seals</i>								
Terminal Devices								
Air Handler	25%	0-2	\$27,100	2034	**	1	\$10,700	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Equipment Room, 3 Of 4 Damaged Heating Coils</i>								
Convactor/Radiator	75%	0-2	\$6,200	2042	**	1	\$16,800	
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Classrooms, Defective Thermostats</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	**	1	\$3,600	
Exterior Pkg Unit - Cooling	10%			2034	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof, Serves Dance Room And Auditorium</i>								
<i>Explanation : 2 Packaged Rooftop Units</i>								
Window/Wall Unit	60%	0-2	\$9,600	2024	\$96,300	1		
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2049	**	4	\$600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Equipment Serves Auditorium Only</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - M

Asset # : 1727

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
	Interior	20%		2029	\$54,800	2	\$500	
	Roof	80%		2029	\$102,300	2	\$1,900	
Plumbing								
H/C Water Piping								
	Brass/Copper	10%		2049	**	1		
	Galvanized Steel	90%		2034	**	1		
Water Heater								
	Electric	100%		2027	\$67,800	4	\$400	
HW Heat Exchanger								
	Steam Fired	100%		2049	**	4	\$11,400	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%	Now	\$1,300	2029	\$13,300	4	\$1,800
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
	Electric	100%		2029	\$25,100	4	\$5,200	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 1 Newly Installed Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%		2039	**	1-2	\$2,200	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 134 - Q
Address : 203-02 109TH AVENUE
Borough : QUEENS **Agency's Number** : Q134
Program / Asset # : BOE0782.000 / 2536 **Yr Built/Renovated** : 1928 / 2009
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 10906 **Lot** : 1 **BIN** : 4440330

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$646,000	\$78,900
Interior Architecture	\$433,400	\$752,800
Electrical	\$190,200	\$579,800
Mechanical	\$819,300	\$640,700
Total	\$2,089,000	\$2,052,300
Importance Code A	\$646,000	\$118,400
Importance Code B	\$1,443,000	\$1,933,800
Total	\$2,089,000	\$2,052,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,100			
Interior Architecture	\$1,800	\$2,200	\$9,200	\$1,800
Electrical	\$1,900	\$2,600	\$2,600	\$2,300
Mechanical	\$63,100	\$10,300	\$15,000	\$16,000
Site Enclosure	\$35,900	\$9,400		
Site Pavements	\$21,600			
Total	\$144,400	\$24,400	\$26,900	\$20,100
Importance Code A	\$26,900	\$6,800	\$6,800	\$7,000
Importance Code B	\$81,700	\$6,000	\$20,100	\$13,100
Importance Code C	\$35,800	\$11,600		
Total	\$144,400	\$24,400	\$26,900	\$20,100



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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,300	
Masonry: Brick	25%	Now	\$141,200	LIFE	**	5	\$21,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade, Staircase D, Room 352</i>								
Masonry: Brick	65%			LIFE	**	5	\$57,000	
Masonry: Limestone	5%	Now	\$51,100	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Horizontal Bands</i>								
Windows								
Aluminum	100%	Now	\$290,500	2051	**	5	\$16,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Unit Vents At Classroom Windows</i>								
Parapets								
Masonry: Brick	60%	Now	\$58,800	LIFE	**	5	\$9,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side</i>								
Metal Rail	30%			2042	**	5-10	\$86,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,000	
Roof								
Built-Up (BUR)	20%	Now	\$20,100	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Room 357</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Room 357</i>								
Built-Up (BUR)	75%			2034	**	10	\$52,000	
Copper/Terne	5%			2057	**	10	\$8,700	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,300	
Terrazzo	5%			LIFE	**	5	\$5,800	
Vinyl Tile	50%			2029	\$669,800	3	\$27,700	
Vinyl Tile 9" X 9"	10%			2024	\$173,600	3	\$7,400	
Wood	25%	Now	\$259,800	2044	**	5	\$34,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms, Corridors, And Offices On Third Floor</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$4,500	
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	57%			LIFE	**	5	\$15,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair D</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Plaster	90%			LIFE	**	5	\$83,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair D, Room 357</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2042	**	5-10	\$15,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Guard Railing Attached To Roof</i>								
Chain Link	45%			2049	**			
Iron Picket	40%	4+	\$34,800	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$1,200	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$20,500	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Flags On 109th Avenue, 204th Street And 203rd Street</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$1,000	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Play Yard*

Activity Yard

Cast in Place Concrete	98%			2042	**			
Rubber Matting	2%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three Vertical Sections*

Raceway

Conduit	90%			2029	\$119,000	1		
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Conduit	10%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$200	
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Fused Disc Sw	10%			2045	**	5	\$200	
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Molded Case Bkrs	70%			2028	\$100,500	5	\$1,300	
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Molded Case Bkrs	10%			2045	**	5	\$200	
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Wiring

Braided Cloth	80%	2-4	\$148,500	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2029	\$18,600	1		
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Thermoplastic	10%			2049	**	1		
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Motor Controllers

Locally Mounted	20%			2027	\$16,100	5	\$100	
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Locally Mounted	80%			2042	**	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent	98%			2037	**	10	\$62,000	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	1%			2037	**	10	\$600	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Basement*

LED	1%			2037	**			
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Egress Lighting

Emergency, Battery	50%			2037	**	10	\$8,300	
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Exit, Service	50%			2037	**	1		
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Exterior Lighting

HID	15%			2037	**	10		
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HID	15%			2024		10	\$41,700	
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No Component	70%							
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Alarm

Security System

No Component	70%							
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Generic	30%			2029		1	\$66,900	\$7,700
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%			2037	**	1-3	\$12,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2049	**	1		
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Conversion Equipment

Steam Boiler	100%			2034	**	1	\$68,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Two Dual Fuel Steam Boilers*

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DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	80%	0-2	\$12,200	2029	\$244,100			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Steam Piping/Pump	20%			2049	**			
Terminal Devices								
Air Handler	25%			2024	\$242,600	1	\$10,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	50%	0-2	\$9,200	2027	\$184,700	1	\$10,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Defective Thermostatics, Throughout.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Radiators Are Beyond Their Useful Life Cycle Rating</i>								
Fan Coil Unit/Heat	25%	0-2	\$12,900	2024	\$258,300	1	\$5,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms, Multiple Mechanical And/or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Unit Ventilators Are Beyond Their Useful Life Cycle Rating.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	\$2,200	2024	\$43,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And/or Electrical Defects.</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,500	
Exhaust Fans								
Interior	95%			2024	\$233,200	2	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Roof	5%			2024	\$5,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2039	**	1		
Galvanized Steel	70%	0-2	\$10,600	2027	\$211,900	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main Near Boilers</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2024	\$42,100	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 175 Gallons</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Storm Drain Piping Cast Iron	100%	0-2	\$7,200	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, West Side Of The Building At 109th Avenue</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s) Non-Submersible	100%			2029	\$10,500	4	\$2,200
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	95%						
	Generic	5%			2029	\$33,800	1-2	\$1,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 134 - Q MINISCHOOL (TRK 4)
Address : 203-02 109TH AVENUE
Borough : QUEENS **Agency's Number** : Q835
Program / Asset # : BOE0782.010 / 1538 **Yr Built/Renovated** : 1969 / 1997
Area Sq Ft : 10,000 **Project Type** : EDUCATION
Date of Survey : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 10906 **Lot** : 1 **BIN** : 4440330

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,100	\$76,800
Interior Architecture		\$96,700
Electrical		\$52,200
Mechanical	\$416,500	\$44,600
Total	\$473,600	\$270,300
Importance Code A	\$57,100	\$76,800
Importance Code B	\$416,500	\$193,500
Total	\$473,600	\$270,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,200		\$35,300
Interior Architecture	\$9,700	\$700	\$1,300	\$7,400
Electrical	\$10,200	\$400	\$300	\$14,200
Mechanical	\$600	\$600	\$1,400	\$24,500
Site Pavements	\$17,600			
Total	\$38,100	\$2,800	\$3,100	\$81,400
Importance Code A	\$500	\$1,700	\$500	\$59,800
Importance Code B	\$34,500	\$900	\$2,600	\$21,600
Importance Code C	\$3,000	\$200		
Total	\$38,100	\$2,800	\$3,100	\$81,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 134 - Q MINISCHOOL (TRK 4)
Asset # : 1538

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,600	
Metal Panel	98%			2039	**	5-10	\$105,600	
Windows								
Aluminum	100%			2037	**	5	\$2,400	
Roof								
Metal Panel	100%			2042	**	10	\$57,100	
Soffits								
Metal Panel	100%			2049	**	5-10	\$23,800	
Interior								
Floors								
Mosaic Tile	5%	Now	\$9,700	2034	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	70%			2029	\$96,700	3	\$4,000	
Vinyl Tile	25%			2034	**	3	\$1,400	
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$400	
Concrete Masonry Unit	27%			LIFE	**	5	\$1,500	
Metal Panel	70%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2034	**	5	\$14,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	95%	4+	\$14,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Area Around Temporary Classroom Unit</i>								
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 134 - Q MINISCHOOL (TRK 4)
Asset # : 1538

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$52,200	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One Vertical Section</i>						
<hr/>								
Raceway								
Conduit	90%			2029	\$13,300	1		
Conduit	10%			2039	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	50%			2028	\$12,000	5	\$100	
Molded Case Bkrs	50%			2037	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	50%	0-2	\$9,900	2054	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	40%			2029	\$7,900	1		
Thermoplastic	10%			2039	**	1		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$9,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,200	
Exit, Service	50%			2037	**	1		
<hr/>								
Exterior Lighting								
HID	10%			2024	\$4,000	10		
No Component	90%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$9,700	1	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station And Horn</i>						

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DEPARTMENT OF EDUCATION - 040
P. S. 134 - Q MINISCHOOL (TRK 4)
Asset # : 1538

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Natural Gas	100%			2029	\$1,200	1	
	Conversion Equipment							
	Furnace	100%			2024	\$24,000	1	\$5,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Two Gas Fired Units. Units Are Beyond Their Useful Life Cycle Rating.</i>								
Air Conditioning								
	Energy Source							
	Electricity	100%			2037	**	1	
	Conversion Equipment							
	Interior Pkg Unit - Cooling	100%			2023	\$380,300	2	\$600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units. Units Are Beyond Their Useful Life Cycle Rating. Mechanical Room</i>								
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700
	Exhaust Fans							
	Interior	100%			2024	\$36,200	2	\$300
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2027	\$44,600	1	
	Water Heater							
	Electric	100%			2028	\$9,000	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 135 - BK
Address : 684 LINDEN BLVD
Borough : BROOKLYN **Agency's Number** : K135
Program / Asset # : BOE0440.000 / 1368 **Yr Built/Renovated** : 1923 / 1999
Area Sq Ft : 58,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 4673 **Lot** : 1 **BIN** : 3102005

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$478,100	\$42,500
Interior Architecture	\$544,500	\$210,000
Electrical	\$181,000	\$465,400
Mechanical	\$447,100	\$248,400
Total	\$1,650,800	\$966,200
Importance Code A	\$478,100	\$42,500
Importance Code B	\$1,067,500	\$810,700
Importance Code C	\$105,100	\$113,000
Total	\$1,650,800	\$966,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,200			
Interior Architecture	\$175,100	\$12,000		\$2,300
Electrical	\$1,200	\$1,300	\$1,300	\$1,100
Mechanical	\$43,800	\$37,000	\$12,900	\$8,800
Total	\$245,300	\$50,400	\$14,200	\$12,200
Importance Code A	\$31,000	\$5,900	\$5,700	\$5,700
Importance Code B	\$146,900	\$44,500	\$8,400	\$6,400
Importance Code C	\$67,500			
Total	\$245,300	\$50,400	\$14,200	\$12,200



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DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$19,100	
Masonry: Brick	10%	0-2	\$7,900	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Bricks Look Worn And Eroded Due To Paint Removal</i>								
<i>. Part Of Exterior Wall Was Repointed Ten Years Ago.</i>								
Masonry: Brick	77%			LIFE	**	5	\$37,600	
Masonry: Limestone	5%	0-2	\$14,200	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	3%			LIFE	**	5	\$1,100	
Windows								
Aluminum	100%	Now	\$102,500	2043	**	5	\$11,500	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick	90%			LIFE	**	5	\$3,600	
Roof								
Asphalt Macadam	15%	Now	\$3,100	2027	\$15,600	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Old Coal Bunker</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Old Coal Bunker</i>								
Built-Up (BUR)	80%	Now	\$330,600	2037	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 503, 504</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%	Now	\$45,000	2047	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$9,300	LIFE	**	5	\$18,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$8,600	2036	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	3%	0-2	\$19,400	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$20,700	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%	Now	\$5,500	2027	\$55,200	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	22%	Now	\$33,300	2032	**	3	\$6,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room 201 And Cafeteria, Water Is Coming Through Sub Floor</i>								
Vinyl Tile	40%			2022	\$302,900	3	\$12,500	
Wood	10%			2042	**	5	\$15,600	
Interior Walls								
Cast in Place Concrete	5%	0-2	\$13,000	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Coal Bunker And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Coal Bunker</i>								
Ceramic Tile	5%	0-2	\$22,600	2030	\$113,000	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$31,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$105,100	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$10,800	2032	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$43,000	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Coal Bunker, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Coal Bunker, Throughout</i>								
Plaster	80%	Now	\$93,500	LIFE	**	5	\$41,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$200	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$100	
Molded Case Bkrs	70%			2035	**	5	\$1,100	
Molded Case Bkrs	20%			2026	\$22,300	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

96%

2032

* *

10

\$51,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID

2%

2027

\$2,000

10

Incandescent

2%

2027

\$13,800

2

Egress Lighting

Emergency, Battery

50%

2027

\$41,800

10

\$7,000

Exit, Service

50%

2027

\$8,400

1

Exterior Lighting

HID

100%

2027

\$233,900

10

\$200

Alarm

Security System

No Component

80%

Generic

20%

2032

* *

1

\$4,300

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$7,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2037

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One Tank Of 7000 Gallons*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$57,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2037

* *

4

\$4,300

Piping/Pmp

Terminal Devices

Air Handler

20%

2022

\$163,100

1

\$7,200

Convactor/Radiator

80%

Now

\$24,800

2025

\$248,400

1

\$13,500

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%	Now	\$1,800	2032	**	2	\$100	
		<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Split Unit With Fan Coil Unit For Kitchen</i>						
		<i>Explanation : Refrigerant 410a</i>						
Window/Wall Unit	35%			2022	\$42,300	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,300	
Exhaust Fans								
Interior	100%			2022	\$206,300	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$35,400	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$8,800	2037	**	4	\$1,200	
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$28,400	1-2	\$800	
Chemical System								
Generic	100%			2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 135 - Q
Address : 207-11 89 AVENUE BTWN: 207 ST., 208 ST.
Borough : QUEENS **Agency's Number** : Q135
Program / Asset # : BOE0783.000 / 2537 **Yr Built/Renovated** : 1930 / 2015
Area Sq Ft : 100,000 **Project Type** : EDUCATION
Date of Survey : 10-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 10582 **Lot** : 16 **BIN** : 4225816

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,151,000	\$56,600
Interior Architecture	\$407,100	\$422,400
Electrical	\$218,200	\$973,200
Mechanical	\$144,300	\$1,352,600
Total	\$2,920,600	\$2,804,700
Importance Code A	\$2,151,000	\$103,700
Importance Code B	\$769,600	\$2,701,100
Total	\$2,920,600	\$2,804,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,100			
Interior Architecture	\$114,200		\$15,000	\$10,300
Electrical	\$51,600	\$9,800	\$13,900	\$11,100
Mechanical	\$71,800	\$16,000	\$21,400	\$14,600
Site Enclosure	\$28,400			
Site Pavements	\$200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$316,300	\$33,600	\$58,100	\$43,900
Importance Code A	\$51,000	\$8,900	\$8,900	\$8,900
Importance Code B	\$170,000	\$24,700	\$49,200	\$35,000
Importance Code C	\$95,300			
Total	\$316,300	\$33,600	\$58,100	\$43,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	60%			LIFE	**	5	\$113,100		
Masonry: Brick Cavity	35%			LIFE	**	5	\$66,000		
Masonry: Limestone	5%			LIFE	**	5	\$7,100		
Windows									
Aluminum	95%	Now	\$170,800	2046	**	5	\$6,400		
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Glass Block	5%			LIFE	**	5	\$800		
Parapets									
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$105,800		
Pre-Cast Concrete	5%			LIFE	**	5	\$10,200		
Roof									
Built-Up (BUR)	65%	2-4	\$1,265,400	2040	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 3rd Floor Classrooms And Rooms 124, 238a, Gymnasium</i>									
Copper/Terne	5%			2045	**	10	\$16,800		
Single Ply Membrane	25%	Now	\$567,800	2040	**			1	
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Second Floor Of 2000 Wing</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Second Floor Of 2000 Wing</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Second Floor Of 2000 Wing</i>									
<i>Explanation : Expansion Joint Failure</i>									
Skylight, Metal/Glass	5%			2050	**	10	\$22,400		
Soffits									
Metal Panel	100%			2040	**	5-10			
Interior									
Floors									
Cast in Place Concrete	25%			LIFE	**	5	\$164,000		
Ceramic Tile	5%	Now	\$31,000	2039	**	5	\$3,700		
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Toilet Rooms On 2nd Floor</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Throughout Boys And Girls Toilet Rooms</i>									
Terrazzo	5%			LIFE	**	5	\$11,700		
Vinyl Tile	25%			2030	\$340,400	3	\$18,700		
Vinyl Tile	20%	Now	\$54,500	2035	**	3	\$11,200		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 2000 Wing</i>									
<i>Explanation : Expansion Joint Failure Due To Expansion And Contraction</i>									
Vinyl Tile 9" X 9"	10%	Now	\$176,400	2040	**	3	\$5,600		
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Classrooms 231, 229, 227, 224, 225, 223 And 207</i>									
Wood	10%			2045	**	5	\$28,100		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,600	
Concrete Masonry Unit	20%			LIFE	**	5	\$22,300	
Masonry: Brick	10%			LIFE	**	10	\$4,200	
Plaster	45%			LIFE	**	5-10	\$53,400	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$14,000	
Ceilings								
AcousTileSusp.Lay-In	5%			2035	**	5	\$7,500	
AcousTileSusp.Lay-In	20%			2043	**	5	\$30,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor Corridors Of 2000 Wing, Rooms 206, 210, 211, 213</i>								
Exposed Concrete	35%			LIFE	**	5-10	\$65,600	
Exposed Struc: Steel	2%			LIFE	**	10	\$6,000	
Fiber Board	3%			2030			\$31,400	
Plaster	35%	0-2	\$36,800	LIFE	**	5	\$32,800	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Classrooms, Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%	4+	\$1,600	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 208th Street</i>								
Iron Picket	60%	4+	\$26,800	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 207th Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	95%	4+	\$200	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 89th Avenue And Ramp In Play Yard</i>								
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	65%			2039	**			
Cast in Place Concrete	35%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	80%			2030	\$147,400	1		
Conduit	20%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$100	
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Fused Knife Sw	5%	2-4	\$9,600	2055	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Basement</i>								
Fused Toggle Switch	10%	2-4	\$19,200	2055	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Molded Case Bkrs	50%			2029	\$95,800	5	\$1,300	
Molded Case Bkrs	20%			2038	**	5	\$500	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing Of The Building</i>								
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	20%			2043	**	5	\$100	
Locally Mounted	80%			2028	\$64,500	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$30,800	
Generators								
Diesel	100%			2033	**	1	\$38,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 160 Kilowatts.</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$22,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	20%			2038	**	5	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 100 Gallons Rated Capacity</i>						
Main Tank	80%			2045	**	5	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Vault</i>						
		<i>Explanation : 550 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	65%			2038	**	10	\$59,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Old Wing Of The Building</i>						
Fluorescent	20%			2030		10	\$18,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The New Wing Of The Building</i>						
Fluorescent	10%			2038	**	10	\$9,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
LED	5%			2038	**			
Egress Lighting								
Emergency, Service	50%			2038	**	1		
Emergency, Service	10%			2030		1	\$5,300	
Exit, Service	10%			2038	**	1		
Exit, Service	30%			2030		1	\$8,600	
Exterior Lighting								
HID	30%			2030		10	\$121,000	\$100
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025		1	\$96,900	\$11,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm System. Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030		1-3	\$331,700	\$19,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Toilets, Lobby And Basement</i>						
		<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	20%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One 8,000 Gallon Tank</i>						
Interruptible Gas/Dual Fuel	80%			2050	**	1		
Conversion Equipment								
Furnace	20%			2030	\$47,100	1	\$9,900	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 5 Rooftop Units</i>						
Steam Boiler	80%			2043	**	1	\$79,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	40%	0-2	\$8,800	2040	**			
		<i>Broken, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 1 Vacuum Pump In Basement</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
Steam Piping/Pump	40%			2040	**			
No Component	20%							
Terminal Devices								
Air Handler	20%			2030	\$281,200	1	\$12,400	
Convactor/Radiator	40%			2035	**	1	\$12,900	
Fan Coil Unit/Heat	20%	0-2	\$6,000	2025	\$299,500	1	\$5,800	
		<i>Broken, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Motors Of Unit Vents</i>						
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2030	\$250,400	2	\$1,200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5 Package Units On New Wing Roof</i>						
Window/Wall Unit	40%	0-2	\$8,300	2023	\$83,400	1		
		<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Various Locations In Old Wing</i>						
No Component	40%							
Ventilation								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
	Ductwork/Diffusers	20%		LIFE	**	2-5	\$17,700	
	Ductwork/Diffusers	80%		LIFE	**	2-5	\$70,600	
Exhaust Fans								
	Interior	70%		2030	\$249,000	2	\$2,100	
	Roof	30%		2030	\$49,800	2	\$900	
Plumbing								
H/C Water Piping								
	Brass/Copper	60%		2040	**	1		
	Galvanized Steel	40%		2028	\$175,500	1		
Water Heater								
	Gas Fired	100%		2023	\$61,000	2	\$1,500	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	30%	0-2	\$3,100	LIFE	**	1	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Leaking To The Gymnasium</i>						
	Cast Iron	70%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2030	\$15,200	4	\$3,200	
Backflow Preventer								
	Generic	100%		2030	\$25,400	1	\$6,100	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Basement To 2nd Floor, One Unit From 1st To 2nd Floor</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%		2050	**	1-2	\$5,600	
Chemical System								
	Generic	100%		2028	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 136 - Q
Address : 201-15 115 AVENUE
Borough : QUEENS **Agency's Number** : Q136
Program / Asset # : BOE0784.000 / 1539 **Yr Built/Renovated** : 1928 / 2014
Area Sq Ft : 88,543 **Project Type** : EDUCATION
Date of Survey : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 11018 **Lot** : 21 **BIN** : 4236757

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$163,900
Interior Architecture	\$77,900	\$188,700
Electrical	\$484,700	\$629,500
Mechanical	\$850,400	\$872,100
Total	\$1,413,000	\$1,854,200
Importance Code A		\$195,500
Importance Code B	\$1,413,000	\$1,608,000
Importance Code C		\$50,700
Total	\$1,413,000	\$1,854,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,000			
Interior Architecture	\$800	\$19,000	\$3,300	\$23,600
Electrical	\$1,000	\$2,800	\$3,300	\$3,300
Mechanical	\$40,500	\$13,300	\$20,000	\$20,700
Site Enclosure	\$200			
Site Pavements	\$15,000			
Total	\$75,500	\$35,100	\$26,600	\$47,600
Importance Code A	\$26,800	\$8,800	\$8,800	\$9,000
Importance Code B	\$48,700	\$20,900	\$17,900	\$38,600
Importance Code C		\$5,400		
Total	\$75,500	\$35,100	\$26,600	\$47,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$98,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facade Elevations</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,900	
Windows								
Aluminum	35%			2051	**	5	\$12,600	
Aluminum	65%			2051	**	5	\$23,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$5,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Masonry: Brick Cavity	90%			LIFE	**	5	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof								
Copper/Terne	5%			2057	**	10	\$8,600	
Modified Bitumen	95%			2037	**	10	\$65,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,000	
Ceramic Tile	5%			2038	**	5	\$6,600	
Quarry Tile	5%			2042	**	5	\$9,900	
Terrazzo	3%			LIFE	**	5	\$3,100	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Traffic Topping	5%			2029	\$87,800	5	\$8,300	
Vinyl Tile	52%			2034	**	3	\$25,800	
Vinyl Tile 9" X 9"	5%			2024	\$77,900	3	\$3,300	
Wood	15%			2044	**	5	\$37,300	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$10,800	
Masonry: Brick	15%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	78%			LIFE	**	5	\$50,700	
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Metal Panel	5%			LIFE	**	5	\$5,900	
Plaster	85%			LIFE	**	5	\$50,300	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$200	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Areaway</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$15,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 115th Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 201st Street And 202nd Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	98%			2038	**			
Rubber Matting	2%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2029	\$31,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes</i>								
Fused Disc Sw	20%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Fused Disc Sw	50%			2029	\$91,300	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Molded Case Bkrs	25%			2055	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	80%			2029	\$147,400	1	
	Conduit	20%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2045	**	5	\$200
	Fused Disc Sw	5%			2028	\$9,600	5	\$100
	Molded Case Bkrs	15%			2045	**	5	\$400
	Molded Case Bkrs	70%			2028	\$134,100	5	\$1,600
Wiring								
	Braided Cloth	70%	2-4	\$191,000	2054	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Upper Floors</i>					
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	25%			2042	**	5	\$200
	Locally Mounted	75%			2027	\$60,500	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300
Lighting								
Interior Lighting								
	Fluorescent	97%			2037	**	10	\$78,800
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	LED	3%			2037	**		
Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$10,700
	Exit, Service	50%			2037	**	1	
Exterior Lighting								
	HID	20%			2037	**	10	\$100
	No Component	80%						
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2029	\$85,800	1	\$9,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>					
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%	0-2	\$293,700	2039	**	1-3	\$14,900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Obsolete Equipment, Manual Pull Station And Alarm Bells</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 8000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$87,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Two Units</i>								
Distribution								
Steam Piping/Pump	20%			2049	**			
Steam Piping/Pump	80%	0-2	\$6,300	2029	\$313,200			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beyond The Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Defective Thermostats And Control Valves</i>								
Terminal Devices								
Air Handler	20%			2024	\$249,000	1	\$11,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	40%			2027	\$189,600	1	\$11,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms Primarily, Radiators Are Beyond Their Useful Life Cycle Rating</i>								
Convactor/Radiator	20%			2034	**	1	\$5,700	
Fan Coil Unit/Heat	20%	0-2	\$5,300	2024	\$265,200	1	\$5,100	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Motors, Various Locations</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	\$1,800	2024	\$36,900	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	95%			2024	\$299,300	2	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Roof	5%			2024	\$7,400	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2039	**	1		
Galvanized Steel	70%	0-2	\$13,600	2027	\$272,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Leaking In Cross Bay</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2027	\$54,000	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Beyond Useful Life Cycle Rating</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Beyond Useful Life Cycle Rating</i>								
Sump Pump(s)								
Non-Submersible	100%			2029	\$13,500	4	\$2,800	
Backflow Preventer								
Generic	100%			2029	\$22,500	1	\$5,400	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$43,400	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 136 - Q MINISCHOOL
Address : 201-15 115TH AVE. ST. ALBANS
Borough : QUEENS **Agency's Number** : Q822
Program / Asset # : BOE0784.010 / 32 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 9,120 **Project Type** : EDUCATION
Date of Survey : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11018 **Lot** : 21 **BIN** : 4236757

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$51,400	
Interior Architecture		\$115,400
Electrical		\$100,600
Mechanical	\$341,000	
Total	\$392,400	\$215,900
Importance Code A	\$51,400	
Importance Code B	\$341,000	\$215,900
Total	\$392,400	\$215,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,600	\$900		
Interior Architecture		\$7,500	\$2,200	
Electrical	\$300	\$300	\$400	\$300
Mechanical	\$600	\$600	\$1,400	\$54,500
Total	\$25,500	\$9,200	\$3,900	\$54,800
Importance Code A	\$25,000	\$1,300	\$500	\$21,900
Importance Code B	\$400	\$7,900	\$2,900	\$32,800
Importance Code C			\$600	
Total	\$25,500	\$9,200	\$3,900	\$54,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q MINISCHOOL

Asset # : 32

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Metal Panel

100%	Now	\$24,600	2039	**	5	\$30,000
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*Deformed/Dented, Extent : Light, Area Affected : 20%**Location : Throughout**Deteriorated Finish, Extent : Moderate, Area Affected : 25%**Location : Throughout**Painted Surfaces, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Windows

Aluminum

100%			2037	**	5	\$1,700
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Roof

Metal Panel

100%			2034	**	10	\$51,400
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Interior

Floors

Cast in Place Concrete

2%			LIFE	**	5	\$600
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Mosaic Tile

5%			2042	**	5	\$1,700
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Vinyl Tile

93%			2029	\$115,400	3	\$4,800
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Interior Walls

Ceramic Tile

5%			2038	**	5	\$1,100
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Concrete Masonry Unit

50%			LIFE	**	5	\$4,500
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Metal Panel

45%			LIFE	**		
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Ceilings

AcousTileSusp.Lay-In

100%			2042	**	5	\$13,200
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%			2029	\$2,700	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%			2029	\$52,200	5	
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Raceway

Conduit

100%			2029	\$14,800	1	
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Panelboards

Fused Disc Sw

30%			2028	\$7,200	5	\$100
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Molded Case Bkrs

70%			2028	\$16,800	5	\$200
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Wiring

Thermoplastic

100%			2029	\$19,800	1	
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Motor Controllers

Locally Mounted

100%			2027	\$48,400	5	\$100
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Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q MINISCHOOL

Asset # : 32

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2037	**	10	\$8,400	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service	50%			2037	**	1		
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Exit, Service	50%			2037	**	1		
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Exterior Lighting

HID	30%			2037	**	10		
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No Component	70%							
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Alarm

Security System

No Component	70%							
Generic	30%			2029	\$8,800	1	\$1,000	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm Only. Motion Sensors Only

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,700	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%			2039	**	1		
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Conversion Equipment

Furnace	100%			2024	\$21,500	1	\$4,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Equipment Room

Explanation : 2 Gas Fired Units. Units Are Beyond Their Useful Life Cycle Rating.

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Interior Pkg Unit - Cooling	100%			2023	\$341,000	2	\$600	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Units. Units Are Beyond Their Useful Life Cycle Rating. Mechanical Room

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q MINISCHOOL

Asset # : 32

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,100	
Exhaust Fans								
Interior	100%			2024	\$32,400	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2039	**	1		
Galvanized Steel	90%			2034	**	1		
Water Heater								
Electric	100%			2027	\$8,000	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$4,500	1-2	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 137 - BK
Address : 121 SARATOGA AVENUE BTWN BAINBRIDGE ST - CHAUNCEY ST
Borough : BROOKLYN **Agency's Number** : K137
Program / Asset # : BOE0442.000 / 1370 **Yr Built/Renovated** : 1902 / 2000
Area Sq Ft : 46,000 **Project Type** : EDUCATION
Date of Survey : 20-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1510 **Lot** : 1 **BIN** : 3040878

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$114,400	\$168,900
Interior Architecture	\$407,900	\$426,700
Electrical	\$455,800	\$198,800
Mechanical	\$190,500	\$355,400
Site Pavements	\$61,900	
Total	\$1,230,400	\$1,149,900
Importance Code A	\$114,400	\$168,900
Importance Code B	\$1,010,200	\$981,000
Importance Code C	\$105,900	
Total	\$1,230,400	\$1,149,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,900		\$2,500	
Interior Architecture	\$65,900	\$5,300		\$2,700
Electrical	\$1,400	\$1,800	\$2,000	\$1,300
Mechanical	\$41,900	\$6,500	\$6,600	\$9,200
Site Enclosure	\$11,600			
Site Pavements	\$6,600			
Total	\$162,300	\$13,500	\$11,100	\$13,300
Importance Code A	\$39,400	\$4,600	\$7,200	\$4,600
Importance Code B	\$89,100	\$9,000	\$3,900	\$8,700
Importance Code C	\$33,800			
Total	\$162,300	\$13,500	\$11,100	\$13,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$97,900	
Masonry: Brick	85%	Now	\$114,400	LIFE	**	5	\$71,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side</i>								
Windows								
Aluminum	100%	2-4	\$19,000	2044	**	5	\$4,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	10%			2033	**	10	\$2,500	
Copper/Terne	10%			2056	**	10	\$6,300	
Metal Panel	5%	Now	\$9,100	2033	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Ventilators</i>								
Slate	75%	Now	\$6,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stack Vents</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%	0-2	\$22,700	2031	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2041	**	5	\$5,500	
Vinyl Tile	30%	0-2	\$10,000	2023	\$199,400	3	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	58%			2028	\$385,600	3	\$15,900	
Wood	2%			2056	**	5	\$2,700	
Interior Walls								
Ceramic Tile	3%	0-2	\$27,300	2031	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance Lobby</i>								
Plaster	60%	Now	\$105,900	LIFE	**	5	\$18,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	37%			LIFE	**	5	\$11,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	2-4	\$1,800	2041	**	5	\$1,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Metal Panel	5%			LIFE	**	5	\$4,600	
Plaster	50%	Now	\$102,600	LIFE	**	5	\$22,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$18,300	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2038	**			
Iron Picket	75%	2-4	\$6,500	2063	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	90%	0-2	\$2,900	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Fence Posts</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%	0-2	\$2,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cap Stones</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$61,900	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	85%	2-4	\$6,600	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Rubber Matting	15%			2033	**			

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Witch</i>								
Fused Disc Sw	10%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$200	
Raceway								
Conduit	95%			2028	\$70,400	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Molded Case Bkrs	70%			2027	\$78,200	5	\$800	
Molded Case Bkrs	20%			2036	**	5	\$200	
Wiring								
Braided Cloth	75%	Now	\$73,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$19,500	1		
Thermoplastic	5%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2033	**	5	\$200	
Locally Mounted	20%			2026	\$9,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$5,600	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$185,500	10	\$100	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2023

\$44,600

1

\$5,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallway, Exit Doors And Offices**Explanation : Intrusion Alarm And Motion Sensor Only No CCTV Camera*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$152,600

1-3

\$8,500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2038

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 3000 Gallons*

Conversion Equipment

Steam Boiler

100%

2033

* *

1

\$45,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$77,900

2038

* *

4

\$2,300

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Thermostats Throughout**Steam Traps Faulty, Extent : Severe, Area Affected : 100%**Location : Throught*

Terminal Devices

Air Handler

10%

Now

\$6,500

2023

\$64,700

1

\$2,600

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Basement Cafeteria*

Convactor/Radiator

90%

2026

\$221,600

1

\$13,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

50%

2023

\$47,900

1

No Component

50%

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 137 - BK

Asset # : 1370

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%	2-4	\$1,200	2026	\$60,600	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, North Side Of The Lunch Room</i>								
Water Heater								
Gas Fired	100%	0-2	\$28,100	2028	\$28,100	2	\$500	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2028	\$73,300	4	\$4,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$7,000	4	\$1,000	
Backflow Preventer								
Generic	100%			2028	\$11,700	1	\$2,800	
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Girls Bath Room</i>								
<i>Explanation : Cold Water Pipe Has Detached From The Supporting Wall</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 137 - M P.S. 184
Address : 327 CHERRY STREET @ MONTGOMERY ST.
Borough : MANHATTAN **Agency's Number** : M137
Program / Asset # : BOE0083.000 / 2854 **Yr Built/Renovated** : 1966 / 2007
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 09-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 245 **Lot** : 7 **BIN** : 1003143

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$139,500	\$145,800
Interior Architecture	\$1,102,400	\$111,600
Electrical	\$682,200	\$562,900
Mechanical	\$424,700	\$236,200
Site Pavements	\$217,800	
Total	\$2,566,600	\$1,056,600
Importance Code A	\$139,500	\$145,800
Importance Code B	\$2,278,600	\$910,700
Importance Code C	\$148,500	
Total	\$2,566,600	\$1,056,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,200			\$3,900
Interior Architecture	\$15,300	\$4,300	\$4,600	\$23,600
Electrical	\$11,900	\$3,100	\$3,100	\$13,000
Mechanical	\$19,100	\$3,400	\$16,800	\$31,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,500	\$14,700	\$28,500	\$75,400
Importance Code A	\$18,200		\$2,500	\$4,100
Importance Code B	\$46,200	\$14,700	\$26,100	\$71,300
Importance Code C	\$4,100			
Total	\$68,500	\$14,700	\$28,500	\$75,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$26,800	
Masonry: Brick Cavity	95%			LIFE	**	5	\$101,900	
Windows								
Aluminum	100%			2051	**	5	\$36,300	
Parapets								
Masonry: Brick Cavity	25%			LIFE	**	5	\$2,100	
Metal Rail	75%	Now	\$52,800	2034	**	5	\$43,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$86,700	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
Copper/Terne	5%			2044	**	10	\$3,900	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	2%			2028	\$33,500	3	\$3,700	
Cast in Place Concrete	10%			LIFE	**	5	\$26,900	
Ceramic Tile	5%			2038	**	5	\$6,100	
Vinyl Tile	10%			2029	\$111,600	3	\$4,600	
Vinyl Tile 9" X 9"	73%			2024	\$1,055,100	3	\$44,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$47,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Foundation At Room 11</i>								
Ceramic Tile	5%	4+	\$4,100	2038	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$16,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$24,700	
AcousTileSusp.Lay-In	5%			2042	**	5	\$6,200	
Exposed Concrete	65%			LIFE	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5	\$15,500	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$116,600	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Cherry Street</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cherry Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$101,200	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Main Entrance</i>								
Activity Yard								
Asphalt	80%			2038	**			
Rubber Matting	20%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2029	\$127,800	5	\$300	
Fused Disc Sw	30%			2049	**	5	\$100	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Fused Toggle Switch	5%	2-4	\$9,600	2054	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2045	**	5	\$400	
Molded Case Bkrs	70%			2028	\$134,100	5	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2049	**	1		
Thermoplastic	20%			2029	\$54,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$74,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2034	**	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$10,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$334,700	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$80,400	1	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$15,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$4,900	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$70,200	2039	**	4	\$4,100	
<i>Leak Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Vacuum Pump Condensate Returns In Room B6</i>								
Terminal Devices								
Air Handler	20%			2024	\$233,400	1	\$10,300	
Convactor/Radiator	80%			2034	**	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2034	**	2	\$800	
Window/Wall Unit	70%			2024	\$121,100	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,300	
Exhaust Fans								
Interior	80%			2029	\$236,200	2	\$2,000	
Roof	20%	Now	\$2,800	2024	\$27,600	2	\$400	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$8,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$12,700	2039	**	4	\$1,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 137 - M P.S. 184

Asset # : 2854

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 138 - BK
Address : 801 PARK PLACE BTWN: ROGERS AVE., NOSTRAND AVE.
Borough : BROOKLYN **Agency's Number** : K138
Program / Asset # : BOE0443.000 / 1344 **Yr Built/Renovated** : 1902 / 2008
Area Sq Ft : 137,000 **Project Type** : EDUCATION
Date of Survey : 11-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 1233 **Lot** : 26 **BIN** : 3330794

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,357,500	\$1,053,400
Interior Architecture	\$316,800	\$257,800
Electrical	\$259,600	\$996,000
Mechanical	\$383,500	\$646,300
Site Enclosure		\$130,000
Site Pavements		\$39,900
Total	\$2,317,300	\$3,123,400
Importance Code A	\$1,357,500	\$1,084,800
Importance Code B	\$846,700	\$1,796,400
Importance Code C	\$113,100	\$242,300
Total	\$2,317,300	\$3,123,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,900			
Interior Architecture	\$72,200		\$17,200	\$17,200
Electrical	\$48,800	\$3,800	\$5,100	\$5,100
Mechanical	\$98,200	\$19,800	\$30,400	\$26,600
Site Enclosure	\$3,400			
Site Pavements	\$17,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$307,400	\$27,600	\$56,700	\$52,800
Importance Code A	\$77,400	\$13,600	\$13,600	\$13,600
Importance Code B	\$194,000	\$14,000	\$43,100	\$39,200
Importance Code C	\$36,000			
Total	\$307,400	\$27,600	\$56,700	\$52,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$323,200	
Masonry: Brick	75%	Now	\$499,800	LIFE	**	5	\$155,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Facades</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inner Courtyards</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Inner Courtyards</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Masonry: Granite	5%	Now	\$65,300	LIFE	**	5	\$7,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$15,500	
Metal Panel	5%			2050	**	5-10	\$71,100	
Windows								
Aluminum	95%	Now	\$509,700	2046	**	5	\$28,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout All Elevations</i>								
Glass Block	5%			LIFE	**	5	\$3,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor Addition</i>								
Parapets								
Copper/Terne	5%			2065	**	5	\$8,900	
Masonry: Brick	70%	Now	\$31,600	LIFE	**	5	\$25,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Inner Parapets Of North Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facades At Inner Courtyards</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$22,400	
Metal Rail	20%			2043	**	5-10	\$132,500	
Roof								
Built-Up (BUR)	40%			2025	\$587,200	10	\$40,500	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Building</i>								
Copper/Terne	5%			2058	**	10	\$12,700	
IRMA/Protected Membrane	5%			2035	**	10	\$5,100	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Corridor Addition</i>								
Modified Bitumen	45%			2035	**	10	\$45,600	
Skylight, Metal/Glass	5%			2050	**	10	\$16,900	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$5,100	
Interior								
Floors								
Carpet	10%			2029	\$267,700	3	\$29,500	
Cast in Place Concrete	10%	Now	\$21,800	LIFE	**	5	\$43,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Stairwells</i>								
Ceramic Tile	5%			2039	**	5	\$9,800	
Quarry Tile	5%			2043	**	5	\$14,700	
Sheet Vinyl/Rubber	5%			2035	**	5	\$14,700	
Terrazzo	10%	4+	\$48,800	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Corridors</i>								
Vinyl Tile	48%	0-2	\$17,100	2035	**	3	\$35,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	2%	Now	\$46,200	2040	**	3	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Assistant Principal And 3rd Floor Offices</i>								
Wood	5%			2045	**	5	\$18,400	
Interior Walls								
Ceramic Tile	8%	Now	\$49,000	2039	**	5	\$16,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Paint Storage</i>								
Plaster	90%	Now	\$64,100	LIFE	**	5	\$112,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	2%			LIFE	**	5	\$66,500	
Ceilings								
Exposed Concrete	10%	Now	\$62,700	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	90%	Now	\$46,000	LIFE	**	5	\$102,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2030	\$130,000			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Side Yards</i>								
Iron Picket	50%			2050	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Site Enclosure

Retaining Walls

Cast in Place Concrete	45%				2065	**		
Masonry: Brick	15%				2040	**		
Masonry: Fieldstone	40%	Now		\$3,400	2040	**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Play Yard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Play Yard</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Play Yard</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now		\$14,300	2035	**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk On Park Place</i>								

On-Site Walkways

Cast in Place Concrete	100%	Now		\$2,700	2035	**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Handicap Ramp On West Side</i>								

Activity Yard

Cast in Place Concrete	90%				2043	**		
Rubber Matting	10%				2030		\$39,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Under 600 Volts

Service Equipment

Fused Disc Sw	70%				2030	\$31,400	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere And One 1,600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%				2050	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	80%				2030	\$187,800	5	\$500
Fused Disc Sw	20%				2050	**	5	\$100

Raceway

Conduit	90%				2030	\$237,800	1	
Conduit	10%				2050	**	1	

Panelboards

Fused Disc Sw	10%				2029	\$23,900	5	\$300
Molded Case Bkrs	30%				2046	**	5	\$1,100
Molded Case Bkrs	60%				2029	\$143,600	5	\$2,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$259,600	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	75%			2028	\$92,200	5	\$700	
Locally Mounted	25%			2043	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main In Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$125,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	20%			2025	\$39,500	10	\$6,600	
Emergency, Battery	30%			2035	**	10	\$9,900	
Exit, Service	20%			2025	\$7,900	1		
Exit, Service	30%			2035	**	1		
Exterior Lighting								
HID	25%	Now	\$27,600	2025	\$138,100			
<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof And Canopy</i>								
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Canopy</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Canopy</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	75%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$15,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2038	**	1-3	\$25,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 6,000 Gallon Tank. Using Oil No.2</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$135,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$60,600	2040	**			
<i>Abandoned in Place, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	15%	Now	\$289,000	2040	**	1	\$11,400	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Convactor/Radiator	85%			2035	**	1	\$37,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2030			\$292,400	
Window/Wall Unit	15%			2025		1	\$42,800	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$121,000	
Exhaust Fans								
Roof	100%			2025		2	\$4,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$30,100	2035	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Area</i>								
Water Heater								
Gas Fired	100%			2028		2	\$2,000	
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$13,500	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$28,500	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Outside Areaway Drains</i>								
Sump Pump(s) Non-Submersible	100%	Now	\$10,400	2030	\$20,900	4	\$2,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1 Of 2 Sump Pump Not Working In The Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Building Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2040	**	1-2	\$5,800	
Chemical System								
No Component	95%							
Generic	5%			2028	\$1,400	1-3	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 138 - BK ANNEX
 Address : 960 PROSPECT PLACE BTWN BROOKLYN AVE & NEW YORK AVE
 Borough : BROOKLYN Agency's Number : K867
 Program / Asset # : BOE0443.010 / 12 Yr Built/Renovated : 1973 / 2001
 Area Sq Ft : 9,000 Project Type : EDUCATION
 Date of Survey : 11-Jun-2019 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1
 Block : 1235 Lot : 37 BIN : 3031296

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$39,700	\$436,100
Interior Architecture		\$125,100
Electrical		\$150,300
Mechanical	\$191,400	
Total	\$231,100	\$711,500
Importance Code A	\$39,700	\$436,100
Importance Code B	\$191,400	\$275,500
Total	\$231,100	\$711,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,100			
Interior Architecture	\$30,900			\$1,700
Electrical	\$1,600	\$300	\$300	\$500
Mechanical	\$2,400	\$300	\$400	\$400
Site Pavements	\$13,900			
Total	\$103,900	\$600	\$700	\$2,500
Importance Code A	\$55,100			
Importance Code B	\$39,000	\$600	\$700	\$2,500
Importance Code C	\$9,700			
Total	\$103,900	\$600	\$700	\$2,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK ANNEX

Asset # : 12

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%	Now	\$39,700	LIFE	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	7%	Now	\$2,300	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2050	**	5-10	\$4,100	
Windows								
Aluminum	100%			2046	**	5	\$1,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,100	
Concrete Masonry Unit	35%			LIFE	**	5-10	\$8,200	
Metal Security Bars	60%			2058	**			
Roof								
Built-Up (BUR)	100%			2025	\$436,100	10	\$30,100	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Pre-Cast Concrete	100%	Now	\$10,900	LIFE	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Entrance At North Facade</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$800	2039	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	95%	Now	\$6,300	2030	\$125,100	3	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$9,000	
Plywood/Hardboard	50%			LIFE	**	10	\$1,100	
Ceilings								
Exposed Concrete	85%			LIFE	**	5-10	\$15,400	
Gypsum Board	15%			LIFE	**	5-10	\$7,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,700	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Of Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK ANNEX

Asset # : 12

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	70%	2-4	\$1,000	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	30%			2035	**			
Parking/Driveway								
Asphalt	100%	Now	\$3,100	2033	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Entrance</i>								
Activity Yard								
Asphalt	100%	2-4	\$6,100	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$2,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1,200 Ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$52,200	5		
Raceway								
Conduit	100%			2030	\$14,800	1		
Panelboards								
Fused Disc Sw	10%			2029	\$2,400	5		
Molded Case Bkrs	90%			2029	\$21,500	5	\$200	
Wiring								
Thermoplastic	100%			2030	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$8,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$6,500	10	\$1,100	
Exit, Service	50%			2025	\$1,300	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK ANNEX

Asset # : 12

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting HID	50%			2025	\$18,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Operated By Photocell</i>								
No Component	50%							
Alarm								
Fire/Smoke Detection No Component	50%							
Generic, Analog	50%			2030	\$49,800	1-3	\$2,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity	100%			2040	**	1		
Terminal Devices Fan Coil Unit/Heat	100%			2035	**	1	\$2,900	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2024	\$191,400	2	\$600	
Ventilation								
Exhaust Fans Interior	100%			2030	\$32,000	2	\$300	
Plumbing								
H/C Water Piping Galvanized Steel	100%	0-2	\$2,000	2035	**	1		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Hot Water Circulating Pump Not Working</i>								
Water Heater Electric	100%			2028	\$7,900	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 138 - BX SAMUEL RANDALL
Address : 2060 LAFAYETTE AVENUE @OLMSTEAD AVE.
Borough : BRONX **Agency's Number** : X138
Program / Asset # : BOE0275.000 / 403 **Yr Built/Renovated** : 1958 / 2009
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3609 **Lot** : 16 **BIN** : 2022289

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$194,800	\$1,110,100
Interior Architecture	\$1,101,500	\$462,400
Electrical	\$979,300	\$623,700
Mechanical	\$591,000	\$2,709,100
Total	\$2,866,600	\$4,905,300
Importance Code A	\$194,800	\$1,609,100
Importance Code B	\$2,611,600	\$3,296,200
Importance Code C	\$60,100	
Total	\$2,866,600	\$4,905,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,700	\$29,900	\$16,200	
Interior Architecture	\$52,200	\$36,400		\$3,700
Electrical	\$3,300	\$52,000	\$2,400	\$2,400
Mechanical	\$10,000	\$33,000	\$22,200	\$10,400
Total	\$75,100	\$151,300	\$40,800	\$16,500
Importance Code A	\$16,800	\$37,000	\$23,300	\$7,000
Importance Code B	\$57,100	\$114,200	\$17,600	\$9,500
Importance Code C	\$1,300			
Total	\$75,100	\$151,300	\$40,800	\$16,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BX SAMUEL RANDALL

Asset # : 403

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$20,600		
Masonry: Brick Cavity	80%			LIFE	**	5	\$70,100		
Metal Panel	15%			2037	**	5-10	\$90,400		
Windows									
Aluminum	100%			2043	**	5	\$32,500		
Parapets									
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$2,500		
Masonry: Brick	85%			LIFE	**	5	\$13,500		
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Interior Parapet Wall</i>									
Metal: Cage/Fence	5%			2040	**	5-10	\$6,200		
Pre-Cast Concrete	8%	0-2	\$9,700	LIFE	**	5	\$8,000		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Coping Throughout</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Coping</i>									
Roof									
Built-Up (BUR)	97%	0-2	\$194,800	2027	\$974,200				
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Above Auditorium</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Perimeter Edges - South Side</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At Roof Drain Above Auditorium</i>									
Copper/Terne	3%			2042	**	10	\$5,200		
Interior									
Floors									
Cast in Place Concrete	7%	Now	\$5,700	LIFE	**	5	\$22,600		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
Ceramic Tile	3%			2030	\$91,600	5	\$4,400		
Terrazzo	5%			LIFE	**	5	\$5,800		
Vinyl Tile	20%			2027	\$267,900	3	\$14,800		
Vinyl Tile 9" X 9"	60%			2022	\$1,041,300	3	\$33,200		
Wood	5%			2042	**	5	\$13,800		
Interior Walls									
Cast in Place Concrete	5%	Now	\$60,100	LIFE	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Within Crawl Space Under Auditorium</i>									
Ceramic Tile	3%			2036	**	5	\$2,700		
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800		
Glazed Ceramic Panel	2%			LIFE	**				
Plaster	65%			LIFE	**	5	\$17,400		
SGFT/Glazed Masonry	20%			LIFE	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BX SAMUEL RANDALL

Asset # : 403

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Acous Tile, Adhered	25%			2032	**	5	\$36,900	
Exposed Concrete	58%			LIFE	**	5	\$13,400	
Exposed Struc: Steel Fiber Board	5%			LIFE	**			
	10%	4+	\$30,900	2027			\$102,900	

Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : Throughout

Metal Panel	2%	4+	\$10,500	LIFE	**	5	\$3,700	
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Deformed/Dented, Extent : Moderate, Area Affected : 20%

Location : Kitchen Ceiling

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 600 Ampere Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$156,500	5	\$1,900	
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Raceway

Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	85%			2026	\$122,100	5	\$1,600	
Molded Case Bkrs	5%			2043	**	5	\$100	

Wiring

Braided Cloth	70%	2-4	\$129,900	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2027	\$37,100	1		
Thermoplastic	10%			2047	**	1		

Motor Controllers

Locally Mounted	100%			2025	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BX SAMUEL RANDALL

Asset # : 403

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	94%			2022	\$157,200	10	\$61,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	3%			2022	\$3,600	10	\$100	
Incandescent	3%			2022	\$25,300	2		
Egress Lighting								
Emergency, Battery	30%			2022	\$30,700	10	\$5,100	
Emergency, Battery	20%			2032	* *	10	\$3,400	
Exit, Service	50%			2022	\$10,200	1		
Exterior Lighting								
HID	100%			2022	\$286,300	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$68,800	1	\$8,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2022	\$314,000	1-3	\$17,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2027	\$139,500	5	\$22,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 10000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2025	\$459,500	1	\$70,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 #4 Oil Burning Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2027	\$1,201,600	4	\$3,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BX SAMUEL RANDALL

Asset # : 403

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2022	\$299,500	1	\$13,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	70%			2025	\$266,100	1	\$16,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2022	\$133,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	30%			2022	\$75,800	2	\$700	
Roof	70%			2022	\$82,500	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$529,300	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$113,100	4	\$7,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2022	\$10,800	4	\$2,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Sewage Ejector(s)								
Electric	100%			2027	\$20,400	4	\$2,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Sewer Ejector Room</i>								
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - BX SAMUEL RANDALL

Asset # : 403

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2037	**	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 138 - Q
Address : 253 ST AND WELLER AVE
Borough : QUEENS **Agency's Number** : Q138
Program / Asset # : BOE0785.000 / 972 **Yr Built/Renovated** : 1931 / 2008
Area Sq Ft : 92,539 **Project Type** : EDUCATION
Date of Survey : 30-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 13578 **Lot** : 1 **BIN** : 4288640

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$255,200	\$276,700
Interior Architecture	\$353,200	\$51,900
Electrical	\$652,000	\$389,800
Mechanical	\$481,300	\$1,403,900
Total	\$1,741,700	\$2,122,200
Importance Code A	\$255,200	\$406,400
Importance Code B	\$1,382,200	\$1,715,900
Importance Code C	\$104,400	
Total	\$1,741,700	\$2,122,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$16,200
Interior Architecture	\$134,200	\$2,600	\$8,700	\$8,700
Electrical	\$10,700	\$9,000	\$55,100	\$11,200
Mechanical	\$13,900	\$13,800	\$42,200	\$15,300
Site Pavements	\$3,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$166,600	\$29,300	\$109,900	\$55,400
Importance Code A	\$8,300	\$6,600	\$7,300	\$22,900
Importance Code B	\$88,500	\$21,500	\$102,700	\$32,500
Importance Code C	\$69,800	\$1,200		
Total	\$166,600	\$29,300	\$109,900	\$55,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$97,900	
Masonry: Granite	5%	Now	\$137,400	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Steps</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Steps</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,100	
Windows								
Aluminum	100%			2044	**	5	\$32,500	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$10,600	
Masonry: Limestone	5%			LIFE	**	5	\$700	
Roof								
Copper/Terne	5%			2056	**	10	\$7,700	
Modified Bitumen	20%	Now	\$71,500	2028	\$178,800			
<i>Alligatoring, Extent : Severe, Area Affected : 40%</i>								
<i>Location : New Wing Roof</i>								
Single Ply Membrane	75%			2033	**	10	\$46,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,300	
Ceramic Tile	3%	Now	\$86,000	2043	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Ceramic Tile	2%			2037	**	5	\$2,800	
Quarry Tile	5%			2041	**	5	\$10,400	
Terrazzo	5%	Now	\$17,200	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%			2033	**	3	\$34,600	
Vinyl Tile 9" X 9"	10%			2023	\$162,900	3	\$5,200	
Wood	15%			2056	**	5	\$39,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$104,400	2043	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bathrooms 1st, 2nd And 3rd Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Bathrooms 1st, 2nd And 3rd Floors</i>								
Ceramic Tile	2%			2037	**	5	\$2,400	
Masonry: Brick	13%	Now	\$31,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Marble Panels	2%	Now	\$10,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lobby</i>								
Plaster	55%	Now	\$27,800	LIFE	**	5	\$19,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$13,900	
AcousTileSusp.Lay-In	20%			2041	**	5	\$27,700	
Exposed Concrete	10%			LIFE	**	5	\$2,200	
Plaster	60%			LIFE	**	5	\$51,900	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Iron Picket	50%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,900	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Caney Lane Side</i>								
On-Site Walkways								
Asphalt	100%			2037	**			
Activity Yard								
Rubber Matting	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2028	\$31,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2048	**	5	\$100	
Fused Knife Sw	60%	2-4	\$109,600	2058	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
Molded Case Bkrs	10%			2048	**	5	\$200	
Raceway								
Conduit	85%			2028	\$156,600	1		
Conduit	10%			2048	**	1		
Conduit	5%			2058	**	1		
Panelboards								
Fused Disc Sw	3%			2044	**	5	\$100	
Fused Disc Sw	7%			2027	\$13,400	5	\$100	
Molded Case Bkrs	65%			2044	**	5	\$1,600	
Molded Case Bkrs	20%			2027	\$38,300	5	\$500	
Molded Case Bkrs	5%			2053	**	5	\$100	
Wiring								
Braided Cloth	65%	0-2	\$177,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2028	\$54,600	1		
Thermoplastic	10%			2048	**	1		
Thermoplastic	5%			2058	**	1		
Motor Controllers								
Locally Mounted	40%			2041	**	5	\$300	
Locally Mounted	60%			2026	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	71%			2038	**	10	\$60,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	25%			2033	**	10	\$21,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$66,600	10	\$11,200	
Exit, Service	50%			2023	\$13,300	1		
Exterior Lighting								
HID	80%			2023	\$298,500	10	\$200	
HID	20%			2033	**	10	\$100	
Alarm								
Security System Generic	100%			2038	**	1	\$34,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : Sixty CCTV Cameras</i>							
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$58,800	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2048	**	1		
Natural Gas	45%			2048	**	1		
Interruptible Gas/Dual Fuel	50%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	25%			2028	\$54,500	1	\$11,400	
	<i>Other Observation, Extent : Light, Area Affected : 25%</i>							
	<i>Location : New Wing Roof</i>							
	<i>Explanation : 8 Units</i>							
Furnace	20%	Now	\$2,200	2028	\$43,600	1	\$8,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Old Wing Roof</i>							
	<i>Explanation : 6 Units. Cleaning Needed</i>							
Radiant Heater	5%			2033	**	2	\$2,100	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : New Wing Stairway</i>							
	<i>Explanation : 8 Units</i>							
Steam Boiler	50%			2041	**	1	\$45,800	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	50%			2038	**			
No Component	50%							
Terminal Devices								
Air Handler	20%			2023	\$260,200	1	\$11,400	
Convactor/Radiator	50%			2026	\$247,700	1	\$14,900	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2028	\$579,300	2	\$2,800	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 14 Package Units</i>							
Split Unit	5%			2028	\$98,800			
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Old Wing Roof</i>							
	<i>Explanation : R-410a</i>							
Split Unit	5%			2028	\$98,800			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : New Wing Roof</i>							
Window/Wall Unit	10%			2023	\$19,300	1		
No Component	30%							

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DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	10%		2028	\$123,200	1	\$3,000	
	No Component	90%						
Heat Rejection								
	Evaporative Condenser	10%		2028	\$20,100	2	\$6,400	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$51,600	
Exhaust Fans								
	Interior	50%		2023	\$164,600	2	\$1,400	
	Roof	50%		2028	\$76,800	2	\$1,400	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2038	**	1		
	Galvanized Steel	20%		2026	\$81,200	1		
Water Heater								
	Gas Fired	100%		2023	\$56,400	2	\$1,300	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2028	\$14,100	4	\$2,000	
Backflow Preventer								
	Generic	100%		2028	\$23,500	1	\$5,700	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st To 3rd Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%		2048	**	1-5	\$14,500	
Sprinkler								
	No Component	70%						
	Generic	30%		2048	**	1-2	\$7,800	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 139 - BK
Address : 330 RUGBY RD. @ CORTELYOU ROAD
Borough : BROOKLYN **Agency's Number** : K139
Program / Asset # : BOE0445.000 / 1346 **Yr Built/Renovated** : 1957 / 2015
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 09-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 5144 **Lot** : 64 **BIN** : 3328235

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$702,800	\$431,400
Interior Architecture	\$1,345,300	\$1,026,200
Electrical	\$524,000	\$673,300
Mechanical	\$321,600	\$3,105,600
Total	\$2,893,700	\$5,236,600
Importance Code A	\$702,800	\$1,013,900
Importance Code B	\$1,948,200	\$3,817,900
Importance Code C	\$242,700	\$404,800
Total	\$2,893,700	\$5,236,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,600		\$19,700
Interior Architecture	\$45,300			\$15,200
Electrical	\$22,000	\$3,300	\$1,700	\$1,700
Mechanical	\$106,000	\$41,300	\$23,900	\$12,700
Total	\$173,300	\$47,200	\$25,600	\$49,300
Importance Code A	\$8,900	\$11,700	\$8,900	\$28,600
Importance Code B	\$154,000	\$35,500	\$16,700	\$20,700
Importance Code C	\$10,400			
Total	\$173,300	\$47,200	\$25,600	\$49,300



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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$59,800	LIFE	**	5	\$53,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$421,100	LIFE	**	5	\$130,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1953 Wing</i>								
Windows								
Aluminum	100%	Now	\$221,900	2043	**	5	\$21,600	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$9,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapets - Old Wing</i>								
Masonry: Brick	75%			LIFE	**	5	\$13,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapet Walls</i>								
Metal Rail	10%			2044	**	5-10	\$32,400	
Pre-Cast Concrete	8%			LIFE	**	5	\$9,000	
Roof								
Built-Up (BUR)	28%			2027	\$210,600	10	\$14,500	
Copper/Terne	2%			2042	**	10	\$2,600	
Modified Bitumen	70%			2035	**	10	\$36,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
Interior								
Floors								
Ceramic Tile	3%	0-2	\$16,400	2030	\$82,200	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	40%			2027	\$480,900	3	\$26,500	
Vinyl Tile 9" X 9"	52%	Now	\$162,000	2022	\$809,900	3	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	0-2	\$36,900	2030	\$368,800	5	\$6,300	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Concrete Masonry Unit	5%			LIFE	**	5	\$5,000	
Glass: Single Pane	2%			LIFE	**	5	\$3,800	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Transoms And Stair Landings**Explanation : Safety And Single Pane Glass*

Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	2%	0-2	\$10,400	LIFE	**			

*Spalling, Extent : Light, Area Affected : 10%**Location : Basement Foundation Walls*

Metal: Cage/Fence	3%			LIFE	**			
Plaster	48%	Now	\$205,800	LIFE	**	5	\$36,000	

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

SGFT/Glazed Masonry	25%			LIFE	**			
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Ceilings

AcousTile,Adhered	5%	0-2	\$6,300	2040	**	5	\$3,200	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Cafeteria And Auditorium*

AcousTileSusp.Lay-In	10%	Now	\$5,500	2032	**	5	\$6,400	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Exposed Concrete	10%			LIFE	**	5	\$2,000	
Fiber Board	2%			2032	**			
Plaster	73%	Now	\$130,700	LIFE	**	5	\$58,300	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2057	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2057	**	5	\$400	
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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2057	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$28,700	5	\$300	
Molded Case Bkrs	75%			2052	**	5	\$1,800	
Molded Case Bkrs	10%			2035	**	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2037	**	1		
Thermoplastic	5%			2057	**	1		
Motor Controllers								
Locally Mounted	65%			2025	\$52,400	5	\$400	
Locally Mounted	25%	2-4	\$20,200	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Motor Control Center	10%			2025	\$31,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2027	\$180,100	10	\$70,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2027	\$7,700	10	\$100	
Incandescent	10%			2022	\$106,700	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2027	\$64,800	10	\$10,900	
Exit, Service	50%			2027	\$13,000	1		
Exterior Lighting								
HID	20%			2027	\$72,600	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$58,100	1	\$6,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$199,000	1-3	\$11,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In School Court Yard</i>								
<i>Explanation : 2 10000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$582,500	1	\$89,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$1,523,200	4	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	2%	Now	\$25,300	2037	**	1	\$1,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Defective Auditorium Blower Heating Coil</i>								
Air Handler	18%			2022	\$227,800	1	\$10,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	75%			2025	\$361,400	1	\$21,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	0-2	\$24,100	2047	**	1	\$1,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Climate Control System Air Compressor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2022	\$93,800	1		
Window/Wall Unit	10%	0-2	\$18,800	2027	\$18,800	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms Throughout, Multiple Mechanical And Or Electrical Defects</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,200	
Exhaust Fans								
Interior	70%	Now	\$11,200	2027	\$224,100	2	\$1,500	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
No Component	30%							
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Galvanized Steel	50%			2025	\$197,500	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout Old Wing Of The Building</i>						
Galvanized Steel	50%			2032	**	1		
Water Heater								
Gas Fired	100%			2026	\$54,900	2	\$1,300	
HW Heat Exchanger								
Steam Fired	100%	Now	\$14,300	2027	\$143,300	4	\$8,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Unit Serves As Hot Water Storage To The New Hot Water Heater</i>						
Sanitary Piping								
Cast Iron	50%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout Old Wing Of The Building</i>						
Cast Iron	50%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout Old Wing Of The Building</i>						
Cast Iron	50%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$13,700	4	\$2,900	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Pit</i>						
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,600	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Bathrooms Throughout</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 139 - Q
Address : 93-06 63 DRIVE
Borough : QUEENS **Agency's Number** : Q139
Program / Asset # : BOE0786.000 / 1540 **Yr Built/Renovated** : 1929 / 2013
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3095 **Lot** : 50 **BIN** : 4072457

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$241,400	\$111,500
Interior Architecture	\$117,300	\$43,600
Electrical	\$190,800	\$687,000
Mechanical	\$260,500	\$651,500
Total	\$810,000	\$1,493,700
Importance Code A	\$241,400	\$158,800
Importance Code B	\$568,600	\$1,334,900
Total	\$810,000	\$1,493,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,200	\$20,800		\$10,100
Interior Architecture	\$1,200	\$27,200		\$33,700
Electrical	\$1,900	\$2,100	\$2,900	\$10,800
Mechanical	\$10,800	\$38,300	\$15,300	\$19,300
Site Pavements	\$18,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,600	\$92,300	\$22,100	\$77,700
Importance Code A	\$8,800	\$26,500	\$5,600	\$15,900
Importance Code B	\$30,700	\$58,200	\$16,500	\$61,900
Importance Code C		\$7,600		
Total	\$39,600	\$92,300	\$22,100	\$77,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$20,800	
Masonry: Brick	42%			LIFE	**	5	\$37,300	
Masonry: Brick Cavity	41%			LIFE	**	5	\$36,400	
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Masonry: Limestone	2%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$14,400	
Windows								
Aluminum	75%			2045	**	5	\$16,200	
Aluminum	25%	Now	\$241,400	2054	**	5	\$2,700	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1960 Old Wing</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1960 Wing</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$4,700	
Masonry: Brick Cavity	25%			LIFE	**	5	\$2,400	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Metal Rail	20%			2042	**	5-10	\$34,300	
Roof								
Copper/Terne	3%			2057	**	10	\$3,800	
Modified Bitumen	75%			2039	**	10	\$37,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1929 Wing</i>								
Single Ply Membrane	20%			2034	**	10	\$10,100	
Skylight, Metal/Glass	2%			2039	**	10	\$3,400	
Soffits								
Cement-Fiber Panel	100%	4+	\$3,200	2034	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Overhang</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$43,600	
Mosaic Tile	3%			2034	**	5	\$7,500	
Terrazzo	10%			LIFE	**	5	\$7,800	
Vinyl Tile	37%			2034	**	3	\$13,800	
Vinyl Tile 9" X 9"	10%			2024	\$117,300	3	\$5,000	
Wood	20%			2044	**	5	\$37,400	
Interior Walls								
Ceramic Tile	13%			2032	**	5	\$15,200	
Concrete Masonry Unit	8%			LIFE	**	5	\$3,700	
Glazed Ceramic Panel	2%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$14,000	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	25%			LIFE	**	5	\$8,700	
SGFT/Glazed Masonry	20%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	20%			2034	**	5	\$19,900	
Acous Tile Susp. Lay-In	30%			2042	**	5	\$29,900	
Exposed Concrete	5%			LIFE	**	5	\$800	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$6,200	
Plaster	35%			LIFE	**	5	\$21,800	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2039	**			
Iron Picket	60%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	75%			2032	**			
Cast in Place Concrete	15%			2034	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	80%	4+	\$18,500	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
Cast in Place Concrete	17%			2034	**			
Rubber Matting	3%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At One 600 Amperes And Two 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Molded Case Bkrs	70%			2029	\$109,600	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	70%			2029	\$92,600	1	
	Conduit	30%			2049	**	1	
Panelboards								
	Molded Case Bkrs	70%			2028	\$100,500	5	\$1,200
	Molded Case Bkrs	30%			2045	**	5	\$500
Wiring								
	Braided Cloth	70%	2-4	\$129,900	2054	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Upper Floors</i>					
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	80%			2042	**	5	\$400
	Locally Mounted	20%			2027	\$16,100	5	\$100
Ground								
Grounding Devices								
	Not Accessible	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Covered With Insulation</i>					
Lighting								
Interior Lighting								
	Fluorescent	99%			2034	**	10	\$60,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
	HID	1%			2029	\$1,100	10	
Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$8,100
	Exit, Service	50%			2034	**	1	
Exterior Lighting								
	HID	30%			2029	\$81,000	10	\$100
	No Component	70%						
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2029	\$64,900	1	\$7,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>					
Fire/Smoke Detection								
	No Component	70%						
	Generic, Digital	30%			2029	\$222,300	1-3	\$12,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors And Strobe Lights</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	30%			2049	**	1		
Interruptible Gas/Dual Fuel	70%			2049	**	1		
Conversion Equipment								
Furnace	30%			2029	\$47,300	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 12 Rooftop Units</i>								
Steam Boiler	70%			2034	**	1	\$46,500	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Main Building Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	70%			2039	**			
No Component	30%							
Terminal Devices								
Air Handler	15%			2024	\$141,300	1	\$6,200	
Convactor/Radiator	55%			2027	\$197,300	1	\$11,900	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2029	\$251,600	2	\$1,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 12 Units. New Wing Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 12 Rooftop Units</i>								
Window/Wall Unit	5%			2024	\$7,000	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,400	
Exhaust Fans								
Interior	50%			2024	\$119,200	2	\$1,000	
Roof	50%			2029	\$55,600	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$58,800	1		
Water Heater								
Gas Fired	100%			2028	\$40,900	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$10,200	4	\$2,100	
Backflow Preventer Generic	100%			2034	**	1	\$4,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe No Component Generic	70%			2049	**	1-5	\$10,100	
Sprinkler No Component Generic	70%			2049	**	1-2	\$5,600	
Fire Pump No Component Generic	70%			2032	**	1	\$3,800	
Chemical System Generic	100%			2022	\$27,900	1-3	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 14 - BX
Address : 3041 BRUCKNER BOULEVARD BTWN: BAISLEY AVE., HOLLYWOOD AV
Borough : BRONX **Agency's Number** : X014
Program / Asset # : BOE0165.000 / 506 **Yr Built/Renovated** : 1928 / 1997
Area Sq Ft : 48,000 **Project Type** : EDUCATION
Date of Survey : 30-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 5313 **Lot** : 92 **BIN** : 2072754

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$789,200	\$614,000
Interior Architecture	\$405,600	\$411,400
Electrical	\$566,400	\$72,400
Mechanical	\$40,600	\$1,330,400
Total	\$1,801,700	\$2,428,300
Importance Code A	\$789,200	\$614,000
Importance Code B	\$748,300	\$1,774,500
Importance Code C	\$264,300	\$39,700
Total	\$1,801,700	\$2,428,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,200			
Interior Architecture	\$97,700			\$5,100
Electrical	\$98,600	\$900	\$1,100	\$12,900
Mechanical	\$37,500	\$8,400	\$25,800	\$7,900
Total	\$263,000	\$9,400	\$26,900	\$25,900
Importance Code A	\$45,000	\$4,800	\$4,800	\$4,800
Importance Code B	\$191,900	\$4,600	\$22,200	\$21,100
Importance Code C	\$26,000			
Total	\$263,000	\$9,400	\$26,900	\$25,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$510,400	LIFE	**	5	\$79,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%	Now	\$27,800	LIFE	**	5	\$3,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%	Now	\$84,200	2041	**	5	\$4,700	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$87,700	LIFE	**	5	\$14,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Inside Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 4th Floor</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,700	
Roof								
Built-Up (BUR)	95%	Now	\$107,000	2025	\$534,800			
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 4th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 4th Floor</i>								
Copper/Terne	5%	Now	\$1,400	2040	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%	0-2	\$7,600	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$28,200	2034	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$8,500	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$74,300	2025	\$371,700	3	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	4+	\$24,000	2040	**	5	\$6,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	2-4	\$26,000	2034	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%	0-2	\$37,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$226,700	LIFE	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms 403, 405, 407</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms 403, 405, 407, 409, 411 Stairs 1, 2 And 4 Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	0-2	\$3,400	2038	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$2,100	
Plaster	70%	Now	\$66,900	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2025	\$11,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Fused Knife Sw	50%	2-4	\$11,100	2055	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2045	**	5	\$100	
Fused Knife Sw	70%	2-4	\$91,300	2055	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2025	\$66,700	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2024	\$11,200	5	\$100	
Molded Case Bkrs	60%			2024	\$67,000	5	\$800	
Molded Case Bkrs	30%			2041	**	5	\$400	
Wiring								
Braided Cloth	75%	2-4	\$73,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2045	**	1		
Thermoplastic	15%			2025	\$14,600	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$101,700	10	\$39,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2030	\$5,700	10	\$2,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library And Computer Room</i>								
Incandescent	5%			2021	\$28,500	2	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2021	\$34,600	10	\$5,800	
Exit, Service	50%			2021	\$6,900	1		
Exterior Lighting								
HID	100%			2021	\$193,500	10	\$100	

Alarm

Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2033	**	1-3	\$10,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
Conversion Equipment								
Steam Boiler	100%			2038	**	1	\$47,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$40,600	2035	**	4	\$2,400	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Vacuum And Condensate Pumps</i>								
Terminal Devices								
Air Handler	30%			2025	\$202,500	1	\$8,900	
Convactor/Radiator	70%			2030	\$179,900	1	\$10,900	

Air Conditioning

Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2030	\$570,900	2	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units Using Refrigerant 410a With Built In Gas Furnace</i>								
No Component	5%							
Distribution								
Ductwork/Diffusers	95%			LIFE	**	2	\$59,300	
No Component	5%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,800	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - BX

Asset # : 506

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2030	\$170,800	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2045	**	1		
Galvanized Steel	98%			2030	\$206,400	1		
Water Heater								
Gas Fired	100%			2021	\$29,300	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 225 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$7,300	4	\$1,500	
Sewage Ejector(s)								
Electric	100%			2025	\$13,800	4	\$2,900	
Backflow Preventer								
Generic	100%			2033	**	1	\$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2045	**	1-2	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 14 - Q ANNEX
Address : 89-11 43RD AVENUE
Borough : QUEENS **Agency's Number** : LEASE-Q322
Program / Asset # : BOE1094.000 / 14445 **Yr Built/Renovated** : 1957 / 2009
Area Sq Ft : 11,821 **Project Type** : EDUCATION
Date of Survey : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1571 **Lot** : 19 **BIN** : 4439252

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$53,700
Total		\$53,700
Importance Code A		\$53,700
Total		\$53,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$69,300			\$23,100
Interior Architecture		\$27,600	\$2,100	
Electrical	\$900	\$900	\$700	\$700
Mechanical	\$1,700	\$2,100	\$2,600	\$1,800
Site Enclosure	\$5,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,900	\$34,500	\$9,300	\$29,500
Importance Code A	\$70,500	\$1,200	\$1,200	\$24,300
Importance Code B	\$5,300	\$33,300	\$7,100	\$5,200
Importance Code C	\$5,100		\$1,000	
Total	\$80,900	\$34,500	\$9,300	\$29,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q ANNEX

Asset # : 14445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	92%	4+	\$34,600	LIFE	**	5	\$53,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs And Penthouse</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead Stair</i>								
Masonry: Granite	3%	0-2	\$4,400	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Marble Panels	3%			LIFE	**	5	\$1,300	
Window Wall	2%			2049	**	5	\$4,400	
Windows								
Aluminum	100%	Now	\$30,300	2045	**	5	\$6,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,500	
Masonry: Brick	90%			LIFE	**	5	\$5,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Masonry: Marble	5%			LIFE	**	5	\$400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%			2034	**	10	\$20,200	
Soffits								
Metal Panel	100%			2049	**	5-10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
Ceramic Tile	5%			2038	**	5	\$2,200	
Quarry Tile	5%			2042	**	5	\$3,300	
Terrazzo	10%			LIFE	**	5	\$3,400	
Vinyl Tile 9" X 9"	75%			2034	**	3	\$12,400	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,100	
Glass Block	2%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$6,200	
SGFT/Glazed Masonry	68%			LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Third Floor Corridor, Main Entrance</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q ANNEX

Asset # : 14445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	75%			2042	**	5	\$41,400	
AcousTileSusp.Lay-In	5%			2042	**	5	\$2,200	
Gypsum Board	15%			LIFE	**	5	\$8,300	
Metal Panel	5%			LIFE	**	5	\$2,800	

Site Enclosure

Fence/Gates

Iron Picket	100%	0-2	\$5,100	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	80%			2042	**			
Pavers/Stone	20%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2055	**	5	\$100	
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Raceway

Conduit	100%			2055	**	1		
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Panelboards

Fused Disc Sw	20%			2051	**	5	\$100	
Molded Case Bkrs	80%			2051	**	5	\$200	

Wiring

Thermoplastic	100%			2055	**	1		
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Motor Controllers

Locally Mounted	100%			2046	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2037	**	10	\$10,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q ANNEX

Asset # : 14445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,400	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	10%			2039	**	10		
No Component	90%							

Alarm

Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$7,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	100%			2049	**			
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$3,800	

Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	1%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : For It Room</i>								
Window/Wall Unit	5%			2027	\$1,200	1		
No Component	94%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans								
Roof	100%			2034	**	2	\$400	

Plumbing

H/C Water Piping								
Brass/Copper	100%			2049	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q ANNEX

Asset # : 14445

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2028	\$7,200	2	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 100 Gallon Tank</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$400	
Sewage Ejector(s) Electric	100%			2034	**	4	\$700	
Backflow Preventer Generic	100%			2034	**	1	\$700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Chemical System Wet	10%			2027	\$2,800	1-3	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Hood 102 Ansul</i>								
No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 140 - BX
Address : 916 EAGLE AVENUE @E. 163 STREET
Borough : BRONX **Agency's Number** : X140
Program / Asset # : BOE0277.000 / 2602 **Yr Built/Renovated** : 1957 / 2008
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 27-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2627 **Lot** : 9 **BIN** : 2004469

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$381,100	\$141,000
Interior Architecture	\$2,470,700	
Electrical	\$324,400	\$388,000
Mechanical	\$437,500	\$1,939,700
Total	\$3,613,700	\$2,468,700
Importance Code A	\$381,100	\$141,000
Importance Code B	\$2,528,400	\$2,327,700
Importance Code C	\$704,200	
Total	\$3,613,700	\$2,468,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$30,200	\$9,700	
Interior Architecture	\$74,900	\$11,700		\$13,600
Electrical	\$26,000	\$24,200	\$2,500	\$1,600
Mechanical	\$36,500	\$30,000	\$20,500	\$12,300
Total	\$137,300	\$96,200	\$32,700	\$27,500
Importance Code A	\$8,400	\$38,800	\$18,200	\$8,400
Importance Code B	\$96,400	\$57,400	\$14,500	\$19,100
Importance Code C	\$32,500			
Total	\$137,300	\$96,200	\$32,700	\$27,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	4+	\$241,800	LIFE	**	5	\$60,400	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Panel	20%			2047	**	5-10	\$110,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cauldwell Avenue, E 163rd Street Facades</i>								
Granite Panels	3%			LIFE	**	5	\$1,800	
Pre-Cast Concrete	2%			LIFE	**	5	\$5,200	
Windows								
Aluminum	75%			2043	**	5	\$15,400	
Aluminum	20%			2043	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Story Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Steel	5%	Now	\$57,200	2052	**	5	\$6,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,700	
Masonry: Brick Cavity	90%			LIFE	**	5	\$7,800	
Roof								
Built-Up (BUR)	98%			2032	**	10	\$82,100	
Copper/Terne	2%			2055	**	10	\$4,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$8,200	
Ceramic Tile	3%			2036	**	5	\$3,700	
Terrazzo	2%	Now	\$6,200	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lobby</i>								
Vinyl Tile 9" X 9"	87%	Now	\$383,200	2022	\$1,277,400	3	\$40,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair A Treads/ Landings And Throughout</i>								
Wood	5%	4+	\$44,000	2055	**	5	\$5,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stage</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Ceramic Tile	3%			2036	**	5	\$7,300	
Concrete Masonry Unit	10%	4+	\$28,900	LIFE	**	5	\$9,700	

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Stair 3, Basement*

Marble Panels	3%			LIFE	**			
Plaster	47%			LIFE	**	5	\$34,300	
SGFT/Glazed Masonry	35%	2-4	\$704,200	LIFE	**			

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Throughout**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Corridors**Loose/Delam Surface, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Wood	2%			LIFE	**	5	\$19,500	
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Ceilings

AcousTile,Adhered	25%	Now	\$62,000	2032	**	5	\$15,600	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor, Corridors, Gymnasium**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Gymnasium, Third Floor Corridor*

AcousTileConcealSpLn	15%			2032	**	5	\$23,400	
AcousTileSusp.Lay-In	10%			2040	**	5	\$12,500	
Exposed Concrete	8%	Now	\$34,300	LIFE	**	5	\$1,600	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Concrete Beam In Water Meter Room**Spalling, Extent : Moderate, Area Affected : 15%**Location : Concrete Beam In Water Meter Room**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stair 3*

Metal Panel	2%			LIFE	**	5	\$3,100	
Plaster	40%			LIFE	**	5	\$31,200	

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$400	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	80%			2043	**	5	\$1,800	
Molded Case Bkrs	10%			2026	\$19,200	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$136,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2027	\$81,800	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$56,500	5	\$400	
Locally Mounted	30%	2-4	\$24,200	2047	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2032	**	10	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairways And Toilet Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	83%			2037	**	10	\$64,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$10,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2037	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$6,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$188,000

1-3

\$10,500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2057

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : The Oil Tank Was Removed From The Basement Vault*

Conversion Equipment

Steam Boiler

100%

2047

* *

1

\$84,200

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Natural Gas Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

20%

2057

* *

4

\$1,300

*Recent Installation, Extent : Light, Area Affected : 10%**Location : Sub-basement Fan Room And Boiler Room*

Central Plant Steam Piping/Pmp

80%

2027

\$1,150,900

4

\$3,400

*On Extended Life, Extent : Moderate, Area Affected : 80%**Location : Beyond The Boiler Room*

Terminal Devices

Air Handler

20%

2022

\$239,000

1

\$10,500

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Sub-basement Fan Room*

Convactor/Radiator

80%

2025

\$364,000

1

\$22,000

Air Conditioning

Conversion Equipment

Window/Wall Unit

10%

2022

\$17,700

1

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

100%

Now

\$39,200

LIFE

* *

2-5

\$47,400

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Throughout Duct Control Dampers*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2022	\$60,500	2	\$500	
			<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Sub-basement Fan Room</i>					
Roof	70%			2022	\$98,800	2	\$1,800	
			<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Main Roof</i>					
Roof	10%	0-2	\$14,100	2037	* *	2	\$200	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Main Roof, 2 Of 8 Units With Multiple Mechanical And Or Electrical Defects</i>					
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$373,000	1		
Water Heater								
Gas Fired	100%			2027	\$51,800	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,900	LIFE	* *	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Lobby And Basement</i>					
			<i>Explanation : Water Backs Up When It Rains</i>					
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	\$2,700	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
Backflow Preventer								
No Component	80%							
Generic	20%			2037	* *	1	\$1,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : Boiler Only</i>					
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	* *	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

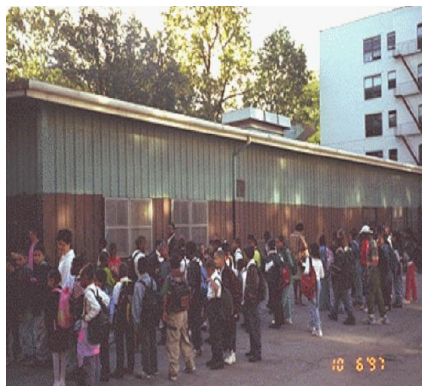
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 140 - BX MINISCHOOL
Address : 916 EAGLE AVENUE @E. 163 STREET
Borough : BRONX **Agency's Number** : X840
Program / Asset # : BOE0277.010 / 405 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 7,620 **Project Type** : EDUCATION
Date of Survey : 27-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2627 **Lot** : 9 **BIN** : 2004469

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$423,300	
Electrical		\$48,400
Mechanical		\$162,100
Total	\$423,300	\$210,400
Importance Code A	\$423,300	
Importance Code B		\$210,400
Total	\$423,300	\$210,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$51,400			\$1,500
Electrical	\$300	\$200	\$100	\$200
Mechanical	\$500	\$400	\$1,100	\$400
Total	\$52,200	\$500	\$1,200	\$2,000
Importance Code A	\$400	\$400	\$400	\$400
Importance Code B	\$51,800	\$100	\$900	\$1,600
Importance Code C				
Total	\$52,200	\$500	\$1,200	\$2,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 140 - BX MINISCHOOL
Asset # : 405

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$59,100	2037	**	5	\$28,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	100%	Now	\$66,400	2052	**	5	\$600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Roof								
Metal Panel	100%	Now	\$297,800	2047	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Ridge Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classrooms Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$600	
Vinyl Tile	95%	Now	\$21,100	2032	**	3	\$4,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$3,900	
Metal Panel	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$30,100	2032	**	5	\$5,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Entry Vestibule</i>								
Exposed Struc: Steel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Structural Steel</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 140 - BX MINISCHOOL
Asset # : 405

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2027	\$14,800	1		
Panelboards								
Fused Disc Sw	10%			2026	\$2,400	5		
Molded Case Bkrs	90%			2026	\$21,500	5	\$200	
Wiring								
Thermoplastic	100%			2027	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$7,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$900	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	20%			2037	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$600	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2027	\$16,900	1-3	\$1,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2027	\$17,900	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted Duct</i>								
<i>Explanation : One Unit</i>								
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 140 - BX MINISCHOOL
Asset # : 405

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2043	**	1	
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2025	\$162,100	2	\$500
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200
Exhaust Fans								
	Interior	100%			2027	\$27,100	2	\$200
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
Water Heater								
	Electric	100%			2025	\$6,700	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 140 - M
Address : 123 RIDGE STREET @ RIVINGTON ST.
Borough : MANHATTAN **Agency's Number** : M140
Program / Asset # : BOE0084.000 / 1703 **Yr Built/Renovated** : 1959 / 2001
Area Sq Ft : 82,834 **Project Type** : EDUCATION
Date of Survey : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 344 **Lot** : 1 **BIN** : 1004091

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$130,400	\$1,231,600
Interior Architecture	\$71,000	\$411,000
Electrical	\$432,500	\$475,300
Mechanical	\$452,400	\$1,007,600
Total	\$1,086,400	\$3,125,500
Importance Code A	\$130,400	\$1,271,100
Importance Code B	\$885,000	\$1,854,300
Importance Code C	\$71,000	
Total	\$1,086,400	\$3,125,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,000		
Interior Architecture		\$7,100	\$7,100	\$35,500
Electrical	\$600	\$1,700	\$2,500	\$2,500
Mechanical	\$16,900	\$12,100	\$18,000	\$60,000
Site Enclosure	\$2,200			
Site Pavements	\$27,000			
Total	\$46,700	\$21,900	\$27,600	\$98,000
Importance Code A	\$8,200	\$9,200	\$8,200	\$8,400
Importance Code B	\$9,400	\$12,700	\$19,400	\$89,600
Importance Code C	\$29,200			
Total	\$46,700	\$21,900	\$27,600	\$98,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$5,400	
Masonry: Brick Cavity	60%	Now	\$130,400	LIFE	**	5	\$32,600	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Pit Area In Basement</i>								
Masonry: Limestone	2%			LIFE	**	5	\$800	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$30,500	
Granite Panels	6%			LIFE	**	5	\$2,400	
Windows								
Aluminum	100%			2045	**	5	\$36,400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$10,500	
Masonry: Limestone	5%			LIFE	**	5	\$700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping Mortar Joints</i>								
Roof								
IRMA/Protected Membrane	55%			2029		10	\$68,500	
IRMA/Protected Membrane	40%			2029		10	\$49,800	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
Roll Roofing	5%			2025		5	\$10,400	
Soffits								
Stucco Cement	100%			2042	**	5	\$2,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,600	
Ceramic Tile	5%			2038	**	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	45%			2034	**	3	\$21,300	
Vinyl Tile 9" X 9"	25%			2029		3	\$11,800	
Wood	10%			2044	**	5	\$23,700	
Interior Walls								
Cast in Place Concrete	5%	Now	\$71,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Pit Area In Basement</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Metal: Cage/Fence	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$31,500	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	30%			2034	**	5	\$47,400	
Exposed Concrete	20%			LIFE	**	5	\$3,900	
Plaster	50%			LIFE	**	5	\$39,500	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2049	**			
Chain Link	20%			2039	**			
Iron Picket	75%	4+	\$2,200	2049	**			
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Side And West Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$25,200	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
Parking/Driveway								
Cast in Place Concrete	90%	Now	\$1,800	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Northwest Corner Of Building</i>								
Pavers/Stone	10%			2032	**			
Activity Yard								
Asphalt	70%			2038	**			
Rubber Matting	30%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Side Of Building</i>								
<i>Explanation : This Is A Poured-in-place Rubber Matting</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	100%			2039	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2028	\$9,600	5	\$100
	Fused Disc Sw	5%			2045	**	5	\$100
	Molded Case Bkrs	80%			2028	\$153,200	5	\$1,700
	Molded Case Bkrs	10%			2045	**	5	\$200
Wiring								
	Braided Cloth	20%	2-4	\$54,600	2054	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	Thermoplastic	80%			2049	**	1	
Motor Controllers								
	Locally Mounted	50%			2027	\$40,300	5	\$300
	Locally Mounted	50%			2034	**	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
Lighting								
Interior Lighting								
	Fluorescent	96%			2034	**	10	\$72,900
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	2%			2034	**	10	\$1,500
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	HID	2%			2034	**	10	\$100
Egress Lighting								
	Emergency, Battery	50%			2029	\$59,600	10	\$10,000
	Exit, Service	50%			2029	\$11,900	1	
Exterior Lighting								
	HID	20%			2024	\$66,800	10	\$100
	No Component	80%						
Alarm								
Security System								
	No Component	80%						
	Generic	20%			2024	\$53,500	1	\$6,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>							
Fire/Smoke Detection								
	No Component	80%						
	Generic, Analog	20%	0-2	\$183,200	2039	**	1-3	\$9,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Manual Pull Station And Bells, Obsolete Fire Alarm System</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$25,700	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$82,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	20%			2024	\$233,000	1	\$10,200	
Convactor/Radiator	80%			2027	\$354,800	1	\$21,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%			2029	\$35,400			
Window/Wall Unit	20%			2024	\$34,500	1		
No Component	78%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,200	
Exhaust Fans								
Interior	20%	Now	\$2,900	2024	\$58,900	2	\$400	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : General Kitchen Exhaust</i>								
Roof	80%			2024	\$110,000	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$617,500	1		
Water Heater								
Gas Fired	100%			2024	\$50,500	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$12,600	4	\$2,600	
Sewage Ejector(s)								
Electric	100%			2029	\$23,900	4	\$4,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	**	1-2	\$700	

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - M

Asset # : 1703

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Chemical System

No Component

Generic

98%

2%

2024

\$600

1-3

\$100

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen Hood

Explanation : Kitchen Hood

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 140 - Q
Address : 116 AVE AND 166 STREET
Borough : QUEENS **Agency's Number** : Q140
Program / Asset # : BOE0787.000 / 1541 **Yr Built/Renovated** : 1929 / 2013
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 12341 **Lot** : 31 **BIN** : 4267260

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$122,400	\$462,000
Interior Architecture	\$716,500	\$54,300
Electrical	\$243,900	\$539,600
Mechanical	\$399,200	\$1,676,100
Total	\$1,482,100	\$2,732,000
Importance Code A	\$122,400	\$501,500
Importance Code B	\$1,239,600	\$2,230,500
Importance Code C	\$120,000	
Total	\$1,482,100	\$2,732,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,000	\$2,200		
Interior Architecture	\$71,000			\$17,600
Electrical	\$9,200	\$2,600	\$2,600	\$17,400
Mechanical	\$17,400	\$10,600	\$16,300	\$40,100
Site Enclosure	\$20,600			
Site Pavements	\$29,500			
Total	\$156,700	\$15,400	\$18,900	\$75,100
Importance Code A	\$18,200	\$9,300	\$7,000	\$7,200
Importance Code B	\$60,700	\$6,200	\$11,900	\$68,000
Importance Code C	\$77,800			
Total	\$156,700	\$15,400	\$18,900	\$75,100



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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$426,500	
Masonry: Limestone	7%	0-2	\$77,400	LIFE	**	5	\$24,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Corners</i>								
Masonry: Limestone	3%			LIFE	**	5	\$10,700	
Windows								
Aluminum	100%			2045	**	5	\$19,000	
Parapets								
Masonry: Brick Cavity	90%	0-2	\$9,000	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	5%			2042	**	5-10	\$3,700	
Roof								
Built-Up (BUR)	93%	2-4	\$45,000	2034	**			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2057	**	10	\$8,400	
Skylight, Metal/Glass	2%			2039	**	10	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Third Floor</i>								
<i>Explanation : One Skylight</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,300	
			<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout Basement, Mechanical Area</i>					
Mosaic Tile	3%	Now	\$43,200	2034	**	5	\$4,200	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Toilets Throughout</i>					
Mosaic Tile	2%			2049	**	5	\$5,600	
Quarry Tile	5%	0-2	\$8,700	2042	**	5	\$4,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Kitchen</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Kitchen</i>					
Terrazzo	5%	4+	\$14,000	LIFE	**	5	\$4,400	
			<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 1st Floor Corridor</i>					
Vinyl Tile	30%	Now	\$61,400	2034	**	3	\$12,700	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	25%			2024	\$331,700	3	\$14,100	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout Corridors 3rd Floor</i>					
Wood	25%	2-4	\$99,300	2044	**	5	\$26,400	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Classrooms Throughout</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$16,200	LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$70,500	2032	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Kitchen</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	4+	\$8,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
Plaster	50%	Now	\$20,500	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Out 3rd Floor</i>								
SGFT/Glazed Masonry	25%	Now	\$49,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair J</i>								
Ceilings								
AcousTileConcealSpLn	10%			2034	**	5	\$14,100	
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Metal Panel	3%			LIFE	**	5	\$4,200	
Plaster	77%	Now	\$60,900	LIFE	**	5	\$54,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Out 3rd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	\$11,700	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	Now	\$8,900	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Base Is Curmbling. Fence Is Loose.</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$17,200	2042	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete	90%			2042	**			
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Masonry: Granite	10%	0-2	\$12,400	LIFE	**			
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*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Steps Throughout*

Activity Yard

Asphalt	75%			2042	**			
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Pavers/Stone	5%			2042	**			
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Rubber Matting	20%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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Raceway

Conduit	95%			2029	\$125,600	1		
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Conduit	5%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$200	
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Fused Knife Sw	25%	2-4	\$35,900	2054	**	5	\$200	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 2nd, 3rd Floor And Basement*

Fused Toggle Switch	5%	2-4	\$7,200	2054	**	5		
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Gymnasium And Basement*

Molded Case Bkrs	55%			2028	\$79,000	5	\$1,000	
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Molded Case Bkrs	5%			2045	**	5	\$100	
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Wiring

Braided Cloth	75%	2-4	\$139,200	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2049	**	1		
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Thermoplastic	15%			2029	\$27,800	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2027	\$56,500	5	\$300	
Locally Mounted	30%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	84%			2039	**	10	\$54,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2034	**	10	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	6%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,600	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
LED	100%			2039	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$68,800	1	\$8,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Hallway And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$13,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$9,200	2042	**	1	\$63,300	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Tube Leak - Boiler No. 2 - Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2029	\$1,201,600	4	\$5,300	
Terminal Devices								
Air Handler	25%			2024	\$249,600	1	\$11,000	
Convactor/Radiator	65%			2027	\$247,100	1	\$14,900	
Fan Coil Unit/Heat	10%	Now	\$2,100	2024	\$106,300	1	\$2,100	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Storage Room.</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$29,600	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	90%			2029	\$227,300	2	\$2,000	
Roof	10%			2029	\$11,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$43,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$10,800	4	\$2,300	
Backflow Preventer								
Generic	100%			2029	\$18,000	1	\$4,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$34,800	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

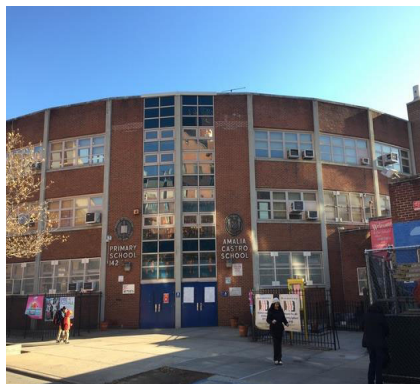
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 142 - M
Address : 100 ATTORNEY STREET @ RIVINGTON ST.
Borough : MANHATTAN **Agency's Number** : M142
Program / Asset # : BOE0085.000 / 1704 **Yr Built/Renovated** : 1976 / 2009
Area Sq Ft : 99,495 **Project Type** : EDUCATION
Date of Survey : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 343 **Lot** : 1 **BIN** : 1004080

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$630,200	\$104,900
Interior Architecture	\$91,500	
Electrical	\$222,400	\$782,600
Mechanical	\$1,648,000	\$99,100
Total	\$2,592,100	\$986,600
Importance Code A	\$630,200	\$144,400
Importance Code B	\$1,870,400	\$842,300
Importance Code C	\$91,500	
Total	\$2,592,100	\$986,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$400	\$24,400		
Interior Architecture	\$21,600	\$22,900	\$3,700	\$18,000
Electrical	\$10,600	\$14,600	\$11,200	\$48,700
Mechanical	\$82,600	\$23,600	\$32,900	\$50,900
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,200	\$89,400	\$51,700	\$121,500
Importance Code A	\$10,300	\$34,200	\$9,900	\$10,100
Importance Code B	\$92,300	\$55,200	\$41,800	\$111,500
Importance Code C	\$16,600			
Total	\$119,200	\$89,400	\$51,700	\$121,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$30,800	
Masonry: Brick Cavity	85%			LIFE	**	5	\$104,900	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$23,100	
Windows								
Aluminum	100%			2037	**	5	\$43,200	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$10,600	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%	4+	\$400	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Southside Of Main Roof</i>								
Roof								
IRMA/Protected Membrane	98%	2-4	\$630,200	2039	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Areas Over All Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Cafeteria And Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2042	**	10	\$2,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,600	
Ceramic Tile	5%			2038	**	5	\$7,400	
Quarry Tile	5%			2042	**	5	\$11,200	
Vinyl Tile	78%			2034	**	3	\$43,500	
Wood	2%			2057	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Wood Floor At Stage</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,600	
Folding Partition	5%	Now	\$91,500	2045	**	5	\$13,500	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Glass: Single Pane	5%			LIFE	**	5	\$8,100	
Metal Panel	5%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Plaster	45%	4+	\$16,600	LIFE	**	5	\$29,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stair Bulkhead At Roof Level</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$36,000	
AcousTileConcealSpLn	20%	Now	\$5,000	2034	**	5	\$18,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Exposed Concrete	35%			LIFE	**	5	\$7,900	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$9,000	
Plaster	10%			LIFE	**	5	\$9,000	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Asphalt	25%			2038	**			
Rubber Matting	10%			2029	\$22,300			
Under Construction	65%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	100%			2029	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	60%			2028	\$114,900	5	\$1,600	
Molded Case Bkrs	20%			2045	**	5	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	0-2	\$54,600	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	80%			2039	**	1		
Motor Controllers								
Locally Mounted	80%			2034	**	5	\$500	
Locally Mounted	20%	Now	\$300	2027	\$16,100	5	\$100	
<i>Not Functioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Cafeteria Moveable Partition</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$30,600	
Generators								
Natural Gas	100%			2025	\$129,600	1	\$38,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Generator Rated At 85 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,700	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$87,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$100	
Incandescent	2%			2029	\$23,600	2		
Egress Lighting								
Emergency, Service	40%			2024	\$20,900	1		
Emergency, Battery	10%			2034	**	10	\$2,400	
Exit, Service	50%			2024	\$14,300	1		
Exterior Lighting								
HID	20%			2024	\$80,200	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$96,400	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only: Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2034

* *

1-3

\$24,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2049

* *

5

\$30,800

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$98,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2039

* *

Terminal Devices

Air Handler

30%

2024

\$419,700

1

\$18,500

Convactor/Radiator

70%

2034

* *

1

\$22,500

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

30%

2024

\$253,300

1

\$13,800

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : 2nd Floor Fan Room*

Window/Wall Unit

60%

2024

\$124,400

1

No Component

10%

Distribution

CW & CHW Wtr

30%

2049

* *

4

\$2,200

Pipe/Pump

No Component

70%

Terminal Devices

Air Handler/Cool/Ht

50% Now

\$10,000

2024

\$502,100

1

\$27,700

*Damper(s) Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Mechanical Rooms*

No Component

50%

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DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	30%	2-4	\$146,100	2039	**	2	\$16,600
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Obsolete Unit</i>								
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,500
Exhaust Fans								
	Interior	40%	Now	\$14,200	2024	\$141,600	2	\$1,000
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Toilet Exhaust</i>								
	Roof	60%	Now	\$19,800	2029	\$99,100	2	\$1,500
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2024	\$60,700	2	\$1,400
Sanitary Piping								
	Cast Iron	100%	Now	\$14,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Basement</i>								
Storm Drain Piping								
	Cast Iron	100%	Now	\$4,100	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$3,200
Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$5,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$52,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 142 - M

Asset # : 1704

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%		2039	**	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 143 - Q
Address : 34-74 113 STREET
Borough : QUEENS **Agency's Number** : Q143
Program / Asset # : BOE0790.000 / 1542 **Yr Built/Renovated** : 1929 / 2008
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 20-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1756 **Lot** : 25 **BIN** : 4043827

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$171,300	\$269,800
Interior Architecture		\$114,400
Electrical	\$305,900	\$996,800
Mechanical	\$99,900	\$470,000
Total	\$577,200	\$1,850,900
Importance Code A	\$171,300	\$289,500
Importance Code B	\$405,800	\$1,561,400
Total	\$577,200	\$1,850,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,700			\$24,000
Interior Architecture		\$24,200	\$3,700	
Electrical	\$9,300	\$13,200	\$10,700	\$9,900
Mechanical	\$30,600	\$43,100	\$21,800	\$58,700
Site Enclosure	\$35,100			
Site Pavements	\$4,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,200	\$84,500	\$40,100	\$96,600
Importance Code A	\$22,100	\$9,400	\$9,400	\$33,600
Importance Code B	\$34,600	\$73,400	\$30,700	\$63,000
Importance Code C	\$39,400	\$1,600		
Total	\$96,200	\$84,500	\$40,100	\$96,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$27,200	
Masonry: Brick Cavity	55%	Now	\$171,300	LIFE	**	5	\$42,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	3%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Pre-Cast Concrete	2%			LIFE	**	5	\$5,100	
Windows								
Aluminum	100%			2051	**	5	\$25,500	
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5	\$7,500	
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Panel	25%			2055	**	5	\$11,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	
Roof								
Built-Up (BUR)	40%			2034	**	10	\$21,300	
Copper/Terne	5%			2057	**	10	\$6,700	
IRMA/Protected Membrane	50%			2029	\$227,000	10	\$26,700	
Single Ply Membrane	5%			2034	**	10	\$2,700	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$27,600	
Ceramic Tile	5%			2038	**	5	\$4,200	
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	45%			2034	**	3	\$14,200	
Vinyl Tile	15%			2037	**	3	\$4,700	
Vinyl Tile	15%			2029	\$114,400	3	\$4,700	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$3,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$10,800	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2042	**	5	\$15,800	
AcousTileSusp.Lay-In	20%			2042	**	5	\$16,800	
Exposed Concrete	15%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2034	**			
Metal Panel	5%			LIFE	**	5	\$5,300	
Plaster	35%			LIFE	**	5	\$18,400	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049		**		
Iron Picket	60%	4+	\$34,900	2064		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 1%</i>								
<i>Location : Side Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$200	2064		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaway</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Cast in Place Concrete	95%			2034		**		
Masonry: Granite	5%	4+	\$4,500	LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Explanation : Need Pointing Repairs</i>								
Activity Yard								
Asphalt	40%			2032		**		
Cast in Place Concrete	55%			2042		**		
Rubber Matting	5%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$19,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Fused Disc Sw	50%			2039		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2029	\$146,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Fused Disc Sw	20%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$129,000	1		
Conduit	30%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	20%			2037	**	5	\$500	
Molded Case Bkrs	70%			2028	\$134,100	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$300	
Locally Mounted	50%			2027	\$40,300	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$29,200	
Generators								
Natural Gas	100%			2025	\$129,600	1	\$36,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$82,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Service	50%			2029	\$24,900	1		
Exit, Service	50%			2029	\$13,700	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	30%			2024	\$114,900	10	\$100	
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2034	**	1	\$10,600	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Front Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2029	\$315,100	1-3	\$17,600	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Stations, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2049	**	1		
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Conversion Equipment

Steam Boiler	100%			2034	**	1	\$94,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units. 4 Obsolete Furnaces Remain On New Wing Roof*

Distribution

Steam Piping/Pump	100%	Now	\$42,000	2049	**			
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*Corroded, Extent : Severe, Area Affected : 10%**Location : Vacuum Pumps, Basement**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pumps, Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 40%**Location : Various Locations*

Terminal Devices

Air Handler	20%			2029	\$267,200	1	\$11,800	
Convactor/Radiator	70%	0-2	\$7,100	2042	**	1	\$19,300	

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : 2nd Floor Hallway*

Fan Coil Unit/Heat	10%			2034	**	1	\$3,100	
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Air Conditioning

Energy Source

Electricity	100%			2045	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	10%			2024	\$19,800	1	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	95%			LIFE	**	2-5	\$50,300
	No Component	5%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : Old Wing</i>				
				<i>Explanation : Old Wing Toilet Rooms Are Not Ventilated</i>				
Exhaust Fans								
	Interior	60%	0-2	\$10,100	2029	\$202,800	2	\$1,400
				<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : House Exhaust Fan, Basement</i>				
	Roof	40%			2034	**	2	\$1,200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2022	\$57,900	2	\$1,400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$14,500	4	\$2,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression								
Standpipe								
	No Component	40%						
	Generic	60%			2039	**	1-5	\$29,800
Sprinkler								
	No Component	98%						
	Generic	2%			2029	\$18,600	1-2	\$500
Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$3,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : 1 Set</i>				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 144 - Q
Address : 93-02 69 AVENUE @KESSEL ST.
Borough : QUEENS **Agency's Number** : Q144
Program / Asset # : BOE0791.000 / 1544 **Yr Built/Renovated** : 1930 / 2002
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 16-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3212 **Lot** : 1 **BIN** : 4076870

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$462,000	\$892,000
Interior Architecture	\$280,600	\$635,700
Electrical	\$109,700	\$693,500
Mechanical	\$241,500	\$515,000
Total	\$1,093,900	\$2,736,100
Importance Code A	\$462,000	\$931,500
Importance Code B	\$631,800	\$1,720,700
Importance Code C		\$83,900
Total	\$1,093,900	\$2,736,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$9,600	\$13,000	
Interior Architecture	\$28,000	\$18,700		\$6,100
Electrical	\$12,600	\$10,000	\$2,100	\$1,600
Mechanical	\$11,300	\$23,400	\$14,900	\$10,100
Total	\$51,900	\$61,700	\$29,900	\$17,800
Importance Code A	\$6,600	\$16,400	\$19,600	\$6,600
Importance Code B	\$45,300	\$45,300	\$10,300	\$11,200
Importance Code C				
Total	\$51,900	\$61,700	\$29,900	\$17,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$42,000	
Masonry: Brick	90%	Now	\$311,400	LIFE	**	5	\$96,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation, Old Coal Room, Room 319</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%			2043	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 319</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$26,500	
Copper/Terne	5%			2062	**	5	\$5,500	
Masonry: Brick	80%			LIFE	**	5	\$18,200	
Roof								
Built-Up (BUR)	95%	Now	\$150,700	2027	\$753,400			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 319, 402</i>								
Copper/Terne	5%			2042	**	10	\$6,800	
Interior								
Floors								
Asphalt Poured	5%	Now	\$7,500	2047	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	3%			2030	\$63,900	5	\$3,100	
Terrazzo	5%			LIFE	**	5	\$4,000	
Vinyl Tile	30%			2022	\$280,600	3	\$11,600	
Vinyl Tile	47%			2027	\$439,500	3	\$24,200	
Wood	10%			2042	**	5	\$19,300	
Interior Walls								
Ceramic Tile	3%			2030	\$83,900	5	\$2,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	90%			LIFE	**	5	\$25,600	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	10%			2032	**	5	\$10,300	
Exposed Concrete	15%			LIFE	**	5	\$2,400	
Plaster	70%			LIFE	**	5	\$45,100	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Gymnasium, Rooms 319 And 402

Plaster	5%	Now	\$14,400	LIFE	**	5	\$3,200	
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Broken/Missing Elements, Extent : Severe, Area Affected : 25%

Location : Stair A

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating

Switchgear / Switchboard

Fused Disc Sw	95%			2027	\$148,700	5	\$300	
Fused Disc Sw	5%			2047	**	5		

Raceway

Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	80%			2026	\$114,900	5	\$1,400	
Molded Case Bkrs	5%			2043	**	5	\$100	

Wiring

Braided Cloth	30%	2-4	\$55,700	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2047	**	1		
Thermoplastic	60%			2027	\$111,400	1		

Motor Controllers

Locally Mounted	70%			2025	\$56,500	5	\$300	
Locally Mounted	30%			2040	**	5	\$100	

Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

98%

2035

**

10

\$60,200

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

LED

2%

2035

**

Egress Lighting

Emergency, Battery

50%

2032

**

10

\$8,100

Exit, Service

50%

2032

**

1

Exterior Lighting

HID

20%

2022

\$54,000

10

No Component

80%

Alarm

Security System

No Component

80%

Generic

20%

2027

\$43,300

1

\$5,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

**

1-3

\$12,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

**

1

Conversion Equipment

Steam Boiler

100%

2040

**

1

\$66,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

**

4

\$5,000

Terminal Devices

Air Handler

20%

2027

\$188,400

1

\$8,300

Convactor/Radiator

60%

2032

**

1

\$13,000

Fan Coil Unit/Heat

20%

2022

\$200,700

1

\$4,300

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$14,000	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,400	
Exhaust Fans								
Interior	100%			2027	\$238,400	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2025	\$88,200	1		
Water Heater								
Gas Fired	100%			2022	\$40,900	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2037	**	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 145 - BK
Address : 100 NOLL STREET BTWN: EVERGREEN AVE., CENTRAL
Borough : BROOKLYN **Agency's Number** : K145
Program / Asset # : BOE0447.000 / 2749 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 100,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,Ph
Block : 3153 **Lot** : 11 **BIN** : 3071915

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,016,300	\$218,000
Interior Architecture	\$1,004,700	\$117,600
Electrical	\$226,500	\$844,500
Mechanical	\$506,200	\$1,906,100
Total	\$2,753,700	\$3,086,300
Importance Code A	\$1,081,000	\$218,000
Importance Code B	\$1,457,300	\$2,868,300
Importance Code C	\$215,400	
Total	\$2,753,700	\$3,086,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,000			
Interior Architecture	\$76,600		\$11,100	\$10,300
Electrical	\$50,600	\$1,900	\$2,900	\$2,500
Mechanical	\$43,600	\$15,200	\$18,100	\$14,100
Site Pavements	\$12,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$218,000	\$21,000	\$36,000	\$30,900
Importance Code A	\$31,000	\$9,900	\$9,900	\$9,900
Importance Code B	\$131,300	\$11,100	\$24,100	\$21,000
Importance Code C	\$55,700		\$2,100	
Total	\$218,000	\$21,000	\$36,000	\$30,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$294,600	
Masonry: Brick	75%	0-2	\$113,900	LIFE	**	5	\$70,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$7,100	
Windows								
Aluminum	100%	Now	\$299,700	2038	**	5	\$6,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$100,200	
Masonry: Limestone	10%			LIFE	**	5-10	\$19,900	
Roof								
Built-Up (BUR)	95%	Now	\$369,900	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 413, 415, 417, 422, And Toilet On 1st Floor, Various Other Areas</i>								
Copper/Terne	5%	Now	\$9,600	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead Stairs</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2029	\$40,900	3	\$4,500	
Cast in Place Concrete	15%			LIFE	**	5	\$98,400	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement Throughout</i>					
Ceramic Tile	5%	Now	\$7,800	2033	**	5	\$3,700	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Staff Bathrooms</i>					
Marble Panels	3%			LIFE	**	5	\$6,800	
Vinyl Tile	30%	Now	\$81,700	2035	**	3	\$16,900	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Corridors</i>					
Vinyl Tile 9" X 9"	25%	Now	\$441,000	2040	**	3	\$14,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Wood	20%	Now	\$52,800	2045	**	5	\$28,100	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rooms 102, 105 And 210</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Rooms 102, 105 And 210</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	8%	Now	\$37,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Electrical Room</i>								
Cast Stone/Terra Cotta	2%	Now	\$20,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Throughout</i>								
Ceramic Tile	3%			2033	**	5	\$4,200	
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Gypsum Board	20%			LIFE	**	5-10	\$47,500	
Masonry: Brick	10%	Now	\$58,100	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Basement Areas</i>								
Marble Panels	5%			LIFE	**	10	\$2,800	
Plaster	50%	Now	\$119,600	LIFE	**	5	\$20,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 301, 401, 402 And Stair 5. Also Staff Room Near Cafeteria And Elevator Area In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 301, 401, 418 And Stair 5. Also Staff Room Near Cafeteria And Elevator Area In Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$15,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor Classrooms</i>								
Gypsum Board	2%	Now	\$9,700	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Restroom</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Restroom</i>								
Masonry:Vault Struct	15%	Now	\$88,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Basement Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Basement Locations</i>								
<i>Explanation : Rusting Steel Supports</i>								
Plaster	73%	Now	\$76,700	LIFE	**	5	\$68,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 401, 402, 418 And Staff Restroom And Main Office And Elevator Area In Basement And Numerous Areas Throughout</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2050	**			
Retaining Walls								
Cast in Place Concrete	10%			2050	**			
Masonry: Fieldstone	90%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$12,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2035	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 2,000 Amperes One Emergency Lighting 200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	**	5	\$400	
Raceway								
Conduit	80%			2030	\$147,400	1		
Conduit	10%			2050	**	1		
Conduit	10%			2060	**	1		
Panelboards								
Fused Disc Sw	30%			2029	\$57,500	5	\$700	
Molded Case Bkrs	20%			2029	\$38,300	5	\$500	
Molded Case Bkrs	10%			2046	**	5	\$300	
Molded Case Bkrs	30%			2038	**	5	\$800	
Molded Case Bkrs	10%	0-2	\$400	2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Explanation : Panel Cover Not Secure, Loose Hardware Within Energized Panel.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$191,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2050	**	1		
Thermoplastic	10%			2060	**	1		
Motor Controllers								
Locally Mounted	60%			2028	\$48,400	5	\$400	
Locally Mounted	20%	2-4	\$16,100	2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	20%			2050	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2040	**	10	\$73,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%	Now	\$5,900	2038	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Stairways</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Stairways</i>								
<i>Explanation : Single Bulb T-8 Fixtures Installed.</i>								
Fluorescent	5%			2025	\$11,800	10	\$4,600	
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium Chandeliers</i>								
HID	5%			2030	\$8,600	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium Ceiling</i>								
<i>Explanation : Recessed Fixtures</i>								
Incandescent	5%	Now	\$35,600	2038	**	2	\$100	
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium Lobby</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$12,100	
Exit, Service	50%			2035	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100% 0-2 \$20,200 2030 \$403,200

*Other Observation, Extent : Moderate, Area Affected : 25%**Location : Roof**Explanation : Conduit To Parapet Fixtures Is Damaged Exposing Conductors.*

Alarm

Security System

No Component

80%

Generic

20%

2030

\$64,600

1

\$7,500

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2038

* *

1-3

\$12,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

4+

\$64,700

2035

* *

1

\$89,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Dual Fuel Steam Boilers Insulation Slightly Damaged.*

Distribution

Steam Piping/Pump

80%

0-2

\$7,100

2030

\$353,700

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Various Areas In Boiler Room And Sub-basement**On Extended Life, Extent : Moderate, Area Affected : 50%**Location : Boiler Room*

Steam Piping/Pump

20%

2040

* *

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%	0-2	\$14,100	2025	\$70,300	1	\$2,800	
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Deteriorating Flexible Connections</i>								
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement Fan Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement Fan Room</i>								
Air Handler	25%	0-2	\$70,300	2025	\$351,500	1	\$13,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement Fan Room</i>								
Convactor/Radiator	10%	0-2	\$53,500	2050	* *	1	\$2,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Defective Steam Traps And Climate Control Systems</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	40%	2-4	\$10,700	2028	\$214,100	1	\$11,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	20%	2-4	\$15,000	2025	\$299,500	1	\$5,800	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms And Gymnasium In The 1924 Wing Of The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1924 Wing Of The Building</i>								
<i>Explanation : Unit Ventilator</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	\$40,500	2040	* *	2	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	2%			2030	\$42,700			
Window/Wall Unit	30%			2025	\$62,500	1		
No Component	63%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%	Now	\$36,900	LIFE	* *	2-5	\$22,300	
<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bird Infested Penthouse.</i>								
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	40%	Now	\$142,300	2040	**	2	\$1,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement And Penthouse</i>								
Roof	60%	2-4	\$10,000	2030	\$99,600	2	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Units Housing On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2050	**	1		
Galvanized Steel	80%	4+	\$7,000	2028	\$351,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Service Valves In Basement</i>								
Water Heater								
Gas Fired	100%			2025	\$61,000	2	\$1,500	
Sanitary Piping								
Cast Iron	100%	2-4	\$73,200	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$4,200	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$15,200	4	\$3,200	
Backflow Preventer								
No Component	98%							
Generic	2%			2035	**	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Back Flow Preventer Serves Boiler Only</i>								
Fixtures								
Generic	100%							
<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Lavatories</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2040	**	1-2	\$800	

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 145 - M
Address : 150 WEST 105 STREET @ AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : M145
Program / Asset # : BOE0088.000 / 1705 **Yr Built/Renovated** : 1961 / 2010
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1859 **Lot** : 1 **BIN** : 1076625

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$383,700	\$187,400
Interior Architecture	\$981,100	\$767,200
Electrical	\$862,900	\$575,300
Mechanical	\$81,300	\$441,400
Total	\$2,308,900	\$1,971,200
Importance Code A	\$383,700	\$226,900
Importance Code B	\$1,668,600	\$1,744,300
Importance Code C	\$256,600	
Total	\$2,308,900	\$1,971,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,100			\$33,700
Interior Architecture	\$16,100		\$10,100	\$12,600
Electrical	\$2,000	\$1,800	\$2,500	\$23,900
Mechanical	\$13,200	\$3,000	\$9,600	\$3,100
Site Pavements				
Total	\$34,400	\$4,800	\$22,200	\$73,400
Importance Code A	\$3,100			\$33,900
Importance Code B	\$15,300	\$4,800	\$22,200	\$39,500
Importance Code C	\$16,100			
Total	\$34,400	\$4,800	\$22,200	\$73,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	2-4	\$179,100	LIFE	**	5	\$111,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, Corners</i>								
Metal Panel	5%			2049	**	5-10	\$42,500	
Window Wall	5%			2049	**	5	\$23,200	
Windows								
Aluminum	100%	0-2	\$167,100	2045	**	5	\$18,700	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$13,700	
Metal Rail	20%			2042	**	5-10	\$61,900	
Roof								
Built-Up (BUR)	5%	4+	\$3,100	2037	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : High Roof</i>								
Copper/Terne	5%			2064	**	10	\$10,600	
IRMA/Protected Membrane	90%			2037	**	10	\$76,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,300	
Ceramic Tile	5%	Now	\$166,800	2044	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	50%			2029	\$731,900	3	\$30,200	
Vinyl Tile 9" X 9"	25%	Now	\$474,100	2039	**	3	\$15,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2044	**	5	\$15,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	4+	\$40,000	2042	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	4+	\$16,100	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	45%	Now	\$104,500	LIFE	**	5	\$18,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	4+	\$112,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell B</i>								
Ceilings								
AcousTileConcealSpLn	30%	4+	\$83,600	2042	**	5	\$30,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%			LIFE	**	5	\$15,100	
Plaster	10%			LIFE	**	5	\$10,100	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2039	**			
Iron Picket	90%			2049	**			
Free Standing Walls								
Masonry: Brick	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Cast in Place Concrete	50%			2034	**			
Pavers/Stone	40%			2032	**			
Rubber Matting	10%			2029	\$13,000			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2029	\$27,700	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	30%			2029	\$11,900	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$156,500	5	\$2,100
Raceway								
	Conduit	100%			2029	\$132,200	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$14,400	5	\$200
	Molded Case Bkrs	90%			2028	\$129,300	5	\$1,800
Wiring								
	Braided Cloth	80%	2-4	\$148,500	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	20%			2029	\$37,100	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$80,600	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
Lighting								
Interior Lighting								
	Fluorescent	90%			2024	\$165,300	10	\$64,400
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	2%			2039	**	10	\$1,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 2%</i>								
<i>Location : Library</i>								
	LED	8%			2024	\$63,700		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : Recent Installation</i>								
Egress Lighting								
	Emergency, Battery	50%			2024	\$56,200	10	\$9,400
	Exit, Service	50%			2024	\$11,200	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

20%

2024

\$62,900

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Perimeter**Explanation : Controlled Via Photocell*

No Component

80%

Alarm

Fire/Smoke Detection

No Component

65%

Generic, Analog

35%

2024

\$301,900

1-3

\$17,300

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Electricity

5%

2049

* *

1

Under Construction

95%

Conversion Equipment

Under Construction

100%

Distribution

Steam Piping/Pump

100%

2039

* *

Terminal Devices

Air Handler

20%

2029

\$219,400

1

\$9,700

Convactor/Radiator

70%

2034

* *

1

\$17,600

Fan Coil Unit/Heat

10%

2037

* *

1

\$2,500

*Recent Installation, Extent : Light, Area Affected : 10%**Location : Gymnasium And Auditorium**Other Observation, Extent : Light, Area Affected : 10%**Location : Gymnasium And Auditorium**Explanation : Electric*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

50%

Now

\$8,100

2024

\$81,300

1

*Broken, Extent : Moderate, Area Affected : 10%**Location : Classrooms*

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$43,500

Exhaust Fans

Interior

80%

2029

\$222,000

2

\$1,900

Roof

20%

2029

\$25,900

2

\$500

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2039	**	1	
Water Heater	Electric	50%			2028	\$34,400	4	\$200
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Under Construction	50%						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$4,700
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2039	**	1-2	\$700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 146 - BX
Address : 968 CAULDWELL AVENUE @ E.163 ST.
Borough : BRONX **Agency's Number** : X146
Program / Asset # : BOE0283.000 / 381 **Yr Built/Renovated** : 1958 / 2000
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 27-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2632 **Lot** : 27 **BIN** : 2004498

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$714,600	\$40,700
Interior Architecture	\$1,268,100	\$303,900
Electrical	\$550,400	\$702,400
Mechanical	\$413,400	\$2,135,900
Total	\$2,946,500	\$3,182,900
Importance Code A	\$714,600	\$610,900
Importance Code B	\$2,231,900	\$2,531,000
Importance Code C		\$41,000
Total	\$2,946,500	\$3,182,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,000			
Interior Architecture	\$40,100	\$31,200	\$1,600	\$11,100
Electrical	\$2,500	\$35,900	\$1,600	\$1,500
Mechanical	\$36,100	\$28,000	\$28,200	\$15,800
Total	\$97,700	\$95,100	\$31,400	\$28,400
Importance Code A	\$27,100	\$8,300	\$8,100	\$8,100
Importance Code B	\$47,200	\$86,800	\$23,300	\$20,300
Importance Code C	\$23,400			
Total	\$97,700	\$95,100	\$31,400	\$28,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$12,700	
Masonry: Brick Cavity	55%	Now	\$119,600	LIFE	**	5	\$29,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Horizontal Expansion Joints</i>								
Metal/Glass Curt Wall	40%	Now	\$368,100	LIFE	**	5	\$40,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Vertical Mullions</i>								
Windows								
Aluminum	100%	Now	\$37,500	2043	**	5	\$18,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium And Room 326</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sound Proof Windows</i>								
Parapets								
Masonry: Brick Cavity	70%	Now	\$19,000	LIFE	**	5	\$7,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Side Of Parapet</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Above Playground</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Side Of Parapet</i>								
Metal Rail	20%			2040	**	5-10	\$39,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,900	
Roof								
Built-Up (BUR)	85%	Now	\$153,400	2032	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Room 302</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room 302, Room 138, Exit 6 Vestibule</i>								
Built-Up (BUR)	10%	Now	\$36,100	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Above Auditorium Stage</i>								
Copper/Terne	5%			2055	**	10	\$15,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,500	LIFE	**	5	\$13,800	
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Pit - Ground Water Infiltrating Through Drain</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030	\$130,700	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	10%			2032	**	3	\$4,700	
Vinyl Tile 9" X 9"	70%	Now	\$104,000	2022	\$1,040,100	3	\$33,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
Wood	5%			2042	**	5	\$11,800	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	65%	Now	\$23,400	LIFE	**	5	\$41,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 102, 202, 302</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2032	**	5	\$31,600	
AcousTileSusp.Lay-In	15%			2032	**	5	\$19,000	
Exposed Concrete	10%			LIFE	**	5	\$2,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	15%	0-2	\$13,200	2027	\$132,100			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Plaster	35%	Now	\$123,900	LIFE	**	5	\$27,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 102, 202, 302</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2027	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2047	**	5	\$100	
Molded Case Bkrs	75%			2027	\$137,000	5	\$1,600	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	80%			2026	\$153,200	5	\$1,700	
Molded Case Bkrs	10%			2043	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$54,600	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2032	**	10	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	83%			2037	**	10	\$62,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$59,000	10	\$9,900	
Exit, Service	50%			2022	\$11,800	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	20%			2022	\$66,100	10	\$100	
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2022	\$53,000	1	\$6,100	

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2022	\$181,300	1-3	\$10,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2	100%			2037	**	5	\$25,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One 10,000 GallonsTank

Conversion Equipment

Steam Boiler	100%			2025	\$530,700	1	\$81,200	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement Boiler Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 #2 Oil Burning Steam Boilers

Distribution

Central Plant Steam Piping/Pmp	10%			2053	**	4	\$600	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Newly Installed Condensate Return Vacuum Pumping System

Central Plant Steam Piping/Pmp	90%			2027	\$1,249,000	4	\$3,600	
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DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	2%	0-2	\$23,100	2037	**	1	\$900	
<i>Noisy/Vibrating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Fan Room Defective Cafeteria Blower Bearings</i>								
Air Handler	18%			2022	\$207,500	1	\$9,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	40%			2025	\$175,600	1	\$10,600	
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Classrooms</i>								
<i>Explanation : The Unit Ventilator Are Accounted For Under The Cooling Section Of This Report</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2032	**	1	\$22,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller, On Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Air Cooled Chiller With 2 Scroll Compressors</i>								
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2047	**	4	\$2,400	
No Component	40%							
Terminal Devices								
Fan Coil - 4 Pipe	55%	Now	\$12,700	2032	**	1	\$13,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Class Rooms</i>								
<i>Explanation : Fan Coil Units Providing Hot And Cold Air</i>								
Fan Coil - 4 Pipe	5%	Now	\$57,600	2037	**	1	\$1,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Defective Unit Ventilator Controller</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	20%			2022	\$58,300	2	\$500
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
	Roof	20%			2022	\$27,200	2	\$500
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
	Roof	60%			2032	* *	2	\$1,500
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	* *	1	
Water Heater								
	Gas Fired	100%	0-2	\$50,000	2027	\$50,000	2	\$1,000
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
HW Heat Exchanger								
	Steam Fired	100%			2027	\$130,600	4	\$8,100
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$1,700
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room, Pumps And Motors Were Recently Refurbished</i>								
Backflow Preventer								
	No Component	95%						
	Generic	5%			2035	* *	1	\$300
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : For AC System Only</i>								
Fixtures								
	Generic	100%						
<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2037	* *	1-2	\$1,200
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 146 - M
Address : 421 EAST 106 STREET BTWN: 1 AVE., FDR DRIVE
Borough : MANHATTAN **Agency's Number** : M146
Program / Asset # : BOE0089.000 / 1706 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 98,703 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1700 **Lot** : 1 **BIN** : 1052999

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$176,800	\$424,500
Interior Architecture	\$123,500	\$1,206,900
Electrical	\$521,100	\$1,071,600
Mechanical	\$167,700	\$968,500
Total	\$989,200	\$3,671,600
Importance Code A	\$176,800	\$464,100
Importance Code B	\$812,300	\$3,207,500
Total	\$989,200	\$3,671,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,100		\$11,300	
Interior Architecture	\$157,100		\$2,800	\$12,000
Electrical	\$8,200	\$6,400	\$6,200	\$6,700
Mechanical	\$77,200	\$14,100	\$22,900	\$14,100
Site Enclosure	\$6,200			
Site Pavements	\$9,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$304,100	\$24,400	\$47,100	\$36,800
Importance Code A	\$74,100	\$9,800	\$21,100	\$9,800
Importance Code B	\$144,700	\$14,600	\$26,000	\$27,000
Importance Code C	\$85,300			
Total	\$304,100	\$24,400	\$47,100	\$36,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	\$63,600	LIFE	**	5	\$105,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	78%	Now	\$65,900	LIFE	**	5	\$82,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Penthouse</i>								
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Above 2nd Floor Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$13,700	
Windows								
Aluminum	100%	Now	\$17,000	2046	**	5	\$9,500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair C Between 2nd And 3rd Floors</i>								
Parapets								
Metal Rail	98%			2035	**	5-10	\$236,600	
Metal Security Bars	2%			2058	**			
Roof								
IRMA/Protected Membrane	75%	Now	\$15,800	2035	**			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gymnasium</i>								
Metal Panel	5%			2043	**	10	\$11,300	
Paver: Asphalt	20%	Now	\$47,300	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Roof Drains And Pavers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$5,000	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$64,600	
Ceramic Tile	2%	0-2	\$6,100	2039	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Terrazzo	3%			LIFE	**	5	\$6,900	
Vinyl Tile	15%			2035	**	3	\$8,300	
Vinyl Tile 9" X 9"	65%			2025	\$1,129,300	3	\$48,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair D Between 1st And 2nd Floors</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Exits And Auditorium</i>								
Wood	5%	0-2	\$5,200	2045	**	5	\$6,900	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium Near Water Fountain</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$5,800	2039	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$21,000	
Masonry: Brick	2%			LIFE	**	10	\$800	
Plaster	45%			LIFE	**	5-10	\$50,200	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%	Now	\$32,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair D</i>								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$7,400	
AcousTileSusp.Lay-In	5%			2035	**	5	\$7,400	
Exposed Concrete	15%	Now	\$38,100	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Oil Tank Room</i>								
Exposed Struc: Steel	3%			LIFE	**	10	\$8,900	
Gypsum Board	22%	0-2	\$7,000	LIFE	**	5	\$40,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Metal Panel	20%			LIFE	**	5	\$73,900	
Plaster	30%			LIFE	**	5-10	\$76,200	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Brick	100%	0-2	\$6,200	2050		**		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : 106th Street Playground</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,100	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,200	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side Walk</i>								
Activity Yard								
Asphalt	50%			2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 106th Street</i>								
Rubber Matting	50%			2030	\$18,600			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch, One 400 Ampere Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	40%	0-2	\$76,600	2055	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Nuisance Tripping Of Breakers In Overloaded Panelboard Lp-lr/br And Lp-1b</i>								
Molded Case Bkrs	10%			2046	**	5	\$300	
Molded Case Bkrs	40%			2052	**	5	\$1,000	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$64,500	5	\$500	
Locally Mounted	20%			2050	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Crawl Space</i>								
<i>Explanation : Pipe Clamps Only</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2040	**	10	\$81,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2040	**	10	\$5,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 6%</i>								
<i>Location : Electrical Room Stage And Fan Room</i>								
LED	4%			2040	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Auditorium And Gymnasium</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$11,900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%	Now	\$199,000	2038	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Parapet Lighting North Wall North Entrance Canopy</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Lighting Fixtures And Wall Mounted Lighting Fixtures</i>								
<i>Outdr Lights On During Daytime, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance Wall And Soffit Of Auditorium Exit.</i>								

Lightning Protection

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lightning Protection
Arresters/Cablings

Generic	100%			2065	**	5	\$2,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Chimney Mounted Air Terminals And Downlead Conductors*

Alarm

Security System

Generic	30%			2030	\$95,600	1	\$11,100	
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Generic	70%			2035	**	1	\$25,800	
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Fire/Smoke Detection

No Component	60%							
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Generic, Analog	40%			2025	\$436,600	1-3	\$25,100	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%			2050	**	1		
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Conversion Equipment

Steam Boiler	100%	Now	\$31,900	2043	**	1	\$88,000	
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*Broken, Extent : Severe, Area Affected : 50%**Location : Vacuum Pump Needs To Be Replaced In Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Boilers*

Distribution

Steam Piping/Pump	100%	Now	\$130,900	2040	**			
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*Corroded, Extent : Severe, Area Affected : 30%**Location : Risers In Stairs C And D And Basement Crawl Space**Leak Evident, Extent : Severe, Area Affected : 30%**Location : Crawl Space Basement Area*

Terminal Devices

Air Handler	15%	Now	\$4,200	2030	\$208,200	1	\$8,200	
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*Controller Not Working, Extent : Moderate, Area Affected : 10%**Location : Auditorium Unit Thermostat Controls*

Convactor/Radiator	75%	Now	\$7,900	2035	**	1	\$21,500	
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*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : No Heat At Stair C*

Fan Coil Unit/Heat	10%			2030	\$147,800	1	\$3,200	
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Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - M

Asset # : 1706

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	5%			2030	\$105,300		
	Window/Wall Unit	50%			2025	\$102,800	1	
	No Component	45%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,100
Exhaust Fans								
	Interior	98%			2025	\$344,100	2	\$3,000
	Roof	2%			2025	\$3,300	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$36,800	2040	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Water Main</i>							
	<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Water Fountains On All Floors</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement Crawl Space</i>							
	<i>Explanation : Valves Are Not Working Need To Be Replaced</i>							
Water Heater								
	Gas Fired	100%			2028	\$60,200	2	\$1,400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$2,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Ground Floor And Boiler Room</i>							
	<i>Explanation : Duplex Unit</i>							
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st To 3rd Floor</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2040	**	1-2	\$2,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor Storage Rooms</i>							
	<i>Explanation : Partial System</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 146 - Q
Address : 98-01 159 AVENUE
Borough : QUEENS **Agency's Number** : Q146
Program / Asset # : BOE0793.000 / 1547 **Yr Built/Renovated** : 1936 / 2004
Area Sq Ft : 80,900 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 14168 **Lot** : 16 **BIN** : 4295163

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$74,200	\$114,600
Interior Architecture	\$584,900	\$37,100
Electrical	\$387,700	\$560,000
Mechanical		\$2,656,600
Total	\$1,046,700	\$3,368,300
Importance Code A	\$74,200	\$257,900
Importance Code B	\$919,500	\$3,073,200
Importance Code C	\$53,000	\$37,100
Total	\$1,046,700	\$3,368,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$23,400		
Interior Architecture	\$62,800	\$7,300	\$7,700	\$15,400
Electrical	\$17,900	\$8,200	\$8,500	\$33,300
Mechanical	\$36,900	\$19,000	\$33,600	\$15,400
Site Enclosure	\$2,100			
Total	\$119,700	\$57,900	\$49,800	\$64,100
Importance Code A	\$8,000	\$30,600	\$8,000	\$7,400
Importance Code B	\$87,000	\$27,300	\$37,100	\$56,700
Importance Code C	\$24,700		\$4,800	
Total	\$119,700	\$57,900	\$49,800	\$64,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$31,600	
Masonry: Brick	20%			LIFE	**	5	\$27,000	
Masonry: Brick	65%			LIFE	**	5	\$87,600	
Masonry: Granite	5%			LIFE	**	5	\$5,100	
Masonry: Limestone	7%			LIFE	**	5	\$7,100	
Windows								
Aluminum	100%			2045	**	5	\$38,200	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$13,000	
Masonry: Limestone	5%			LIFE	**	5	\$1,200	
Metal Rail	2%			2042	**	5-10	\$6,700	
Metal: Cage/Fence	23%			2042	**	5-10	\$33,200	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$74,200	
Copper/Terne	5%			2057	**	10	\$9,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,800	
Ceramic Tile	5%			2038	**	5	\$5,900	
Vinyl Tile	50%			2034	**	3	\$22,000	
Vinyl Tile 9" X 9"	30%	2-4	\$414,300	2039	**	3	\$13,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout, 3rd Floor Corridor And Classrooms</i>								
Wood	10%			2044	**	5	\$22,000	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$9,500	
Concrete Masonry Unit	5%	Now	\$22,600	LIFE	**	5	\$3,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	65%	Now	\$53,000	LIFE	**	5	\$37,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$117,500	2042	**	5	\$17,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	20%			LIFE	**	5	\$3,400	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	3%			2029	\$22,800			
Metal Panel	10%	4+	\$9,700	LIFE	**	5	\$13,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	40%	Now	\$30,500	LIFE	**	5	\$27,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2049	**			
Iron Picket	55%	4+	\$2,100	2064	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 99th Street</i>								
Free Standing Walls								
Cast in Place Concrete	60%			2064	**			
Masonry: Brick	40%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	98%			2042	**			
Pavers/Stone	2%			2038	**			
Activity Yard								
Asphalt	95%			2038	**			
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	50%			2029	\$91,300	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
	Fused Disc Sw	50%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
	Conduit	90%			2029	\$165,900	1	
	Conduit	10%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$19,200	5	\$200
	Fused Knife Sw	5%	2-4	\$9,600	2054	**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	35%			2045	**	5	\$700
	Molded Case Bkrs	50%			2028	\$95,800	5	\$1,100
Wiring								
	Thermoplastic	70%			2029	\$191,000	1	
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	80%			2042	**	5	\$400
	Locally Mounted	20%			2027	\$16,100	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
Stand-by Power								
Transfer Switches								
	Automatic	100%			2046	**	1	\$24,900
Generators								
	Natural Gas	100%			2042	**	1	\$31,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$3,000
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$71,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	40%			2024		10	\$7,800	
Emergency, Battery	10%			2034	**	10	\$2,000	
Exit, Service	50%			2024		1		
Exterior Lighting								
HID	30%			2034	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Front And Rear Of The Building</i>								
<i>Explanation : Intrusion Alarm System And CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024		1-3	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells Only</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	**	1		
Interruptible Gas/Dual Fuel	90%			2049	**	1		
Conversion Equipment								
Radiant Heater	10%			2029		2	\$3,800	
Steam Boiler	90%			2034	**	1	\$72,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	\$7,200	2029	\$35,800			
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Building Management System, Throughout</i>								
Steam Piping/Pump	80%			2029	\$286,200			
No Component	10%							
Terminal Devices								
Air Handler	15%			2034	**	1	\$7,500	
Convactor/Radiator	25%			2027	\$108,300	1	\$6,500	
Fan Coil Unit/Heat	50%			2029	\$605,800	1	\$13,100	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2034	**	1	\$30,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 2 Units - Basement Air Conditioning Room</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2039	**	4	\$3,200	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2034	**	1	\$7,500	
Fan Coil - 4 Pipe	65%			2029	\$984,900	1	\$17,000	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2029	\$104,400	2	\$45,100	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,100	
Exhaust Fans								
Interior	90%			2029	\$259,000	2	\$2,200	
Roof	10%			2029	\$13,400	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$128,800	4	\$12,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Submersible	100%			2022	\$2,700	4	\$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$23,800	1-2	\$700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 147 - BK
Address : 325 BUSHWICK AVENUE BTWN: MC KIBBEN ST. - SEIGEL ST.
Borough : BROOKLYN **Agency's Number** : K147
Program / Asset # : BOE0448.000 / 1348 **Yr Built/Renovated** : 1906 / 1996
Area Sq Ft : 142,000 **Project Type** : EDUCATION
Date of Survey : 11-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3091 **Lot** : 1 **BIN** : 3071418

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$433,300	\$185,200
Interior Architecture	\$2,898,000	\$527,700
Electrical	\$566,300	\$919,300
Mechanical	\$90,700	\$985,600
Total	\$3,988,200	\$2,617,700
Importance Code A	\$433,300	\$230,000
Importance Code B	\$3,099,900	\$1,978,200
Importance Code C	\$455,100	\$409,600
Total	\$3,988,200	\$2,617,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,200		
Interior Architecture	\$86,500	\$5,300		\$16,500
Electrical	\$2,600	\$39,400	\$1,100	\$800
Mechanical	\$25,500	\$50,000	\$25,300	\$20,400
Total	\$114,600	\$95,900	\$26,400	\$37,700
Importance Code A	\$14,100	\$15,600	\$14,100	\$14,100
Importance Code B	\$68,300	\$80,300	\$12,300	\$23,700
Importance Code C	\$32,200			
Total	\$114,600	\$95,900	\$26,400	\$37,700



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DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$60,500	LIFE	**	5	\$50,200	
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Foundation Wall</i>					
Masonry: Brick	80%			LIFE	**	5	\$80,300	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	10%			LIFE	**	5	\$7,500	
Windows								
Aluminum	100%	Now	\$162,700	2043	**	5	\$9,100	
			<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$11,800	
Metal Panel	5%			2047	**	5	\$2,400	
Roof								
Asphalt Shingle	20%			2030	\$54,600	10	\$2,500	
Built-Up (BUR)	45%	Now	\$48,500	2032	**			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Main Roof</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rooms 452, 453, 455, Library</i>					
Built-Up (BUR)	15%	Now	\$161,600	2037	**			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Over Auditorium</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Over Auditorium</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Over Auditorium</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Over Auditorium</i>					
Cast in Place Concrete	20%			LIFE	**			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Asphalt Poured	10%	Now	\$9,200	2032	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Cast in Place Concrete	5%	Now	\$23,300	LIFE	**	5	\$23,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$21,700	2036	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%			2032	**	5	\$10,500	
Vinyl Tile	63%	0-2	\$1,201,100	2037	**	3	\$49,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	15%	Now	\$1,109,300	2067	**	5	\$29,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$32,200	2030	\$322,100	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$455,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement, Old Coal Bunkers</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Foundation</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Old Coal Bunkers</i>								
Metal Panel	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	80%			LIFE	**	5	\$87,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			
Masonry:Vault Struct	5%			LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Under Sidewalk</i>								
Plaster	90%	Now	\$132,400	LIFE	**	5	\$118,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$600	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$600	
Raceway								
Conduit	100%			2027	\$264,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$300	
Molded Case Bkrs	90%			2026	\$215,400	5	\$3,400	
Wiring								
Braided Cloth	90%	2-4	\$333,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2027	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$130,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$102,200	10	\$17,100	
Exit, Service	50%			2022	\$20,400	1		
Exterior Lighting								
HID	100%			2032	**	10	\$400	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$140,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$10,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%			2027	\$299,500	1	\$13,200	
Convactor/Radiator	85%			2032	**	1	\$39,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$29,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$31,700	
No Component	60%							
Exhaust Fans								
Interior	20%			2027	\$101,000	2	\$900	
Roof	20%			2032	**	2	\$900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galvanized Steel	80%	Now	\$49,800	2025	\$498,500	1		
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Teacher Bath Room And 4th Floor Student Bathrooms</i>								
<i>Explanation : Not Enough Pressure</i>								
Water Heater								
Gas Fired	100%			2027	\$86,600	2	\$2,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$1,100	2032	**	4	\$3,000	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1 Motor, Basement</i>								
Sewage Ejector(s)								
Electric	100%	Now	\$40,900	2037	**	4	\$5,700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$8,700	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2037	**	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 147 - Q
 Address : 218-01 116 AVENUE
 Borough : QUEENS Agency's Number : Q147
 Program / Asset # : BOE0794.000 / 1548 Yr Built/Renovated : 1930 / 1996
 Area Sq Ft : 80,000 Project Type : EDUCATION
 Date of Survey : 08-Jun-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 11300 Lot : 1 BIN : 4243743

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$986,000	\$128,000
Interior Architecture	\$146,800	\$590,800
Electrical	\$563,800	\$565,600
Mechanical	\$457,300	\$964,700
Total	\$2,153,900	\$2,249,200
Importance Code A	\$986,000	\$167,500
Importance Code B	\$1,167,900	\$2,081,700
Total	\$2,153,900	\$2,249,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$9,800
Interior Architecture	\$25,900	\$4,800	\$10,300	\$28,300
Electrical	\$900	\$2,600	\$3,200	\$15,900
Mechanical	\$47,400	\$12,000	\$18,500	\$28,600
Site Enclosure	\$1,700			
Total	\$75,900	\$19,300	\$31,900	\$82,500
Importance Code A	\$7,900	\$7,900	\$7,900	\$17,900
Importance Code B	\$68,000	\$6,600	\$24,000	\$64,700
Importance Code C		\$4,800		
Total	\$75,900	\$19,300	\$31,900	\$82,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$412,400	LIFE	**	5	\$128,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation</i>								
Masonry: Limestone	5%	Now	\$157,200	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills, Corners</i>								
Windows								
Aluminum	100%	Now	\$342,200	2045	**	5	\$19,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$17,700	
Masonry: Limestone	5%			LIFE	**	5	\$1,200	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$74,200	
Copper/Terne	5%			2044	**	10	\$9,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,800	
Ceramic Tile	5%			2038	**	5	\$5,900	
Terrazzo	5%			LIFE	**	5	\$4,600	
Traffic Topping	5%	Now	\$77,800	2039	**	5	\$3,700	
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	50%			2029	\$533,000	3	\$22,000	
Vinyl Tile 9" X 9"	5%	Now	\$69,100	2039	**	3	\$2,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Classrooms, Corridors</i>								
Wood	25%			2044	**	5	\$55,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2032	**	5	\$9,500	
Masonry: Brick	10%			LIFE	**			
Plaster	60%			LIFE	**	5	\$34,300	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Plaster	85%	4+	\$25,900	LIFE	**	5	\$57,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 127</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

2%

2049

* *

Iron Picket

98%

2064

* *

Retaining Walls

Cast in Place Concrete

100% 4+

\$1,700

2064

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Areaway*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

On-Site Walkways

Cast in Place Concrete

100%

2034

* *

Activity Yard

Asphalt

100%

2038

* *

Electrical

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$39,500

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Fused Disc Sw

100%

2029

\$156,500

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three Vertical Sections*

Raceway

Conduit

90%

2029

\$119,000

1

Conduit

10%

2039

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$14,400

5

\$200

Molded Case Bkrs

80%

2028

\$114,900

5

\$1,700

Molded Case Bkrs

10%

2037

* *

5

\$200

Wiring

Braided Cloth

90% 2-4

\$167,100

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2039

* *

1

Motor Controllers

Locally Mounted

80%

2027

\$64,500

5

\$400

Locally Mounted

20%

2034

* *

5

\$100

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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Lighting

Interior Lighting

Fluorescent	97%			2037	**	10	\$71,200	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED	3%			2037	**			
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Egress Lighting

Emergency, Battery	30%			2024	\$34,600	10	\$5,800	
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Emergency, Battery	20%			2037	**	10	\$3,900	
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Exit, Service	30%			2024	\$6,900	1		
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Exit, Service	20%			2037	**	1		
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Exterior Lighting

HID	30%			2024	\$96,800	10	\$100	
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No Component	70%							
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Alarm

Security System

No Component	70%							
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Generic	30%			2037	**	1	\$9,000	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Perimeter Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	70%							
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Generic, Analog	30%	2-4	\$265,400	2039	**	1-3	\$13,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2049	**	1		
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Conversion Equipment

Steam Boiler	100%			2042	**	1	\$79,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	\$21,200	2049	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	90%			2029	\$318,400			
Terminal Devices								
Air Handler	30%			2024	\$337,500	1	\$14,800	
Convactor/Radiator	60%			2027	\$257,000	1	\$15,500	
Fan Coil Unit/Heat	10%			2024	\$119,800	1	\$2,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$16,700	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Interior	95%	0-2	\$13,500	2029	\$270,400	2	\$1,900	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Roof	5%			2039	**	2	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : One Abandoned Unit Remains On Lower Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$70,200	1		
Water Heater								
Gas Fired	100%			2028	\$48,800	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$12,200	4	\$2,500	
Backflow Preventer								
Generic	100%			2029	\$20,300	1	\$4,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
Generic								
		100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Fire Suppression								
Sprinkler								
No Component								
		98%						
Generic								
		2%			2029	\$15,700	1-2	\$500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 147 - Q MINISCHOOL
Address : 218-01 116 AVENUE
Borough : QUEENS **Agency's Number** : Q851
Program / Asset # : BOE0794.010 / 2762 **Yr Built/Renovated** : 1972 / 1999
Area Sq Ft : 9,000 **Project Type** : EDUCATION
Date of Survey : 08-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 11300 **Lot** : 1 **BIN** : 4243743

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$51,400	
Interior Architecture	\$114,300	\$120,300
Electrical		\$52,200
Mechanical		\$336,500
Total	\$165,700	\$509,000
Importance Code A	\$51,400	
Importance Code B	\$114,300	\$509,000
Total	\$165,700	\$509,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,600	\$900		
Interior Architecture	\$7,900		\$1,700	
Electrical	\$40,100	\$300	\$400	\$11,200
Mechanical	\$3,900	\$500	\$1,300	\$53,700
Total	\$76,400	\$1,600	\$3,300	\$64,900
Importance Code A	\$25,000	\$1,300	\$400	\$21,700
Importance Code B	\$51,400	\$300	\$2,900	\$43,300
Importance Code C				
Total	\$76,400	\$1,600	\$3,300	\$64,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q MINISCHOOL

Asset # : 2762

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$24,600	2039	**	5	\$30,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2037	**	5	\$1,700	
Roof								
Metal Panel	100%			2042	**	10	\$51,400	
Interior								
Floors								
Mosaic Tile								
	3%	Now	\$7,900	2042	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	97%			2029		3	\$5,000	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$4,500	
Metal Panel	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In								
	100%	Now	\$114,300	2049	**	5	\$6,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw								
	100%			2029	\$2,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical - Mechanical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$52,200	5		
Raceway								
Conduit								
	100%			2029	\$14,800	1		
Panelboards								
Fused Disc Sw	10%			2028	\$2,400	5		
Molded Case Bkrs	90%			2028	\$21,500	5	\$200	
Wiring								
Thermoplastic								
	100%			2029	\$19,800	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q MINISCHOOL

Asset # : 2762

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$100	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Lighting								
Interior Lighting Fluorescent	100%			2037	**	10	\$8,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Battery	50%			2037	**	10	\$1,100	
Exit, Service	50%			2037	**	1		
Exterior Lighting HID	30%			2024		\$10,900	10	
No Component	70%							
Alarm								
Security System No Component	70%							
Generic	30%			2037	**	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%	2-4	\$29,900	2039	**	1-3	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity	100%			2039	**	1		
Conversion Equipment Furnace	100%			2024	\$21,200	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q MINISCHOOL

Asset # : 2762

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Conversion Equipment							
	Interior Pkg Unit - Cooling	100%			2027	\$336,500	2	\$600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Mechanical Room</i>								
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000
	Exhaust Fans							
	Interior	100%			2024	\$32,000	2	\$300
Plumbing	H/C Water Piping							
	Brass/Copper	100%	0-2	\$3,400	2039	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main Valve, Mechanical Room</i>								
	Water Heater							
	Electric	100%			2027	\$7,900	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 148 - BK
Address : 185 ELLERY ST. (NEAR THROOP AVE.)
Borough : BROOKLYN **Agency's Number** : K148
Program / Asset # : BOE0972.000 / 2888 **Yr Built/Renovated** : 1907 / 2000
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1726 **Lot** : 14 **BIN** : 3048352

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$65,800	\$269,500
Interior Architecture	\$562,000	\$123,900
Electrical	\$271,900	\$285,700
Mechanical	\$206,000	\$1,246,500
Total	\$1,105,700	\$1,925,600
Importance Code A	\$65,800	\$269,500
Importance Code B	\$845,500	\$1,598,400
Importance Code C	\$194,400	\$57,700
Total	\$1,105,700	\$1,925,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$58,400	\$3,800		\$12,300
Electrical	\$19,300	\$3,300	\$24,700	\$3,400
Mechanical	\$41,200	\$14,100	\$17,400	\$14,100
Total	\$118,900	\$21,200	\$42,000	\$29,800
Importance Code A	\$8,900	\$8,900	\$9,100	\$8,900
Importance Code B	\$110,000	\$8,400	\$32,900	\$20,900
Importance Code C		\$3,800		
Total	\$118,900	\$21,200	\$42,000	\$29,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$51,500		
Masonry: Brick	80%			LIFE	**	5	\$75,300		
Masonry: Granite	3%			LIFE	**	5	\$2,100		
Masonry: Limestone	10%			LIFE	**	5	\$7,100		
Windows									
Aluminum	100%	2-4	\$65,800	2044	**	5	\$14,700		
<i>Air Infiltration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$51,200		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Masonry: Brick	50%			LIFE	**	5	\$6,600		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Roof									
Modified Bitumen	100%			2036	**	10	\$91,500		
Interior									
Floors									
Cast in Place Concrete	10%	0-2	\$8,400	LIFE	**	5	\$33,100		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$46,900	2031	**	5	\$3,800		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Terrazzo	10%	0-2	\$37,500	LIFE	**	5	\$11,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	65%			2033	**	3	\$49,200		
Wood	10%			2056	**	5	\$28,400		
Interior Walls									
Ceramic Tile	3%			2037	**	5	\$7,700		
Ceramic Tile	2%	Now	\$151,200	2043	**	5	\$2,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement Stair B</i>									
Glazed Ceramic Panel	5%	Now	\$43,200	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Gymnasium, Hallways And Staircases Throughout</i>									
Gypsum Board	10%			LIFE	**	5	\$15,400		
Masonry: Brick	5%			LIFE	**				
Plaster	75%			LIFE	**	5	\$57,700		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	5%	0-2	\$7,500	2041	**	5	\$3,800	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

AcousTileConcealSpLn	5%			2041	**	5	\$9,500	
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AcousTileSusp.Lay-In	15%			2041	**	5	\$22,700	
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Metal Panel	5%	Now	\$134,800	LIFE	**	5	\$9,500	
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*Bent/Warped Elements, Extent : Severe, Area Affected : 60%**Location : Kitchen**Deformed/Dented, Extent : Severe, Area Affected : 60%**Location : Kitchen*

Plaster	70%	0-2	\$148,400	LIFE	**	5	\$66,200	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Site Enclosure

Fence/Gates

Iron Picket	100%			2063	**			
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Retaining Walls

Cast in Place Concrete	100%			2063	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Rubber Matting	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Vertical Sections*

Raceway

Conduit	30%			2048	**	1		
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Conduit	70%			2028	\$129,000	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Molded Case Bkrs	65%			2027	\$124,500	5	\$1,500	
Molded Case Bkrs	30%			2044	**	5	\$700	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	30%			2048	**	1		
Motor Controllers								
Locally Mounted	40%			2026	\$32,300	5	\$200	
Locally Mounted	20%	2-4	\$16,100	2048	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	40%			2033	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	93%			2033	**	10	\$76,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2033	**	10	\$4,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	1%			2023	\$10,700	2		
LED	1%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$10,900	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	30%			2033	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$17,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Steam Boiler

100%

2033

* *

1

\$89,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Steam Piping/Pump

100%

0-2

\$8,000

2028

\$398,000

*Corroded, Extent : Moderate, Area Affected : 3%**Location : Vacuum Condensate Pump*

Terminal Devices

Air Handler

10%

2033

* *

1

\$5,600

Convactor/Radiator

90%

2026

\$433,600

1

\$26,200

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Split Unit

10%

2036

* *

*Other Observation, Extent : Light, Area Affected : 10%**Location : Auditorium**Explanation : 6 New Units. R-410a*

Window/Wall Unit

70%

2023

\$131,300

1

No Component

20%

Terminal Devices

Fan Coil - 2 Pipe

10%

2036

* *

1

\$2,900

No Component

90%

Heat Rejection

Air Cooled Condenser

10%

2036

* *

2

\$6,300

Unit

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

65%

LIFE

* *

2-5

\$32,600

No Component

35%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	15%			2033	**	2	\$400	
Roof	50%			2023	\$74,700	2	\$1,400	
No Component	35%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2038	**	1		
Galvanized Steel	80%	Now	\$6,300	2026	\$315,900	1		
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Water Line In Basement</i>					
Water Heater								
Gas Fired	100%			2026	\$54,900	2	\$1,300	
Sanitary Piping								
Cast Iron	100%	Now	\$13,200	LIFE	**	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : East Side Of 1st Floor</i>					
			<i>Explanation : Water Backs Up With Heavy Rain</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$44,100	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 148 - Q
Address : 89-02 32 AVENUE
Borough : QUEENS **Agency's Number** : Q148
Program / Asset # : BOE0795.000 / 1549 **Yr Built/Renovated** : 1929 / 2007
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 06-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1419 **Lot** : 1 **BIN** : 4034841

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,800	\$135,300
Interior Architecture	\$620,600	\$107,600
Electrical	\$484,300	\$689,100
Mechanical	\$853,700	\$333,900
Total	\$1,997,400	\$1,265,900
Importance Code A	\$38,800	\$153,100
Importance Code B	\$1,958,600	\$1,112,800
Total	\$1,997,400	\$1,265,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,000	\$25,400	\$14,600	
Interior Architecture	\$111,600			\$8,500
Electrical	\$3,100	\$30,000	\$3,100	\$2,200
Mechanical	\$14,000	\$15,900	\$21,700	\$14,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$162,700	\$75,200	\$43,400	\$28,800
Importance Code A	\$38,200	\$33,800	\$22,800	\$8,200
Importance Code B	\$108,400	\$41,400	\$20,600	\$20,600
Importance Code C	\$16,100			
Total	\$162,700	\$75,200	\$43,400	\$28,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$23,700	
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$59,400	
Concrete Masonry Unit	2%			LIFE	**	5	\$1,200	
Masonry: Brick	25%			LIFE	**	5	\$23,700	
Masonry: Brick	55%			LIFE	**	5	\$52,200	
Masonry: Granite	5%	0-2	\$30,000	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$29,300	
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$10,900	
Masonry: Brick	75%			LIFE	**	5	\$13,200	
Metal Rail	15%			2040	**	5-10	\$47,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,200	
Roof								
Built-Up (BUR)	65%			2032	**	10	\$38,800	
Copper/Terne	5%			2062	**	10	\$7,500	
Single Ply Membrane	30%			2032	**	10	\$17,900	
Interior								
Floors								
Cast in Place Concrete	22%			LIFE	**	5	\$65,200	
Ceramic Tile	5%			2036	**	5	\$6,800	
Marble Panels	3%	0-2	\$15,700	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2040	**	5	\$10,200	
Terrazzo	5%	0-2	\$16,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	0-2	\$24,600	2032	**	3	\$10,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$95,700	2022	\$478,400	3	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1929 Wing Throughout</i>								
Wood	10%			2055	**	5	\$25,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,200	
Gypsum Board	15%			LIFE	**	5	\$9,500	
Marble Panels	3%	Now	\$13,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	57%			LIFE	**	5	\$18,000	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%	Now	\$1,300	2040	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	0-2	\$14,600	2040	**	5	\$16,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$46,600	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	50%	0-2	\$19,000	LIFE	**	5	\$42,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	45%			2027	\$17,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	45%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2047	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect For Emergency</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2047	**	5	\$100	
Fused Knife Sw	80%	0-2	\$146,100	2057	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Raceway								
Conduit	70%			2027	\$129,000	1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	30%			2043	**	5	\$700	
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,500	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	30%			2040	**	5	\$200	
Locally Mounted	70%			2025	\$56,500	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2032	**	10	\$81,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2037	**	10	\$100	
HID	2%			2022	\$3,100	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$66,200	10	\$11,100	
Exit, Service	50%			2022	\$13,200	1		
Exterior Lighting								
HID	100%			2027	\$371,000	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$6,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$17,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	20%			2047	**	1		
Interruptible Gas/Dual Fuel	80%			2047	**	1		
Conversion Equipment								
Furnace	20%			2032	**	1	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 7 Rooftop Units</i>								
Steam Boiler	80%			2040	**	1	\$72,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	80%			2047	**	4	\$3,600	
No Component	20%							
Terminal Devices								
Air Handler	20%			2022	\$258,700	1	\$11,400	
Convactor/Radiator	40%			2025	\$197,000	1	\$11,900	
Fan Coil Unit/Heat	20%			2022	\$275,600	1	\$5,900	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2032	**	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 7 Rooftop Units</i>								
Window/Wall Unit	30%			2022	\$57,500	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	
Exhaust Fans								
Interior	80%			2022	\$261,800	2	\$2,300	
Roof	20%			2032	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%	2-4	\$1,600	2025	\$80,700	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main In Basement</i>								
Water Heater								
Gas Fired	100%			2026	\$56,100	2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2032	**	4	\$1,900	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1, 2r, 2, 3r, 3.</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	No Component	80%						
	Generic	20%		2047	**	1-5	\$9,300	
	Sprinkler							
	No Component	80%						
	Generic	20%		2047	**	1-2	\$5,200	
	Chemical System							
	Generic	100%		2025	\$27,900	1-3	\$3,700	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 149 - BK ANNEX
Address : 373 PENNSYLVANIA AVENUE
Borough : BROOKLYN **Agency's Number** : K848
Program / Asset # : BOE1139.000 / 14885 **Yr Built/Renovated** :
Area Sq Ft : 9,001 **Project Type** : EDUCATION
Date of Survey : 11-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3772 **Lot** : 6 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$52,300
Mechanical		\$227,500
Total		\$279,800
Importance Code B		\$279,800
Total		\$279,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,700			\$13,300
Interior Architecture	\$26,600	\$800	\$600	\$1,900
Electrical	\$300	\$400	\$300	\$300
Mechanical	\$1,200	\$1,300	\$5,500	\$1,300
Site Pavements	\$12,400			
Total	\$70,100	\$2,500	\$6,400	\$16,800
Importance Code A	\$29,700			\$13,300
Importance Code B	\$40,400	\$2,500	\$5,800	\$3,500
Importance Code C			\$600	
Total	\$70,100	\$2,500	\$6,400	\$16,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 149 - BK ANNEX

Asset # : 14885

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$11,200	LIFE	**	5	\$4,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Masonry: Brick	90%			LIFE	**	5	\$10,400	
Windows								
Aluminum	100%			2045	**	5	\$2,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$800	
Masonry: Brick	75%			LIFE	**	5	\$5,600	
Metal: Cage/Fence	10%	Now	\$1,600	2042	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
Roof								
Built-Up (BUR)	50%			2034	**	10	\$13,300	
Modified Bitumen	32%	Now	\$12,300	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	18%			2039	**	10	\$4,800	
Soffits								
Stucco Cement	100%	Now	\$4,600	2042	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
Ceramic Tile	10%	Now	\$5,600	2038	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Vinyl Tile	45%			2034	**	3	\$2,300	
Vinyl Tile 9" X 9"	33%	2-4	\$15,700	2029	\$52,300	3	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor, Kitchen</i>								
Vinyl Tile 9" X 9"	7%			2039	**	3	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 149 - BK ANNEX

Asset # : 14885

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,200	
Concrete Masonry Unit	75%			LIFE	**	5	\$7,200	
Plaster	20%			LIFE	**	5	\$1,400	
Ceilings								
AcousTile,Adhered	41%	Now	\$5,200	2034	**	5	\$2,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
AcousTile,Adhered	19%			2049	**	5	\$2,400	
Plaster	40%			LIFE	**	5	\$3,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	89%	Now	\$6,100	2042	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side At North End</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side At North End</i>								
<i>Explanation : Tree Root Lifting Sidewalk Slab</i>								
Cast in Place Concrete	11%			2049	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%	4+	\$6,300	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 149 - BK ANNEX

Asset # : 14885

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5		
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$200	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$8,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$6,500	10	\$1,100	
Exit, Service	50%			2029	\$1,300	1		
Exterior Lighting								
LED	100%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$8,700	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$29,900	1-3	\$1,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2055	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Terminal Devices								
Air Handler	100%			2029	\$126,600	1	\$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 149 - BK ANNEX

Asset # : 14885

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$600	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$11,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$100,900	1	\$5,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Exhaust Fans								
Interior	80%			2034	**	2	\$200	
Roof	20%			2034	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Electric	100%			2027	\$7,900	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$600	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 149 - BK THE DANNY KAYE SCHOOL
Address : 700 SUTTER AVENUE @VERMONT ST.
Borough : BROOKLYN **Agency's Number** : K149
Program / Asset # : BOE0449.000 / 1349 **Yr Built/Renovated** : 1906 / 2008
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 03-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3774 **Lot** : 16 **BIN** : 3084348

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$498,700	\$1,591,700
Interior Architecture	\$716,600	\$814,700
Electrical	\$417,100	\$378,100
Mechanical		\$536,600
Total	\$1,632,400	\$3,321,200
Importance Code A	\$498,700	\$1,619,300
Importance Code B	\$1,133,700	\$1,701,800
Total	\$1,632,400	\$3,321,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,400		
Interior Architecture	\$75,800	\$10,200	\$2,500	
Electrical	\$2,300	\$1,800	\$20,900	\$2,200
Mechanical	\$17,300	\$16,000	\$39,400	\$16,500
Site Enclosure	\$9,300			
Site Pavements	\$7,300			
Total	\$112,000	\$32,300	\$62,900	\$18,700
Importance Code A	\$9,200	\$13,600	\$9,400	\$9,300
Importance Code B	\$29,700	\$18,700	\$53,500	\$9,500
Importance Code C	\$73,100			
Total	\$112,000	\$32,300	\$62,900	\$18,700



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	\$123,800	LIFE	**	5	\$111,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Decorative Horizontal Banding</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Decorative Horizontal Banding</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Classrooms 300, 303</i>								
Copper/Terne	5%			2048	**	10	\$11,100	
Masonry: Brick	75%	Now	\$229,400	LIFE	**	5	\$71,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Newly Patched Areas - All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Courtyard - Upper Walls</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Classrooms 300, 303</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows								
Aluminum	70%	Now	\$91,700	2027	\$916,700	5	\$10,200	
<i>Air Infiltration, Extent : Light, Area Affected : 35%</i>								
<i>Location : Lexan Panes For Sashes Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Aluminum	30%			2027	\$451,800	5	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	**	5	\$40,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$10,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,000	
Roof								
Copper/Terne	10%			2056	**	10	\$14,900	
IRMA/Protected Membrane	90%			2033	**	10	\$53,800	
Interior								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$7,500	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridors</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	5%			2031	**	5	\$6,800	
Vinyl Tile	60%			2028	\$738,500	3	\$30,500	
Vinyl Tile 9" X 9"	15%			2023	\$239,200	3	\$7,600	
Wood	10%	Now	\$477,400	2068	**	5	\$12,700	
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Gymnasium</i>								
Interior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**			
Ceramic Tile	5%			2031	**	5	\$5,300	
Glass: Single Pane	3%			LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell Corridors</i>								
Masonry: Brick	15%	Now	\$32,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Foundation Walls - Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Foundation Walls - Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Foundation Walls - Basement</i>								
Plaster	65%	Now	\$29,400	LIFE	**	5	\$20,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Classrooms At Corners Of Building, Floors 1-4</i>								
Wood	2%			LIFE	**	5	\$8,400	
Ceilings								
Masonry: Infill Arch	10%			LIFE	**			
Plaster	90%			LIFE	**	5	\$76,300	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2038	**			
Iron Picket	85%			2048	**			

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	25%	4+	\$500	2048		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations At Perimeter</i>								
Cast in Place Concrete	8%			2048		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Decorative Pillars At Perimeter</i>								
<i>Explanation : Worn / Eroded</i>								
Masonry: Fieldstone	67%	Now	\$7,700	2038		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Perimeter Walls At Corners</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$1,100	2048		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
Parking/Driveway								
Cast in Place Concrete	100%			2033		**		
Activity Yard								
Asphalt	40%			2031		**		
Cast in Place Concrete	50%	0-2	\$7,300	2033		**		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Court Yard Play Area</i>								
<i>Explanation : Deteriorated Surface</i>								
Rubber Matting	10%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2028	\$27,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	20%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For AC</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$91,300	5	\$200	
Fused Disc Sw	50%			2054	**	5	\$200	
Raceway								
Conduit	70%			2028	\$129,000	1		
Conduit	30%			2054	**	1		
Panelboards								
Fused Disc Sw	8%			2027	\$15,300	5	\$200	
Fused Disc Sw	2%			2050	**	5		
Molded Case Bkrs	80%			2050	**	5	\$2,000	
Molded Case Bkrs	10%			2027	\$19,200	5	\$200	
Wiring								
Braided Cloth	50%	Now	\$136,400	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$54,600	1		
Thermoplastic	30%			2054	**	1		
Motor Controllers								
Locally Mounted	70%			2026	\$56,500	5	\$400	
Locally Mounted	30%			2045	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	70%			2033	**	10	\$59,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2036	**	10	\$25,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Auditorium And Hallways</i>								
<i>Explanation : T8 Lamps</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	25%			2023	\$33,500	10	\$5,600	
Emergency, Battery	25%			2036	**	10	\$5,600	
Exit, Service	50%			2023	\$13,400	1		
Exterior Lighting								
HID	50%			2036	**	10	\$100	
HID	50%			2023	\$187,500	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$17,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$92,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$6,900	
Terminal Devices								
Air Handler	20%	Now	\$5,200	2033	**	1	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Area</i>								
<i>Explanation : The Control Valve Of The Air Handler Is Not Functional.</i>								
Convactor/Radiator	80%			2026	\$398,300	1	\$24,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	\$400	2023	\$19,400	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900	
Exhaust Fans								
Roof	100%			2036	**	2	\$2,800	

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DEPARTMENT OF EDUCATION - 040
P. S. 149 - BK THE DANNY KAYE SCHOOL
Asset # : 1349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%			2038	**	1	
	Galvanized Steel	20%			2026	\$81,600	1	
	Water Heater							
	Gas Fired	100%			2026	\$56,700	2	\$1,400
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2028	\$14,200	4	\$2,000
	Sewage Ejector(s)							
	Electric	100%			2028	\$26,800	4	\$3,700
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2028	\$18,200	1-2	\$500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 149 - Q
Address : 93-11 34 AVENUE BTWN: 93 ST., 94 ST.
Borough : QUEENS **Agency's Number** : Q149
Program / Asset # : BOE0796.000 / 1550 **Yr Built/Renovated** : 1936 / 2004
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 19-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1576 **Lot** : 38 **BIN** : 4039394

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$247,100	\$131,200
Interior Architecture	\$713,800	\$523,500
Electrical	\$81,800	\$387,300
Mechanical		\$1,736,800
Total	\$1,042,800	\$2,778,700
Importance Code A	\$247,100	\$206,300
Importance Code B	\$709,200	\$2,572,400
Importance Code C	\$86,400	
Total	\$1,042,800	\$2,778,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$79,100			
Interior Architecture	\$53,900		\$31,200	\$19,900
Electrical	\$5,200	\$2,600	\$3,500	\$2,600
Mechanical	\$93,500	\$12,900	\$23,100	\$13,200
Site Enclosure	\$3,900			
Site Pavements	\$30,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$270,200	\$19,400	\$61,800	\$39,600
Importance Code A	\$87,300	\$8,100	\$8,100	\$8,100
Importance Code B	\$149,000	\$11,300	\$53,600	\$27,100
Importance Code C	\$34,000			\$4,400
Total	\$270,200	\$19,400	\$61,800	\$39,600



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DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	4+	\$59,700	LIFE	**	5	\$92,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Vestibule No. 4</i>								
Masonry: Brick Cavity	25%			LIFE	**	5	\$77,200	
Masonry: Granite	5%			LIFE	**	5	\$11,600	
Masonry: Limestone	7%			LIFE	**	5	\$16,200	
Masonry: Limestone	3%			LIFE	**	5	\$6,900	
Windows								
Aluminum	100%			2046	**	5	\$44,900	
Parapets								
Copper/Terne	5%			2065	**	5	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Parapet Coping Stone</i>								
<i>Explanation : Copper Coping Cover Over Large Limestone Copings</i>								
Masonry: Brick	62%			LIFE	**	5-10	\$87,500	
Masonry: Brick Cavity	20%			LIFE	**	5-10	\$28,200	
Masonry: Limestone	5%			LIFE	**	5-10	\$12,600	
Metal Security Bars	5%			2045	**			
Pre-Cast Concrete	3%			LIFE	**	5	\$7,800	
Roof								
Built-Up (BUR)	65%	2-4	\$29,200	2035	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Main Roof</i>								
Built-Up (BUR)	5%	Now	\$44,900	2040	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vestibule No. 4 Roof</i>								
Copper/Terne	5%			2058	**	10	\$7,700	
Single Ply Membrane	25%			2035	**	10	\$15,500	
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$8,100	
Mosaic Tile	3%			2043	**	5	\$12,100	
Terrazzo	5%	4+	\$8,000	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Lobby</i>								
Vinyl Tile	32%			2030	\$468,100	3	\$25,800	
Vinyl Tile	25%			2035	**	3	\$15,100	
Vinyl Tile 9" X 9"	25%	Now	\$473,700	2040	**	3	\$15,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Corridor, Stairs</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Corridor, Stairs</i>								
Wood	5%	Now	\$56,700	2045	**	5	\$7,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$8,700	
Gypsum Board	25%			LIFE	**	5-10	\$74,200	
Masonry: Brick	10%			LIFE	**	10	\$5,200	
Marble Panels	5%			LIFE	**	10	\$3,500	
Plaster	40%			LIFE	**	5-10	\$59,300	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$8,700	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$4,400	
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$16,100	
AcousTileSusp.Lay-In	25%			2043	**	5	\$40,300	
Exposed Concrete	10%			LIFE	**	5-10	\$20,100	
Plaster	55%			LIFE	**	5-10	\$152,300	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2050	**			
Iron Picket	95%	4+	\$2,400	2065	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 94th Street</i>								
Retaining Walls								
Cast in Place Concrete	10%			2065	**			
Masonry: Brick	10%	Now	\$1,500	2050	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cheek Wall Of Steps In Playground Area</i>								
Masonry: Fieldstone	80%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ramps And Throughout</i>								
<i>Explanation : Actually Limestone Walls</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$4,800	2043	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 34th Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$8,300	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steps In Play Yard Area</i>								
Masonry: Granite	5%	0-2	\$1,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Steps</i>								
Activity Yard								
Asphalt	98%	2-4	\$16,000	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard Area</i>								
Rubber Matting	2%			2035	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$19,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available.</i>								
Fused Disc Sw	50%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	30%			2050	**	1		
Conduit	70%			2030	\$129,000	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	95%			2046	**	5	\$2,400	
Wiring								
Braided Cloth	30%	2-4	\$81,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2043	**	5	\$300	
Locally Mounted	50%			2028	\$40,300	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$84,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$11,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2030	\$113,700	10	\$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$10,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$17,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Toilets , Basement And Gymnasium**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

25%

2050

* *

1

Interruptible Gas/Dual

75%

2050

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 7500 Gallon Tank*

Conversion Equipment

Furnace

25%

2030

\$55,300

1

\$11,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : New Wing Roof**Explanation : 10 Rooftop Package Units*

Steam Boiler

75%

2043

* *

1

\$69,800

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room, Basement**Explanation : Two Steam Boilers*

Distribution

Steam Piping/Pump

75%

2030

\$311,700

No Component

25%

Terminal Devices

Air Handler

15%

2025

\$198,300

1

\$8,700

Convactor/Radiator

45%

2028

\$226,500

1

\$13,700

Fan Coil Unit/Heat

15%

2025

\$211,200

1

\$4,600

No Component

25%

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2030	\$294,200	2	\$1,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 10 Package Units, New Wing Roof</i>								
Window/Wall Unit	25%	0-2	\$14,700	2025	\$49,000	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various Location</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$62,200	
Ductwork/Diffusers	25%			LIFE	**	2-5	\$20,700	
Exhaust Fans								
Interior	75%	0-2	\$25,100	2025	\$250,800	2	\$1,700	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1 Unit In Basement</i>								
Roof	25%			2035	**	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2050	**	1		
Galvanized Steel	20%			2028	\$82,500	1		
Water Heater								
Gas Fired	100%			2025	\$57,300	2	\$1,400	
Sanitary Piping								
Cast Iron	75%	0-2	\$10,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Of Old Wing On 94th Street Side.</i>								
Cast Iron	25%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	75%			LIFE	**	1		
Cast Iron	25%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,000	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,700	
Backflow Preventer								
Generic	100%			2030	\$23,900	1	\$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing - 1st To 4th Floor</i>								
<i>Explanation : One Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%			2050	**	1-2	\$6,600
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 150 - BK
Address : 364 SACKMAN STREET BTWN: BELMONT AVE - SUTTER AVE
Borough : BROOKLYN **Agency's Number** : K150
Program / Asset # : BOE0450.000 / 1350 **Yr Built/Renovated** : 1907 / 2005
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 08-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3744 **Lot** : 9 **BIN** : 3084012

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,182,500	\$209,400
Interior Architecture	\$891,500	\$867,700
Electrical	\$218,200	\$691,800
Mechanical	\$397,900	\$1,886,000
Total	\$2,690,000	\$3,654,800
Importance Code A	\$1,182,500	\$229,100
Importance Code B	\$1,248,400	\$3,270,300
Importance Code C	\$259,200	\$155,400
Total	\$2,690,000	\$3,654,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,300	\$32,900		
Interior Architecture	\$22,700	\$33,900		\$11,400
Electrical	\$2,000	\$1,900	\$2,400	\$3,000
Mechanical	\$117,600	\$13,000	\$16,100	\$14,000
Total	\$156,600	\$81,600	\$18,500	\$28,300
Importance Code A	\$54,000	\$42,400	\$9,500	\$9,400
Importance Code B	\$87,100	\$39,200	\$9,000	\$18,900
Importance Code C	\$15,500			
Total	\$156,600	\$81,600	\$18,500	\$28,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$428,300	LIFE	**	5	\$66,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Window Headers - Rooms 301, 312, 313, 412</i>								
Masonry: Limestone	10%	Now	\$123,000	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	20%	Now	\$58,700	2040	**	5	\$23,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Explanation : Stucco Applied Over Existing Brick</i>								
Windows								
Aluminum	100%	Now	\$392,900	2035	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$87,700	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Roof</i>								
Masonry: Brick	85%	Now	\$91,900	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	55%			2032	**	10	\$32,900	
Copper/Terne	20%			2055	**	10	\$29,900	
Paver: Asphalt	25%	Now	\$14,300	2030	\$142,900			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Towards Sidewalk, Entry Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entry Stair</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%			2030	\$140,300	5	\$6,800	
Mosaic Tile	5%			2032	**	5	\$16,900	
Terrazzo	3%			LIFE	**	5	\$3,200	
Vinyl Tile	25%	Now	\$307,700	2037	**	3	\$12,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria And Corridors, Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria And Corridors, Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria And Corridors, Throughout</i>								
Vinyl Tile	42%			2027	\$516,900	3	\$28,500	
Wood	10%			2062	**	5	\$25,400	
Wood	10%			2042	**	5	\$25,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$15,500	2030	\$155,400	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$87,800	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room, Oil Tank Room, Gas Meter Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room, Oil Tank Room, Gas Meter Room</i>								
Marble Panels	5%	Now	\$44,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Near Auditorium Entrance</i>								
Plaster	70%	Now	\$126,500	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium, Rooms 412, 212, 313, 301</i>								
Plaster	10%			LIFE	**	5	\$3,200	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$201,900	2047	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,100	
Exposed Struc: Steel	10%	Now	\$61,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Ceiling Under Entry Stairs And Plaza Deck</i>								
Plaster	65%	Now	\$61,700	LIFE	**	5	\$55,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 412, 301, 312, 313</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rated At 2000 Amperes</i>								
Fused Disc Sw	50%			2027	\$19,800	5	\$200	
<i>Water Present, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$400	
Raceway								
Conduit	80%			2027	\$147,400	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	75%			2049	**	5	\$1,900	
Molded Case Bkrs	20%			2026	\$38,300	5	\$500	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2053	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2044	**	5	\$500	
Locally Mounted	20%			2025	\$16,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$87,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$11,500	
Exit, LED	5%			2067	**	1		
Exit, Service	45%			2035	**	1		
Exterior Lighting								
HID	100%			2027	\$383,000	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$7,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$11,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 - 7,500 Gallon Tank</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	5%	0-2	\$30,700	2047	**	1	\$4,200	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room, 2 Of 2 Deteriorating Boiler Fire Box Refractory.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Steam Boiler	95%			2040	**	1	\$89,400	
Distribution								
Central Plant Steam Piping/Pmp	20%			2047	**	4	\$900	
Central Plant Steam Piping/Pmp	20%	0-2	\$321,600	2057	**	4	\$900	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	60%			2027	\$964,700	4	\$2,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	10%			2035	**	1	\$5,900	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	75%			2025	\$381,400	1	\$23,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	15%	0-2	\$76,300	2047	**	1	\$4,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Malfunctioning Climate Control System</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2025	\$118,800	1		
Window/Wall Unit	15%	0-2	\$29,700	2027	\$29,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Instructional And Administrative Spaces, 10 Of 50 Rooms, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$5,300	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BK

Asset # : 1350

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	10%			2035	**	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement Fan Room</i>						
		<i>Explanation : New Auditorium Air Handler Return Fan</i>						
Wall Unit	10%			2027	\$3,400	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galvanized Steel	80%			2025	\$333,500	1		
Water Heater								
Gas Fired	100%			2027	\$57,900	2	\$1,400	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Cast Iron	5%	Now	\$34,800	LIFE	**	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : East Side Of Basement</i>						
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
Cast Iron	5%	Now	\$9,900	LIFE	**	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : East Side Of Basement</i>						
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,000	
Backflow Preventer								
No Component	80%							
Generic	20%			2032	**	1	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Unit Serves Boiler Only</i>						
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2047	**	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 150 - BX
Address : 920 EAST 167 STREET BTWN: FOX ST., TIFFANY ST.
Borough : BRONX **Agency's Number** : X150
Program / Asset # : BOE0287.000 / 385 **Yr Built/Renovated** : 1960 / 2006
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 11-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 2717 **Lot** : 5 **BIN** : 2005681

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$865,800	\$962,200
Interior Architecture	\$1,293,700	
Electrical	\$136,400	\$614,200
Mechanical		\$2,692,900
Site Pavements	\$71,300	
Total	\$2,367,200	\$4,269,400
Importance Code A	\$865,800	\$1,577,000
Importance Code B	\$1,325,900	\$2,692,300
Importance Code C	\$175,400	
Total	\$2,367,200	\$4,269,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$97,700		\$26,000	\$11,000
Electrical	\$8,900	\$2,700	\$3,500	\$3,600
Mechanical	\$91,100	\$18,100	\$21,200	\$13,400
Site Enclosure	\$23,100			
Site Pavements	\$28,300			
Total	\$249,100	\$20,700	\$50,700	\$28,000
Importance Code A	\$9,400	\$9,400	\$9,400	\$9,400
Importance Code B	\$208,500	\$11,300	\$34,600	\$18,600
Importance Code C	\$31,100		\$6,700	
Total	\$249,100	\$20,700	\$50,700	\$28,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$273,200	
Masonry: Brick	75%			LIFE	**	5	\$204,900	
Metal Panel	5%			2050	**	5-10	\$47,000	
Windows								
Aluminum	100%	Now	\$100,500	2046	**	5	\$11,200	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	70%			2035	**	5-10	\$248,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third Floor Roof</i>								
<i>Explanation : Height Of Railing Is Very Low</i>								
Metal Security Bars	30%			2045	**			
Roof								
Built-Up (BUR)	40%	Now	\$142,500	2030			\$475,000	
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Gymnasium And Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Cafeteria, Auditorium</i>								
Copper/Terne	5%			2045	**	10	\$10,200	
IRMA/Protected Membrane	55%	Now	\$383,700	2040	**			
<i>Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Third Floor Roof</i>								
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$64,300	
Ceramic Tile	3%			2033	**	5	\$4,400	
Ceramic Tile	2%			2043	**	5	\$2,900	
<i>Recent Installation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Toilet Room</i>								
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	10%			2035	**	3	\$5,500	
Vinyl Tile 9" X 9"	60%	0-2	\$1,037,800	2040	**	3	\$33,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2058	**	5	\$27,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$13,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,700	
Marble Panels	5%			LIFE	**	10	\$2,700	
Plaster	50%			LIFE	**	5-10	\$57,000	
SGFT/Glazed Masonry	25%	Now	\$138,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement At Exit 4 Near Stairway B</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement At Exit 4 Near Stairway B</i>								
Ceilings								
AcousTileConcealSpLn	20%			2035	**	5	\$36,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	50%			LIFE	**	5-10	\$91,900	
Metal Panel	15%			LIFE	**	5	\$55,200	
Plaster	15%			LIFE	**	5-10	\$37,900	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2050	**			
Iron Picket	70%	4+	\$23,100	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Perimeter Of Fence</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$71,300	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tiffany Street</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit No.7</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2043	**			
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

75% 0-2 \$28,300 2039 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout Playground**Other Observation, Extent : Light, Area Affected : 100%**Location : Playground On East 167th Street**Explanation : Playground Is Across The Street*

Cast in Place Concrete

20% 2043 **

Rubber Matting

5% 2035 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2050 ** 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2050 ** 5 \$400

Raceway

Conduit

30% 2050 ** 1

Conduit

70% 2030 \$129,000 1

Panelboards

Fused Disc Sw

3% 2046 ** 5 \$100

Fused Disc Sw

7% 2029 \$13,400 5 \$200

Molded Case Bkrs

20% 2046 ** 5 \$500

Molded Case Bkrs

70% 2029 \$134,100 5 \$1,800

Wiring

Braided Cloth

50% 2-4 \$136,400 2055 ** 1

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30% 2030 \$81,800 1

Thermoplastic

20% 2050 ** 1

Motor Controllers

Locally Mounted

20% 2043 ** 5 \$100

Locally Mounted

80% 2028 \$64,500 5 \$500

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$2,800

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	98%			2035	**	10	\$85,400	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

LED	2%			2035	**			
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Egress Lighting

Emergency, Battery	30%			2035	**	10	\$6,900	
Emergency, Battery	20%			2025		10	\$4,600	
Exit, Service	40%			2025		1		
Exit, Service	10%			2035	**	1		

Exterior Lighting

LED	30%			2035	**			
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2030		1	\$10,600	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Exit Door

Explanation : Intrusion Alarm, Motion Sensors And No Camera

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$17,600	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways, Some Classrooms And Basement

Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Fuel Oil No 4	100%			2030		5	\$29,400	
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Conversion Equipment

Steam Boiler	100%			2028		1	\$94,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Steam Piping/Pump	20%	0-2	\$33,600	2040	**			
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Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Vacuum Pump, Boiler Room

Steam Traps Faulty, Extent : Moderate, Area Affected : 70%

Location : Throughout

Steam Piping/Pump	80%			2030			\$336,100	
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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2030	\$334,000	1	\$14,700	
Convactor/Radiator	75%			2028	\$381,400	1	\$23,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2025	\$138,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,900	
Exhaust Fans								
Interior	30%	0-2	\$2,000	2030	\$101,400	2	\$700	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Motor, Fan Room</i>								
Roof	70%	0-2	\$2,200	2030	\$110,400	2	\$1,600	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2040	**	1		
Galvanized Steel	14%	0-2	\$2,900	2028	\$58,400	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Water Main Valve In Cross Bay.</i>								
Galvanized Steel	56%			2028	\$233,400	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$151,300	4	\$14,100	
Sanitary Piping								
Cast Iron	30%	0-2	\$4,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Outside Of 167 Street And Fox Street</i>								
Cast Iron	70%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	25%	0-2	\$1,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance</i>								
Cast Iron	75%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$14,500	4	\$3,000	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2030	\$46,500	1-2	\$1,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 150 - Q
Address : 40-01 43 AVENUE
Borough : QUEENS **Agency's Number** : Q150
Program / Asset # : BOE0797.000 / 1537 **Yr Built/Renovated** : 1932 / 2001
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 185 **Lot** : 1 **BIN** : 4002387

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$829,500	\$692,800
Interior Architecture	\$662,200	\$200,100
Electrical	\$355,600	\$544,700
Mechanical	\$611,500	\$586,200
Site Pavements	\$206,900	
Total	\$2,665,700	\$2,023,800
Importance Code A	\$829,500	\$766,900
Importance Code B	\$1,836,200	\$1,256,900
Total	\$2,665,700	\$2,023,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$24,900		
Interior Architecture	\$29,900	\$2,900	\$6,800	\$15,100
Electrical	\$2,400	\$3,200	\$3,200	\$7,500
Mechanical	\$47,300	\$12,400	\$16,600	\$54,000
Site Enclosure	\$10,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$94,400	\$47,300	\$30,500	\$80,500
Importance Code A	\$6,500	\$31,400	\$6,500	\$6,700
Importance Code B	\$77,000	\$16,000	\$24,000	\$73,900
Importance Code C	\$10,800			
Total	\$94,400	\$47,300	\$30,500	\$80,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	2%			LIFE	**	5	\$1,800		
Masonry: Brick	50%			LIFE	**	5	\$70,900		
Masonry: Brick Cavity	25%			LIFE	**	5	\$35,400		
Masonry: Granite	5%			LIFE	**	5	\$5,300		
Masonry: Limestone	15%	4+	\$55,100	LIFE	**	5	\$15,900		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout, Band Coursing</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Building Corner At 41st Street</i>									
Pre-Cast Concrete	3%			LIFE	**	5	\$13,800		
Windows									
Aluminum	100%	Now	\$535,100	2045	**	5	\$14,900		
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	55%	4+	\$177,400	LIFE	**	5	\$7,200		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Roof Parapet Wall</i>									
Masonry: Brick Cavity	20%			LIFE	**	5	\$2,600		
Masonry: Limestone	5%			LIFE	**	5	\$800		
Metal Rail	15%			2042	**	5-10	\$35,500		
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100		
Roof									
Built-Up (BUR)	62%			2029		10	\$37,900		
Metal Panel	3%			2042	**	10	\$3,400		
Modified Bitumen	35%	Now	\$61,900	2034	**				
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over New Wing</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Rooms 324, 325, 330 Corridor, Stair</i>									
Interior									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
Ceramic Tile	8%			2038	**	5	\$9,200	
Sheet Vinyl/Rubber	7%	Now	\$255,600	2039	**	5	\$6,100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium, Rooms 207, 209, 309</i>								
Terrazzo	5%			LIFE	**	5	\$4,500	
Vinyl Tile	15%			2029	\$156,900	3	\$6,500	
Vinyl Tile	20%			2034	**	3	\$8,600	
Vinyl Tile 9" X 9"	30%	Now	\$406,600	2039	**	3	\$13,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors, 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors, 4th floor</i>								
Wood	10%			2044	**	5	\$21,600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$8,500	
Gypsum Board	17%			LIFE	**	5	\$21,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	48%			LIFE	**	5	\$30,700	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$29,900	2042	**	5	\$17,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 324, 325, 330, Stair And Third Floor Corridor</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Plaster	60%			LIFE	**	5	\$43,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%	4+	\$10,800	2064	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$65,600	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 40th Street And 41st Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 40th Street And 41st Street</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 41st Street</i>								
On-Site Walkways								
Asphalt	60%			2032		**		
Cast in Place Concrete	30%			2042		**		
Masonry: Granite	10%			LIFE		**		
Activity Yard								
Asphalt	95%	4+	\$141,400	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Yard</i>								
Rubber Matting	5%			2034		**		
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$19,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Fused Disc Sw	50%			2049		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2029	\$137,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Fused Disc Sw	25%			2049		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	20%			2049		**	1	
Conduit	80%			2029	\$147,400	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Molded Case Bkrs	30%			2045	**	5	\$700	
Molded Case Bkrs	60%			2028	\$114,900	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	70%			2027	\$56,500	5	\$400	
Locally Mounted	30%			2042	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$69,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	25%			2024	\$27,700	10	\$4,600	
Emergency, Battery	25%			2037	**	10	\$4,600	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	15%	Now	\$52,600	2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Functional</i>								
LED	15%			2037	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$84,300	1	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Smoke Detectors And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	30%			2049	**	1		
Interruptible Gas/Dual Fuel	70%			2049	**	1		
Conversion Equipment								
Furnace	30%			2029	\$54,400	1	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Of New Addition</i>								
<i>Explanation : 8 Package Units</i>								
Steam Boiler	70%			2042	**	1	\$53,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	70%	0-2	\$23,800	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Management System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Old Wing</i>								
No Component	30%							
Terminal Devices								
Air Handler	20%			2024	\$216,500	1	\$9,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	30%	Now	\$2,500	2027	\$123,700	1	\$6,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	20%			2024	\$230,600	1	\$5,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2029	\$289,200	2	\$1,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 8 Units, New Wing Roof</i>								
Window/Wall Unit	10%	0-2	\$300	2024	\$16,000	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
No Component	60%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	30%	0-2	\$10,600	LIFE	**	2-5	\$12,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Return Ducts, 3rd Floor Of New Wing</i>								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$30,100	
Exhaust Fans								
Interior	60%			2024	\$164,400	2	\$1,400	
Roof	40%			2029	\$51,100	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2027	\$67,800	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,800	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$5,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	65%							
Generic	35%			2039	**	1-2	\$7,500	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 151 - BK
Address : 763 KNICKERBOCKER AVENUE @ HALSEY ST.
Borough : BROOKLYN **Agency's Number** : K151
Program / Asset # : BOE0451.000 / 1083 **Yr Built/Renovated** : 1906 / 2008
Area Sq Ft : 56,000 **Project Type** : EDUCATION
Date of Survey : 14-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,S
Block : 3406 **Lot** : 1 **BIN** : 3078654

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$550,500	\$152,800
Interior Architecture	\$791,700	\$593,400
Electrical	\$327,200	\$523,400
Mechanical	\$226,700	\$1,385,900
Total	\$1,896,100	\$2,655,400
Importance Code A	\$550,500	\$152,800
Importance Code B	\$1,096,200	\$2,285,400
Importance Code C	\$249,300	\$217,300
Total	\$1,896,100	\$2,655,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$8,900
Interior Architecture	\$74,700		\$1,100	\$8,800
Electrical	\$1,100	\$16,100	\$1,100	\$1,300
Mechanical	\$7,800	\$47,900	\$16,900	\$7,900
Total	\$83,500	\$64,000	\$19,100	\$26,800
Importance Code A	\$5,500	\$5,700	\$5,500	\$14,400
Importance Code B	\$53,100	\$58,300	\$13,600	\$12,400
Importance Code C	\$24,900			
Total	\$83,500	\$64,000	\$19,100	\$26,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$51,700		
Masonry: Brick	80%	Now	\$511,900	LIFE	**	5	\$53,000		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : East Facade</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Rooms 202, 204, 302, 308</i>									
Masonry: Limestone	10%	0-2	\$38,600	LIFE	**	5	\$5,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%			2049	**	5	\$17,700		
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$9,000		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	3%			LIFE	**	5	\$400		
Metal Security Bars	5%			2042	**				
Pre-Cast Concrete	2%			LIFE	**	5	\$1,300		
Roof									
Built-Up (BUR)	100%			2035	**	10	\$48,100		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$5,000	LIFE	**	5	\$19,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room</i>									
Ceramic Tile	5%	Now	\$18,500	2030	\$92,500	5	\$2,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	30%	Now	\$48,700	2027	\$243,500	3	\$10,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	10%			2035	**	3	\$3,400		
Vinyl Tile 9" X 9"	25%	0-2	\$26,300	2022	\$262,900	3	\$8,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	20%	0-2	\$126,000	2042	**	5	\$16,800		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Classrooms</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Classrooms</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$24,900	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$65,200	2030	\$217,300	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%	Now	\$184,200	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	75%			LIFE		**	5	\$33,200
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 210</i>								
Ceilings								
AcousTile,Adhered	7%			2044		**	5	\$5,300
AcousTile,Adhered	8%	Now	\$59,900	2047		**	5	\$3,000
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	85%	Now	\$44,900	LIFE		**	5	\$40,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$22,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$200	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$5,600	5	\$100	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	5%			2043	**	5	\$100	
Molded Case Bkrs	85%			2026	\$95,000	5	\$1,300	
Wiring								
Braided Cloth	45%	2-4	\$83,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	45%			2027	\$83,500	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	40%			2040	**	5	\$200	
Locally Mounted	50%			2025	\$24,200	5	\$200	
Motor Control Center	10%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$51,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	10%			2032	**	10	\$1,400	
Emergency, Battery	40%			2022	\$32,300	10	\$5,400	
Exit, Service	50%			2022	\$8,100	1		
Exterior Lighting								
HID	20%			2027	\$45,200	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$36,200	1	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$123,800	2037	**	1-3	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Obsolete Fire Alarm System</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 7000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$55,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$47,400	2027	\$947,800	4	\$2,800	
<i>Leak Evident, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Sub-basement Water Main Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2025	\$299,800	1	\$18,100	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Condemn Air Handler Units Remain In Place</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022	\$5,800	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,200	
Exhaust Fans								
Interior	90%	Now	\$179,300	2037	**	2	\$1,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Sub-basement</i>								
Roof	10%			2027	\$9,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$49,100	1		
Water Heater								
Gas Fired	100%			2022	\$34,200	2	\$800	
HW Heat Exchanger								
Steam Fired	100%			2027	\$89,200	4	\$5,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2027	\$8,500	4	\$1,200	
Sewage Ejector(s) Electric	100%			2027	\$16,100	4	\$2,200	
Backflow Preventer Generic	100%			2035	**	1	\$3,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	97%							
Generic	3%			2027	\$16,500	1-2	\$500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 151 - Q
Address : 50-05 31 AVENUE
Borough : QUEENS **Agency's Number** : Q151
Program / Asset # : BOE0798.000 / 1523 **Yr Built/Renovated** : 1931 / 2001
Area Sq Ft : 83,438 **Project Type** : EDUCATION
Date of Survey : 08-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 752 **Lot** : 1 **BIN** : 4014094

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$114,500	\$708,000
Interior Architecture	\$1,302,500	\$223,800
Electrical	\$1,684,300	\$464,600
Mechanical	\$661,800	\$440,600
Total	\$3,763,100	\$1,837,100
Importance Code A	\$114,500	\$747,600
Importance Code B	\$2,750,000	\$971,100
Importance Code C	\$898,600	\$118,500
Total	\$3,763,100	\$1,837,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,500		\$5,900	
Interior Architecture	\$76,300		\$38,300	\$7,000
Electrical	\$3,400	\$8,200	\$29,300	\$9,700
Mechanical	\$12,800	\$11,700	\$31,000	\$11,700
Site Enclosure	\$6,500			
Site Pavements	\$1,100			
Total	\$105,500	\$19,900	\$104,500	\$28,400
Importance Code A	\$13,800	\$8,300	\$14,300	\$8,300
Importance Code B	\$76,200	\$11,600	\$90,200	\$20,100
Importance Code C	\$15,600			
Total	\$105,500	\$19,900	\$104,500	\$28,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Perimeter - Entire</i>						
		<i>Explanation : Repairs In Progress - Scaffolding Present</i>						
Windows								
Aluminum	70%	Now	\$114,500	2036	**	5	\$12,800	
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Under Sill - North Facing Windows Overlooking School Yard</i>						
Aluminum	30%			2036	**	5	\$11,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Street Level And Gymnasium Windows</i>						
		<i>Explanation : Protective Metal Grilles</i>						
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$23,800	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Parapets Scheduled For Replacement</i>						
Copper/Terne	5%			2048	**	5	\$3,000	
Masonry: Brick	70%			LIFE	**	5	\$8,600	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Parapets Scheduled For Replacement</i>						
		<i>Sidewalk Shed Below, Extent : Light, Area Affected : 40%</i>						
		<i>Location : North Facade Adjacent To Play Area</i>						
Roof								
Built-Up (BUR)	95%			2028	\$662,300	10	\$45,700	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Entire Scheduled For Replacement</i>						
Metal Panel	5%			2033	**	10	\$4,400	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	4+	\$6,900	LIFE	**	5	\$13,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	3%			2031	**	5	\$3,700	
Cork Tile	5%			2048	**	5	\$5,500	
Terrazzo	5%	4+	\$31,000	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lobby, Stairs</i>								
Vinyl Tile	45%			2033	**	3	\$28,100	
Vinyl Tile 9" X 9"	2%			2023		3	\$900	
Wood	30%	4+	\$263,900	2031	**	5	\$35,100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2nd And 4th Floor Classrooms, 4th Floor Corridors</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd And 4th Floor Classrooms, 4th Floor Corridors</i>								
Wood	5%			2043	**	5	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Gymnasium Floor</i>								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**			
Ceramic Tile	3%			2031	**	5	\$16,000	
Glass: Single Pane	3%			LIFE	**	5	\$12,000	
Masonry: Brick	10%	Now	\$222,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room And 50th Street Foundation Wall In Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room And 50th Street Foundation Wall In Basement</i>								
Metal: Cage/Fence	2%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	74%	0-2	\$676,500	LIFE	**	5	\$118,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor Classrooms - North Facing Wall Overlooking School Yard, Stairwells, Bulkheads</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor Classrooms - North Facing Wall Overlooking School Yard, Stairwells, Bulkheads</i>								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	10%	Now	\$21,500	LIFE	**	5	\$2,000	
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*Spalling, Extent : Moderate, Area Affected : 10%**Location : Boiler Room Under 1st Floor Bathrooms*

Plaster	80%	0-2	\$140,000	LIFE	**	5	\$62,400	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Bulkheads**Paint Peeling, Extent : Moderate, Area Affected : 5%**Location : Stairwells, Bulkheads, Cafeteria*

Plaster	10%			LIFE	**	5	\$7,800	
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*Recent Repair Evident, Extent : Light, Area Affected : 100%**Location : Auditorium*

Site Enclosure

Fence/Gates

Chain Link	65%			2038	**			
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Iron Picket	35%	Now	\$6,500	2048	**			
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*Corrosion/Rusting, Extent : Light, Area Affected : 20%**Location : Perimeter Fencing At 31 Avenue And Hobart Street*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Asphalt	70%			2037	**			
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Cast in Place Concrete	30%	Now	\$1,100	2033	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Walkways Between Classroom Trailers (Rear Yard)*

Activity Yard

Rubber Matting	30%			2033	**			
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Traffic Topping	70%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$39,500	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$182,600	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Sections*

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2028	\$165,900	1	
	Conduit	10%			2048	**	1	
Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$200
	Fused Knife Sw	30%	0-2	\$57,500	2053	**	5	\$300
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
	Molded Case Bkrs	40%			2027	\$76,600	5	\$900
	Molded Case Bkrs	20%			2044	**	5	\$400
Wiring								
	Braided Cloth	90%	0-2	\$245,500	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
	Thermoplastic	10%			2048	**	1	
Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
Lighting								
Interior Lighting								
	Fluorescent	97%			2033	**	10	\$74,200
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
	LED	3%			2036	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Light Fixtures</i>								
Egress Lighting								
	Emergency, Battery	10%			2033	**	10	\$2,000
	Emergency, Battery	40%			2023	\$48,100	10	\$8,100
	Exit, Service	5%			2033	**	1	
	Exit, Service	45%			2023	\$10,800	1	
Exterior Lighting								
	HID	100%			2023	\$336,400	10	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 20 - HID Light Fixtures Controlled By Photocells</i>								
Alarm								
Security System								
	Generic	100%			2033	**	1	\$31,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Roof, Outside</i>								
<i>Explanation : 11 CCTV Surveillance Cameras</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

Generic, Analog

100% 0-2 \$922,600 2038 * * 1-3 \$46,700

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

90% 2048 * * 5 \$23,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 7,500 Gallon Tanks*

Natural Gas

10% 2048 * * 1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Sufficient Gas Service Not Available, Burners Are Not Connected*

Conversion Equipment

Steam Boiler

100% 2041 * * 1 \$82,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : (2) #2 Oil Burning Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

100% Now \$70,600 2038 * * 4 \$4,100

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Vacuum Pump, In The Basement*

Terminal Devices

Air Handler

20% 2023 \$234,700 1 \$10,300

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement, The Blowers Are At/or Approaching Their Useful Life Cycle Limit*

Convactor/Radiator

60% 2026 \$268,000 1 \$16,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : The Radiators Are At Or Are Approaching Their Useful Life Cycle Limit*

Unit Heater - Steam

20% 2023 \$59,700 4 \$1,500

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Classrooms, The Unit Ventilators Are At/or Approaching Their Useful Life Cycle Limit*

Air Conditioning

Energy Source

Electricity

100% 2036 * * 1

Conversion Equipment

Window/Wall Unit

70% 2026 \$121,700 1

No Component

30%

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DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,500	
Exhaust Fans								
Interior	100%			2023	\$296,900	2	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, The Exhaust Fans Are At/or Approaching Their Useful Life Cycle Limit</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2026	\$50,900	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,600	
Backflow Preventer								
No Component	80%							
Generic	20%			2033	**	1	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,200	
Chemical System								
Dry	100%			2026	\$27,900	1-3	\$3,600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 152 - BK
Address : 725 EAST 23 STREET BTWN: GLENWOOD RD., CAMPUS RD.
Borough : BROOKLYN **Agency's Number** : K152
Program / Asset # : BOE0452.000 / 1351 **Yr Built/Renovated** : 1907 / 2015
Area Sq Ft : 162,000 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7551 **Lot** : 26 **BIN** : 3205780

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$324,800	\$229,600
Interior Architecture	\$642,700	\$44,900
Electrical		\$1,219,700
Mechanical	\$95,000	\$1,576,400
Site Pavements	\$61,000	
Total	\$1,123,500	\$3,070,500
Importance Code A	\$324,800	\$252,000
Importance Code B	\$525,400	\$2,818,500
Importance Code C	\$273,300	
Total	\$1,123,500	\$3,070,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$142,600		\$11,200	
Interior Architecture	\$216,400		\$32,900	\$31,700
Electrical	\$40,700	\$17,300	\$28,500	\$17,300
Mechanical	\$50,200	\$38,100	\$43,300	\$30,600
Site Enclosure	\$12,800			
Site Pavements	\$9,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$479,900	\$63,300	\$123,800	\$87,500
Importance Code A	\$159,100	\$16,000	\$27,200	\$16,000
Importance Code B	\$227,600	\$47,300	\$96,600	\$66,700
Importance Code C	\$93,200			\$4,800
Total	\$479,900	\$63,300	\$123,800	\$87,500



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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$60,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$36,200	
Copper/Terne	2%			2050	**	10	\$9,000	
Masonry: Brick	77%			LIFE	**	5	\$297,000	
Masonry: Limestone	2%			LIFE	**	5	\$5,800	
Metal Panel	2%			2050	**	5-10	\$26,500	
Windows								
Aluminum	55%	Now	\$28,200	2046	**	5	\$15,800	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Room 323</i>					
Glass Block	30%	Now	\$18,300	LIFE	**	5	\$10,800	
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Third Floor</i>					
Wood	15%			2038	**	5	\$86,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$28,900	
Masonry: Brick	40%			LIFE	**	5-10	\$55,800	
Masonry: Brick	15%			LIFE	**	5-10	\$20,900	
Masonry: Brick	25%			LIFE	**	5-10	\$34,900	
Masonry: Limestone	5%			LIFE	**	5-10	\$12,400	
Metal Rail	5%			2043	**	5-10	\$18,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,800	
Roof								
Copper/Terne	5%			2058	**	10	\$10,600	
Metal Panel	5%	2-4	\$6,400	2043	**			
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Roof</i>					
Modified Bitumen	45%			2035	**	10	\$38,100	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Slate	45%			LIFE	**	10	\$38,100	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$52,300	
Ceramic Tile	5%			2039	**	5	\$12,000	
Quarry Tile	10%	0-2	\$73,400	2043	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$29,700	LIFE	**	5	\$9,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor 1907 Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Exit 6</i>								
Vinyl Tile	70%	0-2	\$152,000	2035	**	3	\$62,800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fourth Floor And Library</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fourth Floor And Library</i>								
Wood	5%	0-2	\$21,100	2058	**	5	\$11,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$23,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2039	**	5	\$9,600	
Concrete Masonry Unit	20%	4+	\$18,100	LIFE	**	5	\$15,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Cafeteria</i>								
Glazed Ceramic Panel	15%	0-2	\$96,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	18%	Now	\$176,800	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	32%			LIFE	**	5-10	\$52,000	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$4,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	22%			2043	**	5	\$65,800	
AcousTileSusp.Lay-In	20%	Now	\$41,300	2043	**	5	\$23,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$29,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$23,900	
Gypsum Board	10%			LIFE	**	5-10	\$82,200	
Metal Panel	3%			LIFE	**	5	\$17,900	
Plaster	30%	Now	\$50,300	LIFE	**	5	\$44,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1907 Building Fourth Floor And Room 312</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1907 Building Fourth Floor And Room 312</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%	2-4	\$12,800	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$61,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	97%			2035	**			
Masonry: Granite	3%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	100%	0-2	\$9,300	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%	Now	\$400	2040	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	50%			2030	\$22,400	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	50%	Now	\$2,300	2040	**	5	\$200
<i>Suspect Water Damage, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Water Penetration Into Switchboard From Street, See Architecture Report.</i>								
	Fused Disc Sw	50%			2030	\$117,400	5	\$300
Raceway								
	Conduit	100%			2040	**	1	
Panelboards								
	Fused Disc Sw	1%			2038	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
	Fused Toggle Switch	1%			2029	\$2,700	5	
	Molded Case Bkrs	98%			2038	**	5	\$4,200
Wiring								
	Thermoplastic	90%			2040	**	1	
	Thermoplastic	10%			2030	\$37,100	1	
Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$1,100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,800
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$49,800
Generators								
	Diesel	100%			2033	**	1	\$62,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 230 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$36,100

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2038	**	5	\$15,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons</i>								
Main Tank	50%			2045	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Oil Tank Room</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	78%			2030	\$297,600	10	\$115,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2030	\$76,300	10	\$29,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors. All Floors.</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting								
Emergency, Service	40%			2030	\$34,000	1		
Emergency, Battery	10%			2030	\$23,300	10	\$3,900	
Exit, Service	45%			2030	\$21,000	1		
Exit, Battery	5%			2030	\$8,000	10	\$500	
Exterior Lighting								
HID	1%	Now	\$100	2040	**			
<i>Damaged Fixtures, Extent : Light, Area Affected : 2%</i>								
<i>Location : Courtyard</i>								
LED	99%			2035	**			
Alarm								
Security System								
Generic	100%			2030	\$523,300	1	\$60,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallon Oil Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$160,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units On 1st Floor Boiler Room, 2 Units On 3rd Floor</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$54,800	2040	**	4	\$8,000	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Condensate Return Pump, Basement</i>								
Terminal Devices								
Air Handler	20%			2030	\$455,600	1	\$20,000	
Convactor/Radiator	70%			2035	**	1	\$36,600	
Fan Coil Unit/Heat	10%			2035	**	1	\$5,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2035	**	1	\$7,500	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling Split Unit	20%			2030	\$262,400	2	\$2,000	
Split Unit	2%	Now	\$6,900	2040	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Units Broken</i>								
Split Unit	3%			2035	**			
Window/Wall Unit	65%			2025	\$219,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	**	4	\$800	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	**	1	\$10,000	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	**	2	\$11,300	
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$143,000	
Exhaust Fans								
Interior	60%			2030	\$345,800	2	\$3,000	
Roof	40%			2025	\$107,600	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$98,800	2	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 85 Gallon Tank And Two 115 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$24,700	4	\$5,100	
Sewage Ejector(s)								
Electric	100%			2030	\$46,700	4	\$9,700	
Backflow Preventer								
No Component	50%							
Generic	50%			2035	**	1	\$5,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From 1st To 4th Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$81,700	
Sprinkler								
No Component	80%							
Generic	20%			2050	**	1-2	\$9,100	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 152 - BK / EARLY CHILDHOOD CENTER, ANNEX
Address : 1087 OCEAN AVE. @ FOSTER AVE. BASEMENT THRU 3RD FLR.
Borough : BROOKLYN **Agency's Number** : LEASE-K776
Program / Asset # : BOE1085.000 / 14431 **Yr Built/Renovated** :
Area Sq Ft : 34,238 **Project Type** : EDUCATION
Date of Survey : 16-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 5220 **Lot** : 7 **BIN** : 3339044

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$201,200	\$116,400
Interior Architecture	\$167,200	\$121,500
Electrical	\$270,600	\$251,300
Mechanical		\$69,900
Total	\$638,900	\$559,200
Importance Code A	\$201,200	\$116,400
Importance Code B	\$270,600	\$442,800
Importance Code C	\$167,200	
Total	\$638,900	\$559,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,100			
Interior Architecture	\$41,100	\$6,800		\$1,300
Electrical	\$900	\$800	\$1,100	\$19,300
Mechanical	\$1,500	\$1,200	\$3,800	\$22,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,500	\$12,800	\$8,800	\$47,200
Importance Code A	\$2,100			\$100
Importance Code B	\$42,800	\$12,800	\$8,800	\$47,100
Importance Code C	\$4,600			
Total	\$49,500	\$12,800	\$8,800	\$47,200



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DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK / EARLY CHILDHOOD CENTER, ANNEX

Asset # : 14431

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$19,500	
Masonry: Fieldstone	15%			LIFE	**	5	\$7,300	
Pre-Cast Concrete	55%			LIFE	**	5	\$116,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Leased Space - Surveyed 1st To 3rd Floor</i>								
Windows								
Aluminum	70%	0-2	\$201,200	2045	**	5	\$4,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Aluminum	30%			2051	**	5	\$4,200	
Interior								
Floors								
Carpet	5%			2028		3	\$3,100	
Cast in Place Concrete	5%	Now	\$22,900	LIFE	**	5	\$4,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 008, 009 And 010</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooms 008, 009</i>								
Ceramic Tile	5%			2032	**	5	\$2,100	
Quarry Tile	5%			2042	**	5	\$3,100	
Terrazzo	25%			LIFE	**	5	\$8,100	
Vinyl Tile	25%			2034	**	3	\$3,900	
Vinyl Tile 9" X 9"	25%	Now	\$12,200	2029		3	\$3,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$3,900	
Interior Walls								
Cast in Place Concrete	2%	Now	\$4,600	LIFE	**			
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Electrical Room 012 And Room 008</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room 012</i>								
<i>Explanation : Condensation Forms In Room From Temperature Differentiation.</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$5,400	
Gypsum Board	18%			LIFE	**	5	\$7,300	
SGFT/Glazed Masonry	60%	Now	\$167,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK / EARLY CHILDHOOD CENTER, ANNEX
Asset # : 14431

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	2%	Now	\$1,400	LIFE	**	5	\$100	
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Electrical Room 012</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Electrical Room, Ceiling Room 012</i>								
<i>Explanation : Condensation Is Forming On The Ceiling Due To Temperature Differentiation</i>								
Plaster	98%			LIFE	**	5	\$25,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Service Comes From The Adjacent Church.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2029	\$56,100	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2028	\$4,000	5		
Molded Case Bkrs	95%			2028	\$75,800	5	\$900	
<hr/>								
Wiring								
Thermoplastic	100%			2029	\$71,000	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$30,800	
<i>Other Observation, Extent : Light, Area Affected : 98%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : There Is Evidence That Recently The Lighting Fixtures Were Upgraded To T8 Lamps.</i>								
Incandescent	2%			2024	\$8,100	2		

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DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK / EARLY CHILDHOOD CENTER, ANNEX
Asset # : 14431

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	10%			2024	\$4,900	10	\$800	
Emergency, Battery	40%			2034	**	10	\$3,300	
Exit, Service	10%			2024	\$1,000	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$138,100	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2024	\$132,500	1-3	\$7,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Church Building</i>								
<i>Explanation : Boiler Located In Adjacent Building</i>								
Conversion Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Church Building</i>								
<i>Explanation : Boiler Located In Adjacent Building</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$11,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	98%			2028	\$69,900	1		
No Component	2%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,100	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 152 - BK / EARLY CHILDHOOD CENTER, ANNEX
Asset # : 14431

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2024	\$20,900	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Gallon Unit.</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$5,200	4	\$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Chemical System								
Wet	2%			2024	\$600	1-3	\$100	
No Component	98%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 152 - BX
Address : 1007 EVERGREEN AVENUE @BRUCKNER BLVD.
Borough : BRONX **Agency's Number** : X152
Program / Asset # : BOE0289.000 / 1096 **Yr Built/Renovated** : 1975 / 2008
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3711 **Lot** : 1 **BIN** : 2023336

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,181,400	\$367,100
Interior Architecture	\$385,100	\$1,148,400
Electrical	\$1,113,200	\$906,500
Mechanical	\$1,473,500	\$708,400
Total	\$4,153,200	\$3,130,400
Importance Code A	\$1,273,100	\$583,300
Importance Code B	\$2,815,600	\$2,547,100
Importance Code C	\$64,500	
Total	\$4,153,200	\$3,130,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,500	\$22,000		
Interior Architecture	\$35,600			\$14,400
Electrical	\$2,700	\$46,300	\$1,600	\$1,500
Mechanical	\$58,400	\$84,600	\$33,000	\$14,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,100	\$156,800	\$38,600	\$34,000
Importance Code A	\$15,400	\$28,000	\$5,900	\$5,900
Importance Code B	\$68,100	\$128,800	\$32,700	\$28,100
Importance Code C	\$26,600			
Total	\$110,100	\$156,800	\$38,600	\$34,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	78%			LIFE	**	5	\$110,800	
Masonry: Limestone	5%			LIFE	**	5	\$5,300	
Metal/Glass Curt Wall	14%			LIFE	**	5	\$37,300	
Window Wall	3%			2027	\$218,900	5	\$16,000	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	2-4	\$1,120,800	2052	**	5	\$12,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$9,800	
Metal Panel	5%			2047	**	5	\$2,700	
Metal: Cage/Fence	20%			2032	**	5-10	\$21,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,400	
Roof								
IRMA/Protected Membrane	90%	Now	\$60,600	2032	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Cafeteria</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	Now	\$9,500	2032	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$31,600	
Ceramic Tile	3%	Now	\$9,000	2036	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%	0-2	\$36,200	2043	**	5	\$8,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Quarry Tile	2%			2040	**	5	\$4,300	
Vinyl Tile	80%	0-2	\$209,600	2027	\$1,047,800	3	\$43,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$26,600	2036	**	5	\$2,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Bathrooms</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$12,100	
Folding Partition	2%			2035	**	5	\$7,500	
Metal Panel	10%			LIFE	**			
Plaster	50%	0-2	\$64,500	LIFE	**	5	\$22,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2040	**	5	\$45,100	
AcousTileSusp.Lay-In	30%	Now	\$74,800	2040	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	23%			LIFE	**	5	\$5,200	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	10%			2027	\$100,600			
Metal Panel	10%			LIFE	**	5	\$18,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$27,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere And One 2,500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2027	\$11,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	85%			2026	\$162,800	5	\$2,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$109,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	55%			2027	\$150,000	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$40,300	5	\$300	
Motor Control Center	50%			2025	\$156,100	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2022	\$203,600	10	\$79,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	3%			2032	**	10	\$100	
Incandescent	2%			2022	\$21,600	2		
Egress Lighting								
Emergency, Battery	10%			2035	**	10	\$2,200	
Emergency, Battery	40%			2022	\$52,400	10	\$8,800	
Exit, Service	50%			2022	\$13,100	1		
Exterior Lighting								
HID	100%			2022	\$366,900	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$301,900	1-3	\$16,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$28,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 7500 Gallon Tanks</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	70%			2023	\$91,700	1	\$31,500	
Steam Boiler	30%			2025	\$176,700	1	\$27,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 #4 Oil Burning Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	70%			2035	**	4	\$3,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement Mechanical Equipment Room, Newly Installed Pump And Pump Motor</i>								
Central Plant Steam Piping/Pmp	30%			2037	**	4	\$2,000	
Terminal Devices								
Air Handler	30%			2022	\$383,900	1	\$16,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement And Second Floor Fan Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement And Second Floor Fan Room</i>								
<i>Explanation : Air Handlers Provide Heating, Cooling And Ventilation</i>								
Convactor/Radiator	5%	Now	\$24,400	2047	**	1	\$1,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Stairwells And Hall Ways</i>								
Convactor/Radiator	35%			2032	**	1	\$10,300	
Fan Coil Unit/Heat	30%			2022	\$408,900	1	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout First Floor</i>								
<i>Explanation : Unit Ventilators Observed</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2022	\$386,200	1	\$21,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : AC Room</i>								
Window/Wall Unit	50%			2025	\$94,800	1		
Distribution								
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
<i>Explanation : Dual Temperature Pumps Observed.</i>								
No Component	50%							

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	50%			2027	\$247,400	2	\$31,700
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,700
Exhaust Fans								
	Interior	30%			2022	\$97,100	2	\$800
				<i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Second Floor Fan Room</i>				
	Roof	70%			2022	\$105,800	2	\$2,000
				<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	2-4	\$13,600	2037	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Water Main Valve</i>				
HW Heat Exchanger								
	Steam Fired	100%			2027	\$144,900	4	\$9,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2022	\$13,900	4	\$2,900
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement Boiler Room</i>				
Sewage Ejector(s)								
	Electric	100%			2022	\$26,200	4	\$5,400
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Cellar To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$45,900
Sprinkler								
	No Component	95%						
	Generic	5%			2027	\$44,600	1-2	\$1,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 152 - M
Address : 93 NAGLE AVE. @ ELLWOOD ST
Borough : MANHATTAN **Agency's Number** : M152
Program / Asset # : BOE0092.000 / 1709 **Yr Built/Renovated** : 1928 / 1992
Area Sq Ft : 137,975 **Project Type** : EDUCATION
Date of Survey : 09-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2173 **Lot** : 1 **BIN** : 1064149

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$381,400	\$403,000
Interior Architecture	\$765,600	\$135,500
Electrical	\$113,900	\$208,900
Mechanical	\$1,396,900	\$1,909,300
Site Pavements	\$130,800	
Total	\$2,788,500	\$2,656,700
Importance Code A	\$649,200	\$1,295,900
Importance Code B	\$1,947,100	\$1,360,800
Importance Code C	\$192,200	
Total	\$2,788,500	\$2,656,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,400			\$2,200
Interior Architecture	\$95,300	\$15,500		\$28,400
Electrical	\$47,700	\$5,000	\$2,600	\$19,600
Mechanical	\$44,300	\$20,300	\$32,500	\$42,000
Site Enclosure	\$3,600			
Site Pavements	\$31,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$238,700	\$44,800	\$39,000	\$96,100
Importance Code A	\$12,400	\$13,700	\$13,700	\$16,200
Importance Code B	\$154,500	\$31,100	\$25,300	\$80,000
Importance Code C	\$71,800			
Total	\$238,700	\$44,800	\$39,000	\$96,100



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DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$199,100
	Masonry: Brick	10%	Now	\$82,100	LIFE	**	5	\$25,500
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : East Facade</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Foundation</i>							
	Masonry: Brick	45%			LIFE	**	5	\$114,700
	Masonry: Brick	25%			LIFE	**	5	\$63,700
	Masonry: Granite	10%			LIFE	**	5	\$19,100
Windows								
	Aluminum	100%	Now	\$52,100	2045	**	5	\$11,600
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Parapets								
	Cast Stone/Terra Cotta	10%	0-2	\$153,100	LIFE	**	5	\$14,200
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	Concrete Masonry Unit	8%			LIFE	**	5	\$1,700
	Copper/Terne	5%			2064	**	5	\$4,400
	Masonry: Brick	20%			LIFE	**	5	\$3,700
	Masonry: Brick	55%	4+	\$12,400	LIFE	**	5	\$10,100
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Throughout</i>							
	Pre-Cast Concrete	2%			LIFE	**	5	\$2,300
Roof								
	Built-Up (BUR)	95%			2034	**	10	\$94,100
	Copper/Terne	5%			2057	**	10	\$12,400

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	10%	0-2	\$11,500	LIFE	**	5	\$45,200	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	0-2	\$42,700	2038	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2042	**	5	\$15,500	
Terrazzo	5%	2-4	\$25,600	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%			2034	**	3	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Play Area, Third And Fourth Floor Hallway</i>								
<i>Explanation : 9 x 9 Tile</i>								
Vinyl Tile	35%	Now	\$328,100	2034	**	3	\$27,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Wood	10%			2044	**	5	\$38,700	
Interior Walls								
Ceramic Tile	5%	4+	\$13,900	2038	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	2-4	\$22,300	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	4+	\$4,200	LIFE	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	2-4	\$39,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	4+	\$40,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	35%	2-4	\$112,900	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	2-4	\$8,900	2042	**	5	\$12,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	2-4	\$8,900	2042	**	5	\$10,300	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$12,900	
Plaster	70%	0-2	\$202,600	LIFE	**	5	\$90,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	55%			2049	**			
Iron Picket	45%			2064	**			
Retaining Walls								
Cast in Place Concrete	95%			2064	**			
Masonry: Brick	5%	Now	\$3,600	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exterior Stairs</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$64,600	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$31,400	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	75%			2038	**			
Cast in Place Concrete	20%	2-4	\$66,300	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Rubber Matting	5%			2034	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	\$117,400	5	\$300	
Fused Disc Sw	50%			2039	**	5	\$300	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	15%			2028	\$35,900	5	\$500	
Fused Toggle Switch	5%	4+	\$12,000	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	80%			2037	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : 100 Gallons Day Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$113,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third And Fourth Floor Gymnasiums</i>								
<i>Explanation : LED Lighting Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$16,700	
Exit, Service	50%			2029	\$19,900	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	10%			2029	\$55,600	10		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Perimeter**Explanation : Controlled Via Timer*

HID	10%	Now	\$33,400	2034		**		
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*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Roof Perimeter*

No Component	80%							
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Alarm

Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%			2034		**	1-3	\$25,500
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2	100%			2039		**	5	\$42,700
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Conversion Equipment

Steam Boiler	100%	0-2	\$267,900	2027	\$892,900	1		\$123,000
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*Other Observation, Extent : Light, Area Affected : 65%**Location : Basement Boiler Room**Explanation : 2 Units Need Tubes Replaced*

Distribution

Steam Piping/Pump	100%			2039		**		
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Terminal Devices

Air Handler	20%			2024	\$388,000	1		\$17,100
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Convactor/Radiator	50%			2027	\$369,300	1		\$22,300
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Fan Coil Unit/Heat	30%			2024	\$619,900	1		\$13,400
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Air Conditioning

Energy Source

Electricity	100%			2037		**	1	
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Conversion Equipment

Window/Wall Unit	20%			2024	\$57,500	1		
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No Component	80%							
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Ventilation

Distribution

Ductwork/Diffusers	100%	Now	\$63,600	LIFE		**	2-5	\$76,900
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*Damaged, Extent : Moderate, Area Affected : 50%**Location : Fan Rooms Flex Duct*

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%	Now	\$8,800	2029	\$441,800	2	\$3,000	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Fan Belts</i>							
Roof	10%	Now	\$4,600	2029	\$22,900	2	\$300	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$121,100	1		
Water Heater								
Gas Fired	100%			2027	\$84,200	2	\$2,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Old Boiler Room And New Addition</i>							
	<i>Explanation : Two Boilers And One Abandoned In Old Building</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$21,000	2039	**	4	\$2,900	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Temp Unit Operating Until Replacement Is Installed</i>							
Backflow Preventer								
Generic	100%			2034	**	1	\$8,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 4th Floor</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2039	**	1-2	\$3,900	
Chemical System								
Generic	100%	Now	\$2,800	2027	\$27,900	1-3	\$3,400	
	<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Kitchen Hood</i>							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 152 - Q
Address : 33-52 62 STREET
Borough : QUEENS **Agency's Number** : Q152
Program / Asset # : BOE0799.000 / 1524 **Yr Built/Renovated** : 1938 / 1999
Area Sq Ft : 107,000 **Project Type** : EDUCATION
Date of Survey : 08-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1184 **Lot** : 14 **BIN** : 4027102

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$558,900	\$990,300
Interior Architecture	\$869,100	\$108,400
Electrical	\$1,528,800	\$1,284,800
Mechanical	\$643,900	\$1,871,700
Total	\$3,600,700	\$4,255,200
Importance Code A	\$558,900	\$1,519,900
Importance Code B	\$2,922,800	\$2,692,400
Importance Code C	\$119,000	\$42,900
Total	\$3,600,700	\$4,255,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,800		\$1,400	
Interior Architecture	\$27,200	\$8,700	\$38,400	\$6,500
Electrical	\$10,400	\$11,000	\$27,900	\$10,400
Mechanical	\$15,400	\$14,700	\$38,100	\$21,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,700	\$38,400	\$109,700	\$42,600
Importance Code A	\$51,800	\$9,000	\$10,600	\$9,000
Importance Code B	\$47,800	\$22,200	\$99,100	\$33,600
Importance Code C		\$7,100		
Total	\$99,700	\$38,400	\$109,700	\$42,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$41,200	
Masonry: Brick Cavity	45%	Now	\$164,900	LIFE	**	5	\$41,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Classrooms- 62nd Street Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,400	
Masonry: Limestone	5%			LIFE	**	5	\$3,400	
Windows								
Aluminum	95%	0-2	\$155,900	2044	**	5	\$8,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Wood	5%	Now	\$27,500	2053	**	5	\$4,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Gymnasium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Gymnasium</i>								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$6,300	
Masonry: Brick Cavity	30%			LIFE	**	5	\$4,200	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Metal Panel	5%			2048	**	5	\$2,700	
Metal Rail	10%			2041	**	5-10	\$25,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,400	
Roof								
Built-Up (BUR)	75%	Now	\$181,600	2028	\$907,900			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof 1938 Wing</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1938 Wing</i>								
Copper/Terne	5%			2056	**	10	\$10,400	
Single Ply Membrane	20%	Now	\$56,500	2033	**			
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above New Addition</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$24,100	
Ceramic Tile	3%	4+	\$4,900	2031	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms In 1938 Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms In 1938 Wing</i>								
Ceramic Tile	2%			2037	**	5	\$3,200	
Quarry Tile	3%			2041	**	5	\$7,100	
Vinyl Tile	33%	4+	\$47,200	2033	**	3	\$19,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria - New Wing</i>								
Vinyl Tile 9" X 9"	30%			2023	\$556,000	3	\$17,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Classrooms - 1938 Building</i>								
<i>Explanation : Beyond Useful Life</i>								
Wood	22%			2043	**	5	\$65,000	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$14,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,700	
Glazed Ceramic Panel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$8,600	
Masonry: Brick	10%	Now	\$119,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room - Water Saturating Foundation Wall</i>								
Plaster	50%			LIFE	**	5	\$42,900	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2041	**	5	\$22,500	
AcousTileSusp.Lay-In	10%			2041	**	5	\$15,000	
Metal Panel	5%			LIFE	**	5	\$9,400	
Plaster	70%	Now	\$146,900	LIFE	**	5	\$65,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd And 4th Floor In 1938 Wing</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2048	**			
Iron Picket	60%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2037	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting	25%			2033	**			
Traffic Topping	75%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$44,900	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Ratings*

Switchgear / Switchboard

Fused Disc Sw	75%			2028	\$156,500	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Vertical Sections*

Fused Disc Sw	25%			2048	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	70%			2028	\$155,900	1		
Conduit	30%			2048	**	1		

Panelboards

Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	60%			2027	\$114,900	5	\$1,700	
Molded Case Bkrs	30%			2044	**	5	\$800	

Wiring

Thermoplastic	70%			2028	\$223,000	1		
Thermoplastic	30%			2048	**	1		

Motor Controllers

Locally Mounted	60%			2026	\$73,700	5	\$400	
Locally Mounted	40%			2041	**	5	\$300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2036	**	10	\$94,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
LED	4%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Cafeteria</i>								
<i>Explanation : LED Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	15%			2028	\$23,100	10	\$3,900	
Exit, Service	35%			2033	**	1		
Exit, Service	50%			2023	\$15,400	1		
Exterior Lighting								
Fluorescent	15%			2028	\$54,900	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4- Compact Fluorescent Light Fixtures</i>								
HID	85%			2028	\$366,700	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 23- HID Light Fixtures</i>								
Alarm								
Security System								
Generic	100%			2023	\$345,600	1	\$40,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$1,183,200	1-3	\$65,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	70%			2038	**	5	\$23,200	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank 1500 Gallons, Basement</i>								
Natural Gas	30%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	30%			2033	**	1	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Of New Wing</i>								
<i>Explanation : 12 Gas Fired Rooftop Units</i>								
Steam Boiler	70%			2026	\$484,700	1	\$74,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Unreliable Burner Operation</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers Are At/or Approaching Their Useful Life Cycle Limit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (3) #4 Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	70%			2028	\$1,267,700	4	\$3,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping And Equipment Are At/or Approaching Their Useful Life Cycle Limit</i>								
No Component	30%							
Terminal Devices								
Air Handler	20%			2023	\$300,900	1	\$13,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Blowers Are At/or Approaching Their Useful Life Cycle Limit</i>								
Convactor/Radiator	60%			2033	**	1	\$20,700	
Unit Heater - Steam	20%			2023	\$76,500	4	\$2,000	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%			2033	**	2	\$2,000	
Window/Wall Unit	5%			2026	\$11,100	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,700	
Exhaust Fans								
Interior	70%			2023	\$266,500	2	\$2,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : The Exhaust Fans In The Old Wing Are At/or Approaching Their Useful Life Cycle Limit</i>								
Roof	30%			2033	**	2	\$1,000	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2048	**	1		
Galvanized Steel	80%			2033	**	1		
Water Heater								
Gas Fired	30%			2026	\$19,600	2	\$500	
No Component	70%							
HW Heat Exchanger								
Steam Fired	70%			2028	\$119,300	4	\$7,400	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Of Old Wing, The Domestic Hot Water Heat Exchanger Is At Or Approaching Its Useful Life Cycle Limit</i>					
No Component	30%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$16,300	4	\$2,300	
Backflow Preventer								
Generic	100%			2033	**	1	\$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
No Component	85%							
Generic	15%			2048	**	1-5	\$8,400	
Sprinkler								
No Component	70%							
Generic	30%			2048	**	1-2	\$9,000	
Chemical System								
No Component	70%							
Generic	30%			2026	\$8,400	1-3	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : New Kitchen Area</i>					
			<i>Explanation : New Kitchen</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 153 - BK
Address : 1970 HOMECREST AVENUE @AVENUE T
Borough : BROOKLYN **Agency's Number** : K153
Program / Asset # : BOE0453.000 / 1352 **Yr Built/Renovated** : 1908 / 2008
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 12-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7291 **Lot** : 30 **BIN** : 3196677

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$243,500	\$80,000
Interior Architecture	\$254,200	\$818,400
Electrical	\$808,700	\$429,200
Mechanical		\$1,297,800
Site Pavements	\$149,700	
Total	\$1,456,000	\$2,625,400
Importance Code A	\$243,500	\$80,000
Importance Code B	\$1,034,600	\$2,545,400
Importance Code C	\$178,000	
Total	\$1,456,000	\$2,625,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$7,200	\$2,500		\$10,600
Electrical	\$15,400	\$5,500	\$11,500	\$5,300
Mechanical	\$40,200	\$7,200	\$41,200	\$9,100
Site Enclosure	\$5,000			
Site Pavements	\$33,100			
Total	\$100,900	\$15,200	\$52,800	\$24,900
Importance Code A	\$5,300	\$5,300	\$5,500	\$5,300
Importance Code B	\$86,900	\$9,800	\$47,300	\$19,600
Importance Code C	\$8,600			
Total	\$100,900	\$15,200	\$52,800	\$24,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
Masonry: Brick	90%			LIFE	**	5	\$80,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%	Now	\$193,100	2036	**	5	\$10,800	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Room 407</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,400	
Masonry: Brick	90%			LIFE	**	5	\$8,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%			2033	**	10	\$50,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2037	**	5	\$5,000	
Vinyl Tile	20%			2033	**	3	\$10,000	
Vinyl Tile 9" X 9"	65%	Now	\$76,200	2028	\$762,300	3	\$24,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st, 2nd, 3rd And 4th Floors Corridors And Some Classrooms</i>								
Wood	5%			2056	**	5	\$9,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%	Now	\$103,100	2031	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Staircases And Bathrooms</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	75%	Now	\$74,900	LIFE	**	5	\$26,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Class Room 407a</i>								
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Plaster	90%			LIFE	**	5	\$56,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$5,000	2048	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Homecrest Avenue</i>								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$24,500	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Homecrest Avenue</i>								

On-Site Walkways

Asphalt	100%	Now	\$300	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Play Area</i>								

Parking/Driveway

Asphalt	100%	Now	\$8,300	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								

Activity Yard

Rubber Matting	100%	Now	\$149,700	2038	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2048	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2- Vertical Sections</i>								

Raceway

Conduit	80%			2028	\$105,800	1		
Conduit	20%			2048	**	1		

Panelboards

Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Molded Case Bkrs	30%			2044	**	5	\$400	
Molded Case Bkrs	60%			2027	\$67,000	5	\$900	

Wiring

Braided Cloth	20%	0-2	\$37,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Thermoplastic	30%			2048	**	1		
Thermoplastic	50%			2028	\$92,800	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2041	**	5	\$300	
Locally Mounted	30%			2026	\$14,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	1%			2036	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Fluorescent	99%			2036	**	10	\$49,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	20%			2036	**	10	\$2,600	
Emergency, Battery	30%			2028	\$23,300	10	\$3,900	
Exit, Service	30%			2023	\$4,700	1		
Exit, Service	20%			2036	**	1		
Exterior Lighting								
HID	65%			2036	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Ten HID Light Fixtures Controlled By Photocell</i>								
HID	35%			2028	\$76,200	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Six HID Light Fixtures Controlled By Photocells</i>								
Alarm								
Security System								
Generic	100%			2023	\$174,400	1	\$20,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$597,100	1-3	\$33,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 7500 Gallons Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$53,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2028	\$913,900	4	\$2,700	
Terminal Devices								
Convactor/Radiator	100%			2026	\$289,100	1	\$17,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2023	\$33,800	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$1,500	
No Component	95%							
Exhaust Fans								
Wall Unit	5%			2028	\$1,000	2	\$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2038	**	1		
Galvanized Steel	40%			2026	\$94,800	1		
Water Heater								
Gas Fired	100%			2021	\$32,900	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$8,200	4	\$1,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$15,900	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 153 - BX
Address : 650 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.
Borough : BRONX **Agency's Number** : X153
Program / Asset # : BOE0290.000 / 387 **Yr Built/Renovated** : 1971 / 2003
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 08-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5141 **Lot** : 150 **BIN** : 2097470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,217,900	\$308,300
Interior Architecture	\$118,800	\$55,200
Electrical		\$1,058,900
Mechanical	\$43,300	\$1,871,200
Total	\$1,380,000	\$3,293,600
Importance Code A	\$1,217,900	\$347,800
Importance Code B	\$162,100	\$2,945,800
Total	\$1,380,000	\$3,293,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,900	\$3,400		
Interior Architecture	\$139,900			\$16,400
Electrical	\$18,600	\$700	\$1,200	\$1,500
Mechanical	\$41,100	\$16,700	\$19,300	\$17,300
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$242,400	\$24,800	\$24,400	\$39,100
Importance Code A	\$38,900	\$3,400		
Importance Code B	\$147,800	\$21,400	\$24,400	\$39,100
Importance Code C	\$55,700			
Total	\$242,400	\$24,800	\$24,400	\$39,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	55%			LIFE	**	5	\$150,300
	Pre-Cast Concrete	40%			LIFE	**	5	\$355,200
	Slate Panels	5%			LIFE	**	5	\$10,200
Windows								
	Aluminum	30%			2052	**	5	\$6,700
	Aluminum	70%	0-2	\$703,500	2055	**	5	\$7,900
	<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Second And Third Floors</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Second And Third Floors</i>							
Parapets								
	Masonry: Brick	45%	0-2	\$54,400	LIFE	**	5	\$8,800
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	Metal Rail	10%			2035	**	5-10	\$35,400
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	Pre-Cast Concrete	45%	Now	\$33,700	LIFE	**	5	\$55,500
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Parapet Cap</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout Parapet Cap</i>							
Roof								
	Built-Up (BUR)	70%	Now	\$166,300	2035	**		
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Mechanical Unit</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	Cast in Place Concrete	30%			LIFE	**	10	\$41,000
Soffits								
	Cast in Place Concrete	100%			LIFE	**	5	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$45,000	
Ceramic Tile	3%	0-2	\$9,100	2039	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	1%	2-4	\$1,300	LIFE	**	5	\$1,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : First Floor Bathroom Door Threshold</i>								
Vinyl Tile	89%	Now	\$118,800	2035	**	3	\$49,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First And Third Floors</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$16,800	
Concrete Masonry Unit	20%			LIFE	**	5	\$21,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Plaster	50%	0-2	\$11,500	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement Employee Locker Room</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$16,800	
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$7,400	
AcousTileSusp.Lay-In	75%	Now	\$19,100	2035	**	5	\$55,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 311 And 146</i>								
Exposed Concrete	20%			LIFE	**	5-10	\$36,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Classroom</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2056	**			
Iron Picket	90%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Pavers/Stone	5%			2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Sidewalk</i>								
Parking/Driveway								
Asphalt	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	80%			2039	**			
Rubber Matting	10%			2035	**			
Traffic Topping	10%			2030	\$17,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$39,500	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 6,000 And Two 2,500 Ampere Main Switches*

Transformers

Dry Type	100%			2028	\$16,900	5	\$300	
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Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$182,600	5	\$400	
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Raceway

Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	20%			2046	**	5	\$400	
Molded Case Bkrs	65%			2029	\$124,500	5	\$1,600	
Molded Case Bkrs	10%			2046	**	5	\$200	
Molded Case Bkrs	5%	Now	\$4,800	2038	**	5	\$100	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Rooms 178, 180, 153 And 175**Explanation : Receptacles Do Not Have Power*

Wiring

Thermoplastic	90%			2030	\$245,500	1		
Thermoplastic	10%			2050	**	1		

Motor Controllers

Locally Mounted	50%			2028	\$40,300	5	\$300	
Locally Mounted	45%			2043	**	5	\$300	
Variable Frequency Drive	5%			2043	**			

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Serves New Chillers*

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Main**Explanation : Main Water Pipe*

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	100%			2035	**	10	\$86,200	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout

Egress Lighting Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting HID	30%	0-2	\$11,400	2025	\$113,700			

Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%
Location : Roof Perimeter

Other Observation, Extent : Light, Area Affected : 100%
Location : Roof Perimeter

Explanation : Controlled Via Timer And Photocell

No Component 70%

Alarm

Security System No Component	80%							
Generic	20%			2030	\$60,700	1	\$7,000	

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout

Explanation : Intrusion Alarms Only

Fire/Smoke Detection No Component	60%							
Under Construction	40%							

Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout

Explanation : Systems Stays In Trouble Status, Wires Are Shorted, Defective Smoke Detector

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source HTHW/HW	100%			2050	**	1		
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Mechanical Room

Explanation : Hot Water Provided From Nearby Co-op City Housing Development

Conversion Equipment Heat Exchanger, Shell & Tube	100%			2033	**			
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Mechanical Room

Explanation : Two Units

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$6,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	50%			2030	\$660,900	1	\$29,100	
Convactor/Radiator	50%			2035	**	1	\$15,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$21,100	2030	\$1,054,200	1	\$52,300	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air System Is Not Properly Balanced</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$43,300	LIFE	**	2-5	\$52,400	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Blockages</i>								
Exhaust Fans								
Roof	100%			2030	\$156,100	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$9,300	
Sanitary Piping								
Cast Iron	100%	Now	\$13,800	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Kitchen</i>								
<i>Explanation : Main Sink Drain Leaking</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2040	* *	1-5	\$47,400	
	Sprinkler							
	No Component	97%						
	Generic	3%		2040	* *	1-2	\$800	

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 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 153 - M
Address : 1750 AMSTERDAM AVENUE @ W. 146 STREET
Borough : MANHATTAN **Agency's Number** : M153
Program / Asset # : BOE0093.000 / 1711 **Yr Built/Renovated** : 1975 / 1995
Area Sq Ft : 135,000 **Project Type** : EDUCATION
Date of Survey : 31-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2078 **Lot** : 19 **BIN** : 1081834

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$962,200
Interior Architecture	\$51,300	\$245,600
Electrical	\$132,500	\$898,400
Mechanical	\$1,611,200	\$2,737,600
Site Pavements	\$62,900	\$209,800
Total	\$1,857,900	\$5,053,500
Importance Code A	\$262,100	\$962,200
Importance Code B	\$1,544,500	\$4,018,400
Importance Code C	\$51,300	\$72,900
Total	\$1,857,900	\$5,053,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,600	\$10,900		\$34,100
Interior Architecture		\$27,500	\$5,000	\$29,400
Electrical	\$33,000	\$20,300	\$16,300	\$38,300
Mechanical	\$63,600	\$32,900	\$51,500	\$55,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$126,100	\$99,500	\$80,700	\$165,600
Importance Code A	\$31,000	\$24,300	\$13,400	\$47,700
Importance Code B	\$95,100	\$75,300	\$67,300	\$117,900
Importance Code C				
Total	\$126,100	\$99,500	\$80,700	\$165,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$163,500	
Metal Panel	10%			2049	**	5-10	\$124,900	
Windows								
Aluminum	100%			2045	**	5	\$57,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,900	
Masonry: Brick	80%			LIFE	**	5	\$18,500	
Metal: Cage/Fence	10%			2046	**	5-10	\$17,900	
Roof								
IRMA/Protected Membrane	70%	4+	\$14,200	2029		\$707,900		
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Elevator Bulkhead</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Around Perimeter And Drains</i>								
Metal Panel	5%			2042	**	10	\$10,900	
Plaza Roof: Stone Panels	5%			2049	**			
Plaza Roof: Stone Panels	20%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex Building Addition Rooftop Playground</i>								
<i>Explanation : These Are Actually Safety Rubber Panels Or Pavers</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,900	
Ceramic Tile	5%			2038	**	5	\$10,000	
Quarry Tile	5%			2042	**	5	\$15,000	
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	80%			2034	**	3	\$60,100	
Interior Walls								
Cast in Place Concrete	5%	Now	\$51,300	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Oil Tank Room And Boiler Room</i>								
Concrete Masonry Unit	7%			LIFE	**	5	\$8,500	
Gypsum Board	20%			LIFE	**	5	\$36,400	
Masonry: Brick	3%			LIFE	**			
Metal Panel	10%			LIFE	**			
Plaster	40%			LIFE	**	5	\$36,400	
SGFT/Glazed Masonry	15%			LIFE	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%			2034	**	5	\$58,900	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Fiber Board	5%			2029	\$68,400			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : These Are Actually Tectum Ceiling Panels</i>								
Gypsum Board	20%			LIFE	**	5	\$49,100	
Plaster	45%			LIFE	**	5	\$55,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Exposed Struc: Steel	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Entry Of Building Addition Or Annex</i>								
<i>Explanation : Two Story Steel Gate Enclosure</i>								
Iron Picket	50%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Entry To Building Addition Or Annex</i>								
<i>Explanation : Base Of Steel Gate Enclosure</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Rubber Matting	100%	Now	\$62,900	2029	\$209,800			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rear Of School</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Of School</i>								
<i>Explanation : This Is Actually A Poured-in-place Rubber Safety Matting</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2039	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	**	5	\$600
Raceway								
	Conduit	70%			2039	**	1	
	Conduit	30%			2049	**	1	
Panelboards								
	Fused Disc Sw	70%			2037	**	5	\$2,200
	Molded Case Bkrs	30%			2037	**	5	\$1,100
Wiring								
	Thermoplastic	70%			2039	**	1	
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$122,900	5	\$900
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2034	**	1	\$41,500
Generators								
	Diesel	100%			2032	**	1	\$52,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 125 Kilovolt-ampere</i>								
Batteries								
	Nickel Cadmium	100%			2021	\$1,600	5	\$30,100
Fuel Storage								
	Main Tank	100%			2044	**	5	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Gallon Tank</i>								

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	70%			2037	**	10	\$86,700	
<i>Recent Installation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Main Building</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	30%			2024	\$95,400	10	\$37,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 30%</i>								
<i>Location : Annex Building</i>								
Egress Lighting								
Emergency, Service	50%			2029	\$35,500	1		
Exit, Service	50%			2024	\$19,400	1		
Exterior Lighting								
HID	100%			2029	\$544,300	10	\$400	
Alarm								
Security System								
No Component	75%							
Generic	25%			2029	\$109,000	1	\$12,600	
Fire/Smoke Detection								
No Component	25%							
Generic, Analog	75%			2034	**	1-3	\$62,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	70%			2034	**	1	\$93,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								
Steam Boiler	30%	Now	\$262,100	2049	**	1	\$36,100	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$29,800	2029	\$596,900			
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2029	\$379,700	1	\$16,700	
Convactor/Radiator	60%			2034	**	1	\$26,200	
Fan Coil Unit/Heat	20%			2024	\$404,400	1	\$8,700	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2034	**	1	\$25,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Chillers And 1 In Annex</i>								
Exterior Pkg Unit - Cooling	20%	0-2	\$109,300	2029	\$218,600	2	\$1,300	
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Lower Roof</i>								
Split Unit	2%			2029	\$57,600			
Window/Wall Unit	10%			2027	\$28,100	1		
No Component	28%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2039	**	4	\$2,700	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2029	\$763,100	1	\$58,400	
Fan Coil - 4 Pipe	30%			2029	\$682,700	1	\$13,100	
Heat Rejection								
Dry Cooler	40%	0-2	\$211,400	2039	**	2	\$30,100	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,300	
Exhaust Fans								
Interior	40%			2024	\$192,100	2	\$1,700	
Roof	60%			2024	\$134,500	2	\$2,500	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2022	\$82,300	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Gallons</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$215,000	2059	**	4	\$13,300	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$20,600	4	\$4,300	
Sewage Ejector(s) Electric	100%	Now	\$1,900	2029	\$38,900	4	\$5,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2029	\$34,300	1	\$8,300	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To Mezzanine</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2039	**	1-5	\$70,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairway</i>								
<i>Explanation : Dry System</i>								
Sprinkler No Component Generic	95%			2039	**	1-2	\$1,900	
Chemical System Dry	10%			2024	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Hood</i>								
<i>Explanation : Kitchen</i>								
No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 153 - Q
Address : 60-02 60 LANE
Borough : QUEENS **Agency's Number** : Q153
Program / Asset # : BOE0800.000 / 1525 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 137,879 **Project Type** : EDUCATION
Date of Survey : 14-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2732 **Lot** : 18 **BIN** : 4060987

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$256,500	\$253,900
Interior Architecture	\$71,600	\$270,600
Electrical	\$235,200	\$169,500
Mechanical	\$51,600	\$850,500
Total	\$614,900	\$1,544,500
Importance Code A	\$256,500	\$253,900
Importance Code B	\$358,400	\$1,290,600
Total	\$614,900	\$1,544,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,200	\$2,200	\$20,200	
Interior Architecture	\$10,600		\$12,900	
Electrical	\$14,000	\$33,100	\$15,500	\$13,400
Mechanical	\$27,800	\$52,600	\$33,500	\$21,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$76,400	\$99,800	\$94,000	\$46,700
Importance Code A	\$23,200	\$13,400	\$31,100	\$10,900
Importance Code B	\$45,800	\$86,400	\$62,800	\$35,800
Importance Code C	\$7,500			
Total	\$76,400	\$99,800	\$94,000	\$46,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$77,400	
Masonry: Brick	27%			LIFE	**	5	\$53,500	
Masonry: Brick	32%			LIFE	**	5	\$63,400	
Masonry: Brick	30%			LIFE	**	5	\$59,500	
Granite Panels	3%	Now	\$134,700	LIFE	**	5	\$4,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$19,300	
Windows								
Aluminum	99%			2043	**	5	\$40,400	
Wood	1%	Now	\$12,200	2052	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkhead</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkhead</i>								
Parapets								
Copper/Terne	5%			2062	**	5	\$4,400	
Masonry: Brick	55%			LIFE	**	5	\$10,000	
Masonry: Brick	30%			LIFE	**	5	\$5,400	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,400	
Roof								
Built-Up (BUR)	65%	Now	\$81,600	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over 1931 Wing</i>								
Copper/Terne	3%			2055	**	10	\$6,500	
Modified Bitumen	32%	Now	\$40,200	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 2002 Wing</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 2002 Wing</i>								
Interior								
Floors								
Ceramic Tile	3%			2030		5	\$6,200	
Ceramic Tile	3%			2036	**	5	\$6,200	
Quarry Tile	5%			2040	**	5	\$15,500	
Terrazzo	2%			LIFE	**	5	\$3,200	
Vinyl Tile	50%			2032	**	3	\$38,700	
Wood	37%			2042	**	5	\$143,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	7%			2040	**	5	\$12,200	
Concrete Masonry Unit	25%			LIFE	**	5	\$17,400	
Gypsum Board	10%			LIFE	**	5	\$10,500	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	33%			LIFE	**	5	\$17,300	
Plaster	5%	Now	\$7,500	LIFE	**	5	\$2,600	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : 1931 Bulkhead**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : 1931 Bulkhead*

SGFT/Glazed Masonry	5%			LIFE	**			
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Ceilings

AcousTileSusp.Lay-In	30%			2040	**	5	\$61,900	
Exposed Concrete	10%			LIFE	**	5	\$3,200	
Gypsum Board	5%			LIFE	**	5	\$12,900	
Plaster	55%			LIFE	**	5	\$70,900	

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : At Elevator*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$600	
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Raceway

Conduit	30%			2027	\$79,300	1		
Conduit	70%			2047	**	1		

Panelboards

Molded Case Bkrs	30%			2026	\$71,800	5	\$1,100	
Molded Case Bkrs	70%			2043	**	5	\$2,500	

Wiring

Braided Cloth	30%	2-4	\$111,300	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	70%			2047	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2040	**	5	\$500	
Locally Mounted	15%			2025	\$18,400	5	\$100	
Motor Control Center	30%			2040	**	5	\$1,100	
Variable Frequency Drive	5%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$42,400	
Generators								
Diesel	100%			2036	**	1	\$53,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$30,700	
Fuel Storage								
Main Tank	100%			2042	**	5	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 285 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$123,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2032	**			
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$15,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$25,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement, Toilets**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

40%

2047

* *

1

*Other Observation, Extent : Severe, Area Affected : 5%**Location : New Wing Basement**Explanation : Hazard! There Is An Electrical Heater Inside The Gas Meter Room*

Interruptible Gas/Dual Fuel

60%

2047

* *

1

Conversion Equipment

Furnace

40%

2032

* *

1

\$27,300

*Other Observation, Extent : Light, Area Affected : 40%**Location : New Wing Roof**Explanation : 13 Rooftop Package Units*

Steam Boiler

60%

2040

* *

1

\$81,900

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

60%

2037

* *

4

\$6,100

No Component

40%

Terminal Devices

Air Handler

15%

2035

* *

1

\$12,800

Convactor/Radiator

20%

2032

* *

1

\$8,900

Fan Coil Unit/Heat

25% Now

\$51,600

2027

\$516,200

1

\$10,000

*Other Observation, Extent : Severe, Area Affected : 25%**Location : Throughout The Old Wing**Explanation : Defective Temperature Control System Causing The Motors Running All The Time*

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2031	**	2	\$800
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Below Auditorium</i>				
	Ext Pkg Unit - Heating/Cooling	40%			2032	**	2	\$3,400
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>				
				<i>Location : New Wing Roof</i>				
				<i>Other Observation, Extent : Light, Area Affected : 40%</i>				
				<i>Location : New Wing Roof</i>				
				<i>Explanation : 13 Rtus</i>				
	Window/Wall Unit	5%			2022	\$14,400	1	
	No Component	45%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,900
Exhaust Fans								
	Interior	70%			2032	**	2	\$3,000
	Roof	30%	Now	\$6,900	2027	\$68,700	2	\$1,000
				<i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2037	**	1	
	Galvanized Steel	30%			2025	\$181,500	1	
Water Heater								
	Gas Fired	100%			2025	\$84,100	2	\$2,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$2,900
Backflow Preventer								
	Generic	100%			2032	**	1	\$8,400
Fixtures								
	Generic	100%						
				<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : New Wing</i>				
				<i>Explanation : No Access Spaces To Do Maintenance For All The Rest Room Fixtures</i>				
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1 Unit From Ground To 4th Floor, 1 Unit From Ground To 3rd Floor, 1 Unit From Ground To 1st Floor</i> <i>Explanation : Three Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2047		**	1-5 \$69,500
	Sprinkler							
	No Component	70%						
	Generic	30%			2047		**	1-2 \$11,600
	Chemical System							
	Generic	100%			2025	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 154 - BK
Address : 11 AVE AND WINDSOR PLACE
Borough : BROOKLYN **Agency's Number** : K154
Program / Asset # : BOE0454.000 / 1353 **Yr Built/Renovated** : 1908 / 2006
Area Sq Ft : 44,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5257 **Lot** : 1 **BIN** : 3121871

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$49,600	\$113,300
Interior Architecture	\$367,000	\$41,100
Electrical	\$288,300	\$390,800
Mechanical	\$110,600	\$111,700
Site Pavements		\$60,200
Total	\$815,500	\$717,100
Importance Code A	\$49,600	\$113,300
Importance Code B	\$765,900	\$603,800
Total	\$815,500	\$717,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,100	\$26,700		\$3,500
Interior Architecture	\$35,300			\$12,500
Electrical	\$3,500	\$1,600	\$1,800	\$44,900
Mechanical	\$16,100	\$5,700	\$9,500	\$5,700
Site Enclosure	\$2,800			
Site Pavements	\$14,000			
Total	\$85,700	\$34,000	\$11,300	\$66,600
Importance Code A	\$18,400	\$31,100	\$4,400	\$7,900
Importance Code B	\$53,100	\$2,900	\$7,000	\$58,600
Importance Code C	\$14,200			
Total	\$85,700	\$34,000	\$11,300	\$66,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,300	
Masonry: Brick	83%	Now	\$49,600	LIFE	**	5	\$77,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	10%			LIFE	**	5	\$7,000	
Metal Panel	2%			2039	**	5-10	\$12,800	
Windows								
Aluminum	100%			2045	**	5	\$22,800	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$5,700	
Masonry: Limestone	50%			LIFE	**	5	\$10,200	
Metal Rail	15%			2042	**	5-10	\$44,000	
Roof								
Built-Up (BUR)	100%	Now	\$14,100	2034	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Along North Parapet</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%	0-2	\$2,300	2038	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Toilets</i>								
Quarry Tile	2%			2034	**	5	\$2,200	
Vinyl Tile	50%	Now	\$66,300	2034	**	3	\$13,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	35%			2024	\$300,700	3	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$5,400	2032	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Toilets</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,500	
Gypsum Board	15%			LIFE	**	5	\$6,500	
Masonry: Brick	10%	Now	\$6,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	65%			LIFE	**	5	\$14,200	
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$7,300	
Plaster	90%	Now	\$18,400	LIFE	**	5	\$41,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Toilets</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
Iron Picket	25%	Now	\$2,800	2049	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	75%	2-4	\$14,000	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%			2029			\$60,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2029	\$20,000	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2029	\$2,200	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$130,400	5	\$200
Raceway								
	Conduit	100%			2029	\$74,100	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$11,200	5	\$100
	Fused Knife Sw	2%	2-4	\$2,200	2054	**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	88%			2028	\$98,300	5	\$1,000
Wiring								
	Braided Cloth	70%	2-4	\$68,300	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2029	\$29,300	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$48,400	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$600
Lighting								
Interior Lighting								
	Fluorescent	98%			2037	**	10	\$39,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	LED	2%			2037	**		
Egress Lighting								
	Emergency, Battery	50%			2024	\$31,700	10	\$5,300
	Exit, Service	50%			2024	\$6,300	1	
Exterior Lighting								
	HID	100%			2024	\$177,400	10	\$100
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2024	\$42,600	1	\$4,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$8,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 6000 Gallons*

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$43,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$37,200

2039

* *

4

\$2,200

*Leak Evident, Extent : Severe, Area Affected : 2%**Location : Vacuum Pump In The Basement*

Terminal Devices

Convector/Radiator

90%

0-2

\$10,600

2034

* *

1

\$11,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Steam Traps Faulty*

Unit Heater - Steam

10%

2029

\$15,700

4

\$600

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

80%

2024

\$73,400

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$24,500

Exhaust Fans

Roof

100%

2029

\$73,100

2

\$1,300

Plumbing

H/C Water Piping

Brass/Copper

80%

2039

* *

1

Galvanized Steel

20%

2027

\$38,600

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Water Heater Gas Fired	100%			2027	\$26,800	2	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 225 Gallons</i>					
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2029	\$6,700	4	\$1,400
	Fixtures Generic	100%						
Fire Suppression	Sprinkler No Component Generic	95%			2039	**	1-2	\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 154 - BX
Address : 333 EAST 135 STREET @ALEXANDER AVE.
Borough : BRONX **Agency's Number** : X154
Program / Asset # : BOE0291.000 / 148 **Yr Built/Renovated** : 1962 / 2009
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 11-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2298 **Lot** : 1 **BIN** : 2097030

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$233,900	\$1,212,800
Interior Architecture	\$1,307,500	
Electrical	\$950,300	\$689,700
Mechanical	\$184,400	\$813,100
Site Pavements	\$46,300	
Total	\$2,722,400	\$2,715,600
Importance Code A	\$233,900	\$1,252,300
Importance Code B	\$2,488,500	\$1,463,300
Total	\$2,722,400	\$2,715,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,500		\$15,600	
Interior Architecture		\$8,400	\$29,200	
Electrical	\$2,800	\$3,400	\$14,200	\$2,700
Mechanical	\$23,000	\$19,300	\$32,600	\$12,800
Site Enclosure	\$7,200			
Total	\$35,400	\$31,100	\$91,600	\$15,500
Importance Code A	\$11,200	\$8,700	\$24,500	\$8,700
Importance Code B	\$17,000	\$17,100	\$67,100	\$6,800
Importance Code C	\$7,200	\$5,300		
Total	\$35,400	\$31,100	\$91,600	\$15,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$51,600	
Masonry: Limestone	5%			LIFE	**	5	\$2,000	
Windows								
Aluminum	95%			2050	**	5	\$34,600	
Glass Block	5%			LIFE	**	5	\$1,100	
Parapets								
Metal: Cage/Fence	100%	Now	\$233,900	2048	**	5	\$35,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Fence Parapet Is Not A Reliable System For A Roof Edge. Recommend Replacement</i>								
Roof								
Copper/Terne	5%			2043	**	10	\$15,600	
IRMA/Protected Membrane	95%			2028	\$1,007,300	10	\$118,300	
Soffits								
Cast in Place Concrete	100%	4+	\$2,500	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : E.135th Street</i>								
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile 9" X 9"	85%			2023	\$1,263,000	3	\$40,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Acm Tile Floors</i>								
Wood	5%	Now	\$44,500	2043	**	5	\$5,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$10,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$34,700	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	20%			2033	**	5	\$31,600	
Exposed Concrete	65%			LIFE	**	5	\$12,800	
Metal Panel	5%			LIFE	**	5	\$7,900	
Plaster	10%			LIFE	**	5	\$7,900	

Site Enclosure

Fence/Gates

Iron Picket	100%	4+	\$7,200	2048	**			
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Impact Damage, Extent : Moderate, Area Affected : 2%

Location : E.135th Street

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$46,300	2041	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : E.135th Street And Alexander Avenue

On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Parking/Driveway

Asphalt	100%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$35,600	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2028	\$4,000	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$182,600	5	\$400	
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Raceway

Conduit	90%			2028	\$165,900	1		
Conduit	10%			2048	**	1		

Panelboards

Fused Disc Sw	5%			2044	**	5	\$100	
Fused Disc Sw	5%			2027	\$9,600	5	\$100	
Molded Case Bkrs	75%			2027	\$143,600	5	\$1,700	
Molded Case Bkrs	15%			2044	**	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	0-2	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	86%			2036	**	10	\$69,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2036	**	10	\$8,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$10,600	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$354,800	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$85,300	1	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance And Exit Doors, Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$291,900	1-3	\$16,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2048	**	5	\$27,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$87,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2038	**	4	\$6,500	
Terminal Devices								
Air Handler	20%			2028	\$247,500	1	\$10,900	
Convactor/Radiator	80%	Now	\$37,700	2033	**	1	\$20,500	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Not Working</i>								
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$146,700	1		
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100	
Exhaust Fans								
Interior	20%			2028	\$62,600	2	\$500	
Roof	80%			2028	\$116,900	2	\$2,200	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2026	\$386,100	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$13,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$9,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Submersible	100%			2021	\$3,000	4	\$2,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2048	**	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 154 - M
Address : 250 WEST 127 STREET
Borough : MANHATTAN **Agency's Number** : M154
Program / Asset # : BOE0094.000 / 1646 **Yr Built/Renovated** : 1964 / 2010
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 06-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Floors xx
Block : 1932 **Lot** : 10 **BIN** : 1058671

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$645,500	\$641,100
Interior Architecture	\$325,200	\$168,200
Electrical	\$1,657,500	\$721,600
Mechanical	\$765,200	\$558,100
Total	\$3,393,300	\$2,089,000
Importance Code A	\$1,160,900	\$672,700
Importance Code B	\$1,907,200	\$1,416,300
Importance Code C	\$325,200	
Total	\$3,393,300	\$2,089,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$14,500
Interior Architecture	\$21,800		\$20,500	\$13,700
Electrical	\$5,300	\$6,100	\$26,700	\$5,100
Mechanical	\$10,900	\$12,400	\$36,000	\$13,300
Total	\$38,100	\$18,500	\$83,200	\$46,600
Importance Code A		\$7,900	\$8,000	\$22,400
Importance Code B	\$38,100	\$10,600	\$75,200	\$18,700
Importance Code C				\$5,500
Total	\$38,100	\$18,500	\$83,200	\$46,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Ceramic Tile	10%			2048	**	10	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At The Front Entrance And Lower Building On West 127th Street</i>								
<i>Explanation : Ceramic Tile Cladding</i>								
Masonry: Brick	40%			LIFE	**	5	\$53,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Lower Building</i>								
<i>Explanation : Brick Veneer</i>								
Pre-Cast Concrete	50%			LIFE	**	5	\$216,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North (Facing West 127 Street) And South Façade Of Long Rectangular Building</i>								
<i>Explanation : This Is A Curtain Wall With Metal Panels And Aluminum Windows In A Pre-Cast Concrete Frame And Eifs Panels</i>								
Windows								
Aluminum	100%			2044	**	5	\$29,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And South Facade Taller Building</i>								
<i>Explanation : Windows Have Metal Cage Protection</i>								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Roof</i>								
Masonry: Brick	5%	Now	\$52,100	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : On North Facade Lower Building Broken Cement Copping</i>								
Metal: Cage/Fence	65%			2041	**	5-10	\$85,100	
Roof								
IRMA/Protected Membrane	50%	Now	\$168,100	2028	\$336,100			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South East Elevation Of West Side Upper Roof</i>								
<i>Explanation : 80% covered with solar panels, Observed Alligating, Bubbling and Air Pockets Along Flashing.</i>								
IRMA/Protected Membrane	50%			2023	\$336,100	10	\$39,500	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$65,200	
Ceramic Tile	5%	0-2	\$6,200	2031	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boys Bathroom First Floor</i>								
Terrazzo	10%			LIFE	**	5	\$9,300	
Vinyl Tile	20%			2036	**	3	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Some Classrooms</i>								
<i>Explanation : 12x12 Tiles</i>								
Vinyl Tile 9" X 9"	35%			2033	**	3	\$20,900	
Wood	5%			2063	**	5	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : In Good Condition</i>								
Interior Walls								
Ceramic Tile	5%			2024	\$325,200	5	\$11,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$13,200	
Mosaic Tile	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$23,200	
SGFT/Glazed Masonry	40%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : In Good Condition</i>								
Ceilings								
AcousTileConcealSpLn	20%			2033	**	5	\$29,800	
AcousTileConcealSpLn	10%			2026	\$103,000	5	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Perforated Metal Concealed Spine</i>								
Exposed Concrete	30%			LIFE	**	5	\$5,600	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$26,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2028	\$27,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Disconnect Service Switch Rated At 1600 Amperes</i>								
Fused Disc Sw	20%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Roof</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches For Solar Panel</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
Raceway								
Conduit	100%			2028	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Fused Disc Sw	10%			2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Ten Solar Panels DC Inverter</i>								
Molded Case Bkrs	80%			2027	\$153,200	5	\$1,900	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st, 2nd And 3rd Floor</i>								
Thermoplastic	10%			2028	\$27,300	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$70,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st, 2nd And 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2036	**			
Egress Lighting								
Emergency, Battery	47%			2023	\$53,900	10	\$9,000	
Emergency, Battery	3%			2036	**	10	\$600	
Exit, Service	45%			2023	\$10,300	1		
Exit, Service	5%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	100%			2023	\$362,900	10	\$300	
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Alarm

Fire/Smoke Detection

Generic, Analog	100%			2023	\$995,200	1-3	\$55,500	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2028	\$156,500	5	\$24,700	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 2) 7,500 Gallon Tanks*

Conversion Equipment

Steam Boiler	100%	0-2	\$515,500	2048	**	1	\$71,000	
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : 2 Boilers In Basement*

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$67,400	2038	**	4	\$3,900	
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*Obsolete Equipment, Extent : Severe, Area Affected : 15%**Location : Condensate Pump*

Terminal Devices

Air Handler	20%			2028	\$224,000	1	\$9,900	
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Convactor/Radiator	80%			2033	**	1	\$20,600	
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Air Conditioning

Energy Source

Electricity	100%			2044	**	1		
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Conversion Equipment

Split Unit	10%			2033	**			
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Window/Wall Unit	70%			2023	\$116,200	1		
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No Component	20%							
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,400	
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Exhaust Fans

Interior	30%			2028	\$85,000	2	\$700	
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Roof	70%			2028	\$92,600	2	\$1,700	
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Plumbing

H/C Water Piping

Galvanized Steel	100%	Now	\$7,000	2033	**	1		
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*Corroded, Extent : Moderate, Area Affected : 5%**Location : Pipe Connects To Water Main Valve*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 154 - M

Asset # : 1646

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Oil Fired	100%			2021	\$66,100	1	\$2,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Oil #4 Boiler Heat The Water.</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$13,700	4	\$1,900	
Backflow Preventer Generic	100%			2028	\$20,200	1	\$4,900	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	95%							
	5%			2038	**	1-2	\$1,100	
Chemical System Wet	10%			2026	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul 102 - Wet System</i>								
No Component Generic	70%							
	20%			2023	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 154 - Q
Address : 75-02 162 STREET
Borough : QUEENS **Agency's Number** : Q154
Program / Asset # : BOE0801.000 / 1526 **Yr Built/Renovated** : 1930 / 2012
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 15-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6834 **Lot** : 1 **BIN** : 4148003

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$195,300	\$684,600
Interior Architecture	\$169,500	
Electrical	\$581,700	\$562,000
Mechanical	\$474,500	\$63,100
Total	\$1,421,000	\$1,309,700
Importance Code A	\$195,300	\$724,100
Importance Code B	\$1,225,700	\$585,600
Total	\$1,421,000	\$1,309,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,300		\$3,100	\$19,400
Interior Architecture	\$31,600		\$33,000	\$5,500
Electrical	\$38,700	\$2,900	\$40,800	\$2,600
Mechanical	\$36,000	\$12,800	\$17,000	\$13,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,700	\$19,600	\$97,800	\$44,700
Importance Code A	\$34,900	\$7,500	\$10,800	\$27,000
Importance Code B	\$84,300	\$12,100	\$87,000	\$17,700
Importance Code C	\$1,500			
Total	\$120,700	\$19,600	\$97,800	\$44,700



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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$63,800	
Masonry: Limestone	10%			LIFE	**	5	\$5,600	
Metal Panel	5%			2054	**	5-10	\$25,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Elevator Addition</i>								
Windows								
Aluminum	50%			2036	**	5	\$5,300	
Aluminum	50%	Now	\$71,200	2044	**	5	\$2,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Older Wing, Cafeteria</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Older Wing And New Wing Auditorium, Gym</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$7,000	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	70%	Now	\$124,200	2028			\$620,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Pre-k, Room 113 And 117</i>								
Copper/Terne	3%			2056	**	10	\$4,600	
Copper/Terne	2%			2043	**	10	\$3,100	
Modified Bitumen	25%			2036	**	10	\$15,300	
Soffits								
Cast in Place Concrete	95%	4+	\$7,700	LIFE	**	5	\$12,800	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
Metal Panel	5%			2054	**	5-10	\$900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,300	
Ceramic Tile	5%			2041	**	5	\$5,500	
Terrazzo	2%			LIFE	**	5	\$1,700	
Vinyl Tile	40%			2033	**	3	\$22,200	
Vinyl Tile 9" X 9"	13%			2023		3	\$169,500	\$5,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1955 Wing</i>								
<i>Explanation : Acm Tiles</i>								
Wood	30%			2043	**	5	\$62,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2031	**	5	\$2,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$5,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	30%			LIFE	**	5	\$8,700	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	18%			2041	**	5	\$20,000	
Exposed Concrete	30%			LIFE	**	5	\$5,200	
Metal Panel	2%	Now	\$11,900	LIFE	**	5	\$2,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Loose Units, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Kitchen</i>								
Plaster	50%			LIFE	**	5	\$34,700	
Site Enclosure								
Fence/Gates								
Chain Link	2%			2038	**			
Iron Picket	98%			2072	**			
Free Standing Walls								
Cast in Place Concrete	100%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	80%			2041	**			
Masonry: Granite	20%			LIFE	**			
Activity Yard								
Asphalt	20%			2041	**			
Cast in Place Concrete	75%			2041	**			
Rubber Matting	5%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2028	\$35,600	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect</i>								
	Fused Disc Sw	10%			2028	\$4,000	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2028	\$156,500	5	\$300
Raceway								
	Conduit	100%			2028	\$132,200	1	
Panelboards								
	Fused Disc Sw	10%			2027	\$14,400	5	\$200
	Fused Knife Sw	5%	0-2	\$7,200	2053	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fused Toggle Switch	20%	2-4	\$28,700	2053	**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Molded Case Bkrs	65%			2027	\$93,400	5	\$1,300
Wiring								
	Braided Cloth	85%	2-4	\$157,800	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	15%			2028	\$27,800	1	
Motor Controllers								
	Locally Mounted	100%			2026	\$80,600	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
Lighting								
Interior Lighting								
	Fluorescent	30%			2033	**	10	\$20,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	4%			2036	**	10	\$2,800
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
	Fluorescent	66%			2036	**	10	\$46,000
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting

Emergency, Battery	10%			2028	\$10,900	10	\$1,800	
Emergency, Battery	40%			2023	\$43,800	10	\$7,300	
Exit, Service	5%			2028	\$1,100	1		
Exit, Service	45%			2023	\$9,900	1		

Exterior Lighting

HID	100%			2023	\$306,400	10	\$200	
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Alarm

Security System

No Component	70%							
Generic	30%			2023	\$73,600	1	\$8,500	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$14,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2048	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 1 Tank 6000 Gallons

Conversion Equipment

Steam Boiler	100%	Now	\$24,600	2033	**	1	\$67,700	
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Corroded, Extent : Moderate, Area Affected : 5%

Location : Boiler #1

Leak Evident, Extent : Severe, Area Affected : 100%

Location : Tube Of Both Boilers

Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp	100%			2038	**	4	\$5,600	
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Terminal Devices

Air Handler	20%			2023	\$213,700	1	\$9,400	
Convactor/Radiator	80%			2033	**	1	\$19,600	

Air Conditioning

Energy Source

Electricity	100%			2044	**	1		
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Conversion Equipment

Window/Wall Unit	50%			2023	\$79,200	1		
No Component	50%							

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DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,400	
Exhaust Fans								
Interior	50%			2023	\$135,200	2	\$1,200	
Roof	50%			2028	\$63,100	2	\$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$46,400	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$7,900	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Backs Up In The Basement When Rains Hard</i>								
Sump Pump(s)								
Non-Submersible	100%			2028	\$11,600	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2028	\$21,900	4	\$3,000	
Backflow Preventer								
No Component	90%							
Generic	10%			2028	\$1,900	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Make Up Line</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,100	
Chemical System								
No Component	80%							
Generic	20%			2026	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 155 - BK
Address : 1355 HERKIMER STREET @EASTERN PKWY.
Borough : BROOKLYN **Agency's Number** : K155
Program / Asset # : BOE0455.000 / 1354 **Yr Built/Renovated** : 1908 / 2003
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1552 **Lot** : 43 **BIN** : 3042263

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$332,400	\$116,800
Interior Architecture	\$723,600	\$274,300
Electrical	\$744,600	\$626,900
Mechanical	\$164,000	\$518,400
Total	\$1,964,500	\$1,536,400
Importance Code A	\$332,400	\$156,300
Importance Code B	\$1,252,900	\$1,317,400
Importance Code C	\$379,200	\$62,700
Total	\$1,964,500	\$1,536,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$72,900			\$10,800
Electrical	\$26,700	\$2,700	\$51,800	\$1,900
Mechanical	\$56,600	\$10,200	\$21,000	\$10,600
Total	\$156,100	\$12,900	\$72,800	\$23,300
Importance Code A	\$6,700	\$6,700	\$6,900	\$6,700
Importance Code B	\$128,100	\$6,200	\$65,900	\$16,500
Importance Code C	\$21,200			
Total	\$156,100	\$12,900	\$72,800	\$23,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$38,300	
Masonry: Brick	80%			LIFE	**	5	\$78,500	
Masonry: Limestone	15%			LIFE	**	5	\$11,000	
Windows								
Aluminum	100%	Now	\$286,400	2036	**	5	\$6,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Coping Stones Facing Herkimer Street</i>								
<i>Explanation : Metal Covering Over Coping Stones</i>								
Masonry: Brick	95%			LIFE	**	5	\$9,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,200	
Roof								
Built-Up (BUR)	100%	Now	\$46,000	2033	**			
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Roof - North-west Corner</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5	\$16,000	
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$4,000	
Ceramic Tile	3%	Now	\$22,500	2031	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Vinyl Tile	80%	4+	\$65,900	2033	**	3	\$27,200	
<i>Adhesion Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%	Now	\$48,100	2028	\$160,200	3	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	\$21,200	2031	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$200,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	87%	Now	\$179,100	LIFE	**	5	\$62,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	2%	4+	\$29,100	LIFE	**	5	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Metal Form Work Is Rusting And Falling Off</i>								
Metal Panel	1%			LIFE	**	5	\$1,100	
Plaster	97%	Now	\$230,300	LIFE	**	5	\$51,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Lunch Room And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2038	**			
Iron Picket	95%			2048	**			
Retaining Walls								
Cast in Place Concrete	2%			2063	**			
Masonry: Fieldstone	98%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	98%			2037	**			
Rubber Matting	2%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Fused Toggle Switch	10%	2-4	\$14,400	2053	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And 1st floor</i>								
Molded Case Bkrs	80%			2027	\$114,900	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$55,700	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	76%			2036	**	10	\$47,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2033	**	10	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	2%			2023	\$2,300	10		
Incandescent	2%			2023	\$16,100	2		
Egress Lighting								
Emergency, Battery	50%			2023	\$49,000	10	\$8,200	
Exit, Service	50%			2023	\$9,800	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	100%			2023	\$274,200	10	\$200	
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Alarm

Security System

No Component	70%							
Generic	30%			2023	\$65,900	1	\$7,600	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallway And Offices**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2023	\$225,600	1-3	\$12,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2048	**	1		
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Conversion Equipment

Steam Boiler	100%			2033	**	1	\$67,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$57,500	2048	**	4	\$3,400	
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*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Steam Piping In Basement**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Condensate Return Line**Obsolete Equipment, Extent : Moderate, Area Affected : 5%**Location : Vacuum / Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Terminal Devices

Convactor/Radiator	100%			2026	\$364,000	1	\$22,000	
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Air Conditioning

Energy Source

Electricity	100%			2044	**	1		
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Conversion Equipment

Window/Wall Unit	40%	Now	\$11,300	2023	\$56,700	1		
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*Broken, Extent : Severe, Area Affected : 20%**Location : Throughout The Building*

No Component	60%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,900
Exhaust Fans								
	Roof	100%	Now	\$5,600	2028	\$112,900	2	\$1,700
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
Water Heater								
	Gas Fired	100%			2028	\$41,500	2	\$1,000
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%	0-2	\$49,800	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
	Cast Iron	100%	0-2	\$28,300	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Side Yard, Basement When It Rains Hard</i>								
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
	Non-Submersible	50%			2028	\$5,200	4	\$700
	Submersible	50%			2021	\$1,200	4	\$1,100
Backflow Preventer								
	Generic	100%			2036	**	1	\$4,200
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%			2048	**	1-2	\$4,800
Chemical System								
	No Component	80%						
	Generic	20%			2023	\$5,600	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 155 - M
Address : 319 EAST 117 STREET @ 2ND AVE.
Borough : MANHATTAN **Agency's Number** : M155
Program / Asset # : BOE0095.000 / 1647 **Yr Built/Renovated** : 1961 / 2011
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1689 **Lot** : 5 **BIN** : 1052986

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$290,900	\$47,800
Interior Architecture	\$2,488,500	\$474,200
Electrical	\$659,000	\$707,600
Mechanical	\$129,900	\$1,670,000
Total	\$3,568,200	\$2,899,600
Importance Code A	\$347,200	\$650,300
Importance Code B	\$2,733,900	\$1,905,200
Importance Code C	\$487,200	\$344,100
Total	\$3,568,200	\$2,899,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$90,900	\$6,300		\$13,500
Electrical	\$2,000	\$25,600	\$1,400	\$1,000
Mechanical	\$4,000	\$39,600	\$25,300	\$12,000
Total	\$96,900	\$71,600	\$26,800	\$26,500
Importance Code A		\$8,800	\$8,600	\$8,600
Importance Code B	\$96,900	\$62,800	\$18,100	\$17,900
Importance Code C				
Total	\$96,900	\$71,600	\$26,800	\$26,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$47,800		
Masonry: Limestone	5%			LIFE	**	5	\$1,900		
Windows									
Aluminum	100%	Now	\$215,100	2043	**	5	\$12,000		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	95%			LIFE	**	5	\$6,000		
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000		
Roof									
Copper/Terne	3%			2055	**	10	\$6,900		
IRMA/Protected Membrane	97%	Now	\$75,700	2032	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$15,000	LIFE	**	5	\$29,600		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Pit</i>									
Ceramic Tile	3%	Now	\$16,800	2030	\$84,000	5	\$2,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Terrazzo	2%			LIFE	**	5	\$2,100		
Vinyl Tile 9" X 9"	80%	Now	\$381,700	2022	\$1,272,500	3	\$40,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Wood	5%			2042	**	5	\$12,700		
Interior Walls									
Ceramic Tile	5%	Now	\$60,800	2030	\$303,900	5	\$5,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$4,100		
Plaster	65%			LIFE	**	5	\$40,200		
SGFT/Glazed Masonry	25%	Now	\$426,400	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$26,300	2032	**	5	\$13,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%	Now	\$272,900	LIFE	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiber Board	5%	Now	\$9,200	2027	\$46,200			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$23,600	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$74,200	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$182,600	5	\$2,300	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	80%			2026	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2043	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$76,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$62,600	10	\$10,500	
Exit, Service	50%			2022	\$12,500	1		
Exterior Lighting								
HID	100%			2022	\$350,800	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$10,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$171,000	5	\$27,000	
Conversion Equipment								
Steam Boiler	100%	Now	\$56,300	2025	\$563,000	1	\$77,500	
		<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Fuel Feeding System</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Old Units. Underground Stream Affecting Boiler Foundation</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$73,600	2037	**	4	\$4,300	
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Thermostats, Various Areas</i>						
Terminal Devices								
Air Handler	20%			2027	\$244,700	1	\$10,800	
Convactor/Radiator	80%			2032	**	1	\$22,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - M

Asset # : 1647

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	40%			2025	\$72,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,500	
Exhaust Fans								
Interior	30%			2027	\$92,900	2	\$800	
Roof	70%			2027	\$101,100	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2037	**	1		
Galvanized Steel	75%			2025	\$286,300	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cold Water Piping - Rooms #404, 304, 204, 104</i>								
HW Heat Exchanger								
Steam Fired	100%			2027	\$138,500	4	\$8,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$13,300	4	\$2,800	
Sewage Ejector(s)								
Electric	100%			2027	\$25,100	4	\$3,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$25,600	1-2	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 155 - Q
Address : 130-02 115 AVENUE
Borough : QUEENS **Agency's Number** : Q155
Program / Asset # : BOE0802.000 / 2852 **Yr Built/Renovated** : 1931 / 2001
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 15-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 11673 **Lot** : 1 **BIN** : 4252357

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$224,900	\$238,800
Interior Architecture	\$363,100	\$48,600
Electrical	\$682,600	\$466,400
Mechanical	\$737,800	\$256,100
Total	\$2,008,400	\$1,009,900
Importance Code A	\$224,900	\$278,300
Importance Code B	\$1,733,900	\$731,600
Importance Code C	\$49,600	
Total	\$2,008,400	\$1,009,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,600			\$4,900
Interior Architecture	\$28,100			\$37,100
Electrical	\$3,700	\$2,300	\$2,600	\$3,000
Mechanical	\$25,400	\$30,700	\$14,800	\$20,100
Site Enclosure	\$1,300			
Site Pavements	\$1,700			
Total	\$72,800	\$33,000	\$17,400	\$65,200
Importance Code A	\$34,300	\$6,600	\$6,600	\$11,700
Importance Code B	\$14,100	\$26,400	\$10,700	\$53,500
Importance Code C	\$24,500			
Total	\$72,800	\$33,000	\$17,400	\$65,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
Masonry: Brick	90%	0-2	\$128,800	LIFE	**	5	\$80,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners Of Buliding</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%	0-2	\$48,300	2045	**	5	\$10,800	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,400	
Cast Stone/Terra Cotta	5%	Now	\$3,200	LIFE	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
Copper/Terne	5%			2049	**	5	\$2,300	
Masonry: Brick	80%	Now	\$9,400	LIFE	**	5	\$7,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Chimney</i>								
Roof								
Built-Up (BUR)	95%			2034	**	10	\$47,800	
Copper/Terne	3%			2044	**	10	\$3,800	
Skylight, Metal/Glass	2%			2029		10	\$3,400	
Interior								
Floors								
Mosaic Tile	3%	Now	\$38,200	2042	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Kitchen</i>								
Terrazzo	2%	0-2	\$5,000	LIFE	**	5	\$1,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
Vinyl Tile	45%	Now	\$40,700	2034	**	3	\$16,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Classrooms Throughout</i>								
Vinyl Tile 9" X 9"	20%	Now	\$234,600	2039	**	3	\$7,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	30%			2044	**	5	\$56,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$19,700	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	2%	Now	\$3,400	2038		**	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Kitchen</i>								
Glass: Single Pane	3%			LIFE		**	\$2,600	
Masonry: Brick	10%			LIFE		**		
Marble Panels	5%	Now	\$49,600	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lobby And Auditorium</i>								
Plaster	75%			LIFE		**	\$26,200	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	2%			2034		**	\$2,000	
Exposed Concrete	20%			LIFE		**	\$3,100	
Plaster	78%			LIFE		**	\$48,600	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049		**		
Iron Picket	40%	0-2	\$1,300	2049		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
Parking/Driveway								
Cast in Place Concrete	100%			2042		**		
Activity Yard								
Asphalt	30%	0-2	\$1,700	2032		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	20%			2034		**		
Under Construction	50%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$35,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2029	\$4,000	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2029	\$109,600	5	\$200	
Molded Case Bkrs	30%			2039	**	5	\$500	
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Toggle Switch	1%	2-4	\$1,400	2054	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2037	**	5	\$400	
Molded Case Bkrs	69%			2028	\$99,100	5	\$1,200	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2029	\$18,600	1		
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$60,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	50%			2029	\$17,600	1		
Exit, Service	50%			2029	\$9,600	1		
Exterior Lighting								
HID	100%			2024	\$270,200	10	\$200	

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$7,500

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$222,300

1-3

\$12,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2049

* *

5

\$20,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two 7500 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

Now

\$21,700

2034

* *

1

\$59,700

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Number One Boiler Tube In The Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$113,400

2039

* *

4

\$3,300

*Corroded, Extent : Severe, Area Affected : 10%**Location : Boiler Room**Leak Evident, Extent : Severe, Area Affected : 5%**Location : Supply Line In Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 20%**Location : Various Areas*

Terminal Devices

Air Handler

25%

2024

\$235,500

1

\$10,400

Convactor/Radiator

60%

2027

\$215,200

1

\$13,000

Fan Coil Unit/Heat

15%

2024

\$150,500

1

\$3,300

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

15%

2022

\$20,900

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$37,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	100%		2024	\$238,400	2	\$2,100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2039	**	1		
	Water Heater							
	Gas Fired	100%		2027	\$40,900	2	\$1,000	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$10,200	4	\$2,100	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2029	\$32,800	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 156 - Q
Address : 229-02 137 AVENUE
Borough : QUEENS **Agency's Number** : Q156
Program / Asset # : BOE0803.000 / 191 **Yr Built/Renovated** : 1931 / 2012
Area Sq Ft : 87,371 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 13170 **Lot** : 12 **BIN** : 4283015

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$414,900	\$154,300
Interior Architecture	\$323,700	\$813,000
Electrical	\$439,800	\$665,500
Mechanical	\$992,000	\$758,200
Total	\$2,170,300	\$2,391,000
Importance Code A	\$414,900	\$193,800
Importance Code B	\$1,639,600	\$2,147,100
Importance Code C	\$115,900	\$50,100
Total	\$2,170,300	\$2,391,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,100			
Interior Architecture	\$54,500	\$7,400	\$6,500	\$20,800
Electrical	\$5,900	\$7,800	\$6,700	\$25,100
Mechanical	\$47,200	\$12,800	\$19,400	\$12,800
Total	\$129,700	\$28,000	\$32,600	\$58,700
Importance Code A	\$30,800	\$8,700	\$8,700	\$8,800
Importance Code B	\$98,900	\$12,400	\$24,000	\$49,900
Importance Code C		\$7,000		
Total	\$129,700	\$28,000	\$32,600	\$58,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$306,700	LIFE	**	5	\$95,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
Masonry: Limestone	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%			2051	**	5	\$44,200	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5	\$20,200	
Metal Rail	20%			2046	**	5-10	\$97,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$8,500	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$69,900	
Copper/Terne	5%			2057	**	10	\$9,200	
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$7,300	LIFE	**	5	\$14,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$8,100	2038	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	2%	0-2	\$16,100	2042	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Terrazzo	2%			LIFE	**	5	\$2,000	
Traffic Topping	20%	0-2	\$207,800	2034	**	5	\$16,300	
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%			2029	\$474,800	3	\$19,600	
Vinyl Tile	3%			2037	**	3	\$1,500	
Vinyl Tile 9" X 9"	15%	4+	\$23,100	2029	\$230,700	3	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 321, 325a, 364, Hallway, 322 A, B, C; Stair 10 And 11</i>								
Wood	10%			2044	**	5	\$24,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2032	**	5	\$13,900	
Masonry: Brick	10%	4+	\$115,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$50,100	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$12,200	
Exposed Concrete	15%			LIFE	**	5	\$2,900	
Plaster	75%			LIFE	**	5	\$57,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	50%			2038	**			
Cast in Place Concrete	20%			2042	**			
Masonry: Granite	30%			LIFE	**			
Activity Yard								
Asphalt	45%			2038	**			
Rubber Matting	5%			2034	**			
Under Construction	50%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Knife Sw	20%	2-4	\$38,300	2054	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	70%			2028	\$134,100	5	\$1,600	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$500	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$76,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2029	\$2,100	10	\$800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	1%			2024	\$10,400	2		
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	40%			2024	\$50,300	10	\$8,400	
Emergency, Battery	10%			2037	**	10	\$2,100	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$105,700	10	\$100	
No Component	70%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$9,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Perimeter Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$53,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights. Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$86,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

5%

Now

\$5,800

2039

* *

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Vacuum Pumps, Boiler Room, And Fan Room*

Steam Piping/Pump

95%

2029

\$367,000

Terminal Devices

Air Handler

30%

2024

\$368,600

1

\$16,200

Convactor/Radiator

50%

2027

\$233,900

1

\$14,100

Fan Coil Unit/Heat

20%

2024

\$261,700

1

\$5,600

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

15%

0-2

\$27,300

2029

\$27,300

1

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Various Locations*

Window/Wall Unit

45%

2024

\$81,900

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$48,700

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DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%			2024	\$279,800	2	\$2,400	
Roof	10%			2029	\$14,500	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$76,700	1		
Water Heater								
Gas Fired	100%			2027	\$53,300	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$13,300	4	\$2,800	
Sewage Ejector(s)								
Electric	100%	0-2	\$500	2029	\$25,200	4	\$3,500	
		<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : The Auto Starter, Basement.</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$25,700	1-2	\$700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 156/I. S. 392 - BK
Address : 104 SUTTER AVENUE
Borough : BROOKLYN **Agency's Number** : K356
Program / Asset # : BOE1023.000 / 13465 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 148,693 **Project Type** : EDUCATION
Date of Survey : 12-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 3535 **Lot** : 16 **BIN** : 3081276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$479,600	\$183,100
Interior Architecture	\$304,000	\$83,500
Electrical		\$476,800
Mechanical	\$69,100	\$4,268,900
Total	\$852,700	\$5,012,200
Importance Code A	\$479,600	\$183,100
Importance Code B	\$319,300	\$4,829,200
Importance Code C	\$53,800	
Total	\$852,700	\$5,012,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$98,800			
Interior Architecture	\$217,700		\$36,300	\$7,000
Electrical	\$66,600	\$24,200	\$31,900	\$24,200
Mechanical	\$96,100	\$91,800	\$66,000	\$87,600
Site Enclosure	\$39,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$526,100	\$123,900	\$142,100	\$126,700
Importance Code A	\$118,000	\$14,700	\$14,700	\$14,700
Importance Code B	\$317,600	\$109,200	\$127,400	\$110,600
Importance Code C	\$90,600			\$1,400
Total	\$526,100	\$123,900	\$142,100	\$126,700



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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$42,200	
Glazed Ceramic Panel	5%			LIFE	**	5	\$66,000	
Masonry: Brick Cavity	70%			LIFE	**	5	\$197,100	
Metal Panel	12%			2050	**	5-10	\$116,200	
Pre-Cast Concrete	2%			LIFE	**	5	\$18,300	
Window Wall	8%			2050	**	5	\$42,200	
Windows								
Aluminum	7%	Now	\$160,800	2046	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 401b</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms Throughout</i>								
Aluminum	88%			2046	**	5	\$45,200	
Metal Louvers	5%			2039	**	10	\$16,000	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5-10	\$106,400	
Metal Panel	10%			2050	**	5	\$8,600	
Metal Rail	20%			2043	**	5-10	\$80,300	
Roof								
Built-Up (BUR)	95%	Now	\$80,700	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse Roof 1 And 2, Over Stair 1 And 2</i>								
Cast in Place Concrete	5%	Now	\$12,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Playground And Walkway Above Into Electrical Room In Basement</i>								
Soffits								
Cast in Place Concrete	50%			LIFE	**	5		
Metal Panel	50%			2050	**	5-10		
Interior								
Floors								
Carpet	5%	Now	\$75,800	2029	\$151,600	3	\$16,700	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library And Staff Room</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Library And Staff Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library And Staff Room</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$48,700	
Quarry Tile	3%			2043	**	5	\$10,000	
Terrazzo	5%			LIFE	**	5	\$17,400	
Traffic Topping	2%			2035	**	5	\$5,600	
Vinyl Tile	75%			2035	**	3	\$62,600	
Wood	5%			2058	**	5	\$20,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$17,900	
Ceramic Tile	2%			2039	**	5	\$2,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,500	
Glass Block	3%			LIFE	**	10	\$1,700	
SGFT/Glazed Masonry	75%			LIFE	**	10	\$53,800	
Wood	5%			LIFE	**	5	\$57,300	
Ceilings								
AcousTileSusp.Lay-In	75%	4+	\$28,800	2043	**	5	\$83,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium And Cafeteria</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium And Cafeteria</i>								
Exposed Struc: Steel	10%	Now	\$250,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
Gypsum Board	10%	Now	\$12,000	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs 1 And 2</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs 1 And 2</i>								
Metal Panel	5%			LIFE	**	5	\$27,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$8,100	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Playground</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Playground</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$28,400	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Playground</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Playground</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Playground</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Masonry: Brick

100% Now \$2,600 2050 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : North Playground**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : North Playground**Vandalism, Extent : Light, Area Affected : 5%**Location : North Playground*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

* *

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Not Accessible

100%

Activity Yard

Under Construction

100%

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2050

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Switches Rated At 4,000 Amperes Each*

Switchgear / Switchboard

Fused Disc Sw

100%

2050

* *

5

\$600

Raceway

Conduit

100%

2050

* *

1

Panelboards

Fused Disc Sw

10%

2046

* *

5

\$300

Molded Case Bkrs

90%

2046

* *

5

\$3,500

Wiring

Thermoplastic

100%

2050

* *

1

Motor Controllers

Locally Mounted

100%

Now

\$2,500

2043

* *

5

\$500

*Not Functioning, Extent : Light, Area Affected : 1%**Location : Chilled Water Pump Number 1 In Penthouse 1*

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$4,400

Stand-by Power

Transfer Switches

Automatic

100%

2043

* *

1

\$45,800

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2039	**	1	\$57,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 600 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$33,100	
Fuel Storage								
Day Tank								
	50%			2046	**	5	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room In Basement</i>								
<i>Explanation : One 120 Gallon Tank</i>								
Main Tank	50%			2058	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Main Fuel Storage Room in Basement</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent								
	60%			2030	\$210,100	10	\$81,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	38%			2030	\$133,100	10	\$51,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 38%</i>								
<i>Location : Corridors And Stairs</i>								
HID	1%			2030	\$2,500	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor Outside Gymnasium</i>								
<i>Explanation : Mercury Light</i>								
Incandescent	1%	Now	\$400	2030	\$17,600	2		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Halogen Lamps Are Not Operational. Custodial Staff Is Unable To Reach Them Due To Ceiling Height.</i>								
Egress Lighting								
Emergency, Service								
	50%			2035	**	1		
Exit, Service								
	50%			2035	**	1		
Exterior Lighting								
HID								
	100%	Now	\$12,000	2035	**			
<i>Damaged Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Building Perimeter</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$4,400	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System Generic	100%			2035	**	1	\$55,500	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion Alarm System

Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$91,600	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Pull Stations, Horn And Strobes, Smoke And Heat Detection, Tamper And Waterflow Detection

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
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Conversion Equipment Steam Boiler	100%	4+	\$19,200	2035	**	1	\$132,500	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units. Boiler No 1 Has 2 Plugged Tubes.

Distribution Steam Piping/Pump	100%			2050	**			
-----------------------------------	------	--	--	------	----	--	--	--

Recent Installation, Extent : Light, Area Affected : 10%
Location : Vacuum Pump In Basement

Terminal Devices Air Handler	50%			2030	\$1,045,400	1	\$46,000	
Convactor/Radiator	50%	Now	\$8,000	2035	**	1	\$21,600	

Leak Evident, Extent : Severe, Area Affected : 50%
Location : Leaky Radiator In Gymnasium
Other Observation, Extent : Severe, Area Affected : 50%
Location : Room 325
Explanation : Unit Heater Valve Broken

Air Conditioning

Energy Source Electricity	100%			2038	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2033	**	1	\$136,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 85%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Split Unit	15%			2030	\$476,100			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roofs</i>								
<i>Explanation : 7 Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2040	**	4	\$6,200	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2030	\$1,417,500	1	\$78,200	
Fan Coil - 2 Pipe	15%			2030	\$424,300	1	\$7,200	
Heat Rejection								
Air Cooled Condenser Unit	15%			2030	\$45,000	2	\$15,500	
Water Cooling Tower	85%			2028	\$479,600	2	\$127,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$27,400	LIFE	**	2-5	\$82,900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Staircase A At Penthouse No 1</i>								
<i>Explanation : Intake Air Gooseneck Broken Off.</i>								
Exhaust Fans								
Interior	30%			2035	**	2	\$1,400	
Roof	70%	Now	\$69,100	2030	\$172,800	2	\$2,500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%	Now	\$4,500	2028	\$90,700	2	\$1,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Circulator Pump At Storage Tank In Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$22,700	4	\$4,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s) Electric	100%			2030	\$42,800	4	\$8,900	
Backflow Preventer Generic	4%	4+	\$1,500	2030	\$1,500	1	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Cold Water Service In Basement</i>							
	<i>Explanation : Corroding Valve</i>							
Generic	96%			2030	\$36,300	1	\$8,700	
Fixtures								
Generic	100%							
	<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Cellar to 4th Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$75,000	
Sprinkler								
Generic	100%			2040	**	1-2	\$41,700	
Fire Pump								
Generic	100%	4+	\$1,900	2033	**	1	\$25,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fire Pump Room In Basement</i>							
	<i>Explanation : Some Corrosion On Pump Base</i>							
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 157 - BK
Address : 850 KENT AVENUE BTWN PARK AVE. - MYRTLE AVE.
Borough : BROOKLYN **Agency's Number** : K157
Program / Asset # : BOE0457.000 / 1355 **Yr Built/Renovated** : 1909 / 2013
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 1897 **Lot** : 13 **BIN** : 3054671

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$917,600	\$316,900
Interior Architecture	\$645,400	\$313,500
Electrical	\$634,300	\$575,500
Mechanical	\$586,900	\$2,572,900
Total	\$2,784,200	\$3,778,800
Importance Code A	\$917,600	\$316,900
Importance Code B	\$1,693,000	\$3,420,800
Importance Code C	\$173,600	\$41,100
Total	\$2,784,200	\$3,778,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,000	\$24,600		\$21,000
Interior Architecture	\$112,700			\$29,800
Electrical	\$2,900	\$3,800	\$3,900	\$13,000
Mechanical	\$39,400	\$14,100	\$28,100	\$14,100
Site Enclosure	\$36,000			
Site Pavements	\$19,100			
Total	\$249,000	\$42,500	\$32,000	\$77,900
Importance Code A	\$52,200	\$34,700	\$10,100	\$31,400
Importance Code B	\$144,800	\$7,800	\$21,900	\$46,600
Importance Code C	\$52,000			
Total	\$249,000	\$42,500	\$32,000	\$77,900



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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	2%	Now	\$25,400	2039	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead Stair</i>								
Cast Stone/Terra Cotta	13%			LIFE	**	5	\$182,300	
Copper/Terne	5%			2064	**	10	\$21,000	
Masonry: Brick	75%	Now	\$86,700	LIFE	**	5	\$134,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead Stair</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,700	
Windows								
Aluminum	95%	Now	\$770,600	2045	**	5	\$17,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,100	
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$25,500	
Masonry: Brick	60%			LIFE	**	5	\$7,900	
Metal Rail	15%			2042	**	5-10	\$35,700	
Roof								
Built-Up (BUR)	75%			2034	**	10	\$60,400	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	23%	Now	\$13,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Auditorium</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Play Area Over Auditorium</i>								
Metal Panel	2%			2042	**	10	\$3,000	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,500	
Ceramic Tile	5%	Now	\$10,300	2038	**	5	\$5,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
Mosaic Tile	5%	2-4	\$12,700	2034	**	5	\$12,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$24,700	LIFE	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%			2034	**	5	\$12,400	
Vinyl Tile	65%	Now	\$234,800	2034	**	3	\$48,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$23,400	2029	\$117,000	3	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$26,900	2032	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Toilets And Stair</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Toilets And Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Toilets And Stair</i>								
Glass: Single Pane	5%	Now	\$14,700	LIFE	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Stair</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$76,000	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Marble Panels	5%	0-2	\$38,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$58,700	LIFE	**	5	\$41,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs A, B And E</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs A, B And E</i>								
Ceilings								
AcousTileConcealSpLn	5%			2034	**	5	\$12,400	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	85%	Now	\$237,000	LIFE	**	5	\$105,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storage Space Near Auditorium, Stair 6</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 6</i>								
Plaster	5%			LIFE	**	5	\$6,200	

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Iron Picket

100% Now \$10,400 2049 * *

*Corrosion/Rusting, Extent : Moderate, Area Affected : 15%**Location : Throughout**Deteriorated Finish, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Retaining Walls

Concrete Masonry Unit

80% Now \$25,600 2039 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Rear Of Building**Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Rear Of Building**Other Observation, Extent : Light, Area Affected : 10%**Location : Rear Of Building**Explanation : Steel Reinforcing Straps Are In Place To Prevent Further Movement*

Concrete Masonry Unit

20% 2059 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2042 * *

On-Site Walkways

Cast in Place Concrete

100% 2034 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Activity Yard

Cast in Place Concrete

100% Now \$19,100 2034 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Rear Yard**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Rear Yard**Other Observation, Extent : Light, Area Affected : 100%**Location : Rear Yard**Explanation : Above Auditorium*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2049 * * 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2049 * * 5 \$400

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2029	\$178,200	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	20%			2045	**	5	\$500	
Molded Case Bkrs	70%			2028	\$134,100	5	\$1,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wiring								
Thermoplastic	70%	2-4	\$223,000	2059	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	10%			2029	\$31,900	1		
Motor Controllers								
Locally Mounted	40%			2042	**	5	\$300	
Locally Mounted	60%			2027	\$73,700	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$9,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairway and Fan Room Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$73,400	10	\$12,300	
Exit, Service	50%			2029	\$14,700	1		
Exterior Lighting								
HID	100%			2024	\$411,300	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$11,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$18,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$13,200	2042	**	1	\$90,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler No.3 In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$86,300	2029	\$1,726,300	4	\$5,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main In The Basement</i>								
Terminal Devices								
Air Handler	20%	Now	\$286,900	2039	**	1	\$11,400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%	2-4	\$43,700	2027	\$436,800	1	\$23,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$170,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,900	
Exhaust Fans								
Interior	20%	Now	\$7,300	2029	\$72,600	2	\$500	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Roof	80%	Now	\$13,500	2029	\$135,500	2	\$2,000	
<i>Not in Service, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	0-2	\$1,800	2027	\$89,500	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2027	\$62,200	2	\$1,500	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$15,600	4	\$3,200	
Sewage Ejector(s)								
Electric	100%			2029	\$29,400	4	\$6,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$49,900	1-2	\$1,400	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 157 - BX
Address : 757 CAULDWELL AVENUE @E. 156 STREET
Borough : BRONX **Agency's Number** : X157
Program / Asset # : BOE0294.000 / 389 **Yr Built/Renovated** : 1967 / 2012
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 13-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2625 **Lot** : 1 **BIN** : 2004464

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$330,000	\$429,300
Interior Architecture	\$844,600	\$166,900
Electrical	\$357,000	\$524,500
Mechanical	\$452,500	\$135,400
Total	\$1,984,100	\$1,256,200
Importance Code A	\$330,000	\$449,000
Importance Code B	\$1,654,100	\$683,300
Importance Code C		\$123,800
Total	\$1,984,100	\$1,256,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,900	\$10,100		
Interior Architecture	\$52,500	\$7,700	\$14,100	\$6,900
Electrical	\$2,100	\$24,200	\$1,900	\$1,500
Mechanical	\$20,400	\$11,900	\$19,000	\$11,900
Total	\$102,000	\$53,800	\$35,000	\$20,400
Importance Code A	\$35,100	\$18,300	\$8,200	\$8,100
Importance Code B	\$67,000	\$35,600	\$18,100	\$12,200
Importance Code C			\$8,800	
Total	\$102,000	\$53,800	\$35,000	\$20,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$53,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Spalling Concrete - Various Locations</i>								
Masonry: Brick Cavity	70%			LIFE	**	5	\$75,100	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Repointing, All Facades</i>								
Metal Panel	10%	2-4	\$4,100	2037	**	5	\$20,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Mosaic Tile	5%			2037	**	10	\$16,800	
Window Wall	5%			2037	**	5	\$20,100	
Windows								
Aluminum	100%	Now	\$162,500	2035	**	5	\$18,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	85%			LIFE	**	5	\$72,400	
Metal Rail	10%			2040	**	5-10	\$14,900	
Metal Security Bars	5%			2055	**			
Roof								
Built-Up (BUR)	50%	Now	\$22,800	2027	\$228,100			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drain Above Cafeteria</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Expansion Joint</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof - North Facade Over Offices</i>								
IRMA/Protected Membrane	50%	Now	\$167,500	2037	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Room 415</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,400	
Mosaic Tile	5%			2032	**	5	\$15,400	
Terrazzo	10%	2-4	\$30,500	LIFE	**	5	\$9,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Vinyl Tile	35%			2032	**	3	\$16,100	
<i>Uneven Substrate, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor Corridor - West Wing</i>								
Vinyl Tile 9" X 9"	45%	Now	\$130,100	2022	\$650,400	3	\$20,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2030	\$123,800	5	\$4,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,800	
Folding Partition	5%			2043	**	5	\$17,500	
Masonry: Brick	5%			LIFE	**			
Plaster	52%			LIFE	**	5	\$21,900	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%	Now	\$64,100	2032	**	5	\$23,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 29%</i>								
<i>Location : Corridors And Auditorium</i>								
Exposed Concrete	15%			LIFE	**	5	\$2,900	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%			2027	\$43,100			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Cafeteria And Gymnasium</i>								
<i>Explanation : Ceiling Material</i>								
Metal Panel	5%	Now	\$22,000	LIFE	**	5	\$7,700	
<i>Deformed/Dented, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Kitchen</i>								
Plaster	43%			LIFE	**	5	\$33,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	85%			2027	\$156,600	1		
Conduit	10%			2037	**	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$9,600	5	\$100	
Fused Disc Sw	15%			2052	**	5	\$300	
Molded Case Bkrs	10%			2035	**	5	\$200	
Molded Case Bkrs	50%			2026	\$95,800	5	\$1,100	
Molded Case Bkrs	20%			2052	**	5	\$400	
Wiring								
Braided Cloth	85%	2-4	\$231,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	5%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2035	**	10	\$15,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor And Some Stair Landings</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	80%			2037	**	10	\$60,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$59,000	10	\$9,900	
Exit, Service	50%			2022	\$11,800	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting								
HID	20%			2022	\$66,100	10	\$100	
No Component	80%							

Alarm

Security System								
No Component	80%							
Generic	20%			2035	**	1	\$6,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$10,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2057	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$81,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Gas Fired Steam Boilers</i>								

Distribution								
Central Plant Steam Piping/Pmp	80%			2037	**	4	\$4,900	
Central Plant Steam Piping/Pmp	20%			2057	**	4	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room, New Steam And Condensate Piping Observed</i>								

Terminal Devices								
Air Handler	20%			2022	\$230,600	1	\$10,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Rooms</i>								
Convector/Radiator	75%			2032	**	1	\$19,900	
Fan Coil Unit/Heat	5%	Now	\$61,400	2037	**	1	\$1,200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%			2025	\$85,400	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700	
Exhaust Fans								
Interior	20%			2022	\$58,300	2	\$500	
				<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Basement Fan Rooms</i>				
Roof	75%			2022	\$102,100	2	\$1,900	
				<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>				
				<i>Location : Roof</i>				
Roof	5%	0-2	\$6,800	2037	**	2	\$100	
				<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Roof, 2 Of 12 Defective Exhaust Fans</i>				
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2057	**	1		
Galvanized Steel	80%			2032	**	1		
Water Heater								
Gas Fired	100%			2027	\$50,000	2	\$1,200	
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,700	
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Boiler Room And Fan Rooms</i>				
Backflow Preventer								
No Component	80%							
Generic	20%			2035	**	1	\$1,000	
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Boiler Room And Fan Room</i>				
				<i>Explanation : Units Serve Boiler And Condensate Tank</i>				
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 158 - BK
Address : 400 ASHFORD STREET BTWN: PITKIN AVE., BELMONT AVE
Borough : BROOKLYN **Agency's Number** : K158
Program / Asset # : BOE0458.000 / 1356 **Yr Built/Renovated** : 1909 / 2001
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 12-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 4015 **Lot** : 1 **BIN** : 3089176

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,094,000	\$174,700
Interior Architecture	\$421,900	\$552,300
Electrical	\$191,000	\$632,000
Mechanical		\$1,333,300
Site Pavements	\$44,200	
Total	\$1,751,200	\$2,692,300
Importance Code A	\$1,094,000	\$174,700
Importance Code B	\$420,500	\$2,517,600
Importance Code C	\$236,600	
Total	\$1,751,200	\$2,692,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,700			
Interior Architecture	\$87,700	\$3,100	\$6,900	\$5,400
Electrical	\$4,100	\$1,600	\$2,200	\$1,600
Mechanical	\$101,700	\$13,600	\$18,800	\$12,700
Site Enclosure	\$23,000			
Site Pavements	\$3,500			
Total	\$229,600	\$18,200	\$27,900	\$19,700
Importance Code A	\$18,000	\$8,300	\$8,300	\$8,300
Importance Code B	\$185,300	\$9,900	\$19,500	\$11,300
Importance Code C	\$26,200			
Total	\$229,600	\$18,200	\$27,900	\$19,700



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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$93,300	LIFE	**	5	\$41,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$259,300	LIFE	**	5	\$26,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	15%			LIFE	**	5	\$32,200	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria Wing</i>								
Masonry: Brick	35%			LIFE	**	5	\$75,100	
Masonry: Granite	5%	Now	\$67,800	LIFE	**	5	\$4,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$104,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
Windows								
Aluminum	100%	Now	\$487,500	2046	**	5	\$18,200	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	77%	Now	\$7,800	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5	\$1,600	
Metal Security Bars	15%			2045	**			
Pre-Cast Concrete	3%	Now	\$1,900	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	88%	Now	\$80,300	2035	**			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2058	**	10	\$1,600	
Modified Bitumen	10%			2038	**	10	\$3,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria Roof</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$6,800	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$12,700	2039	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets</i>								
Traffic Topping	5%	Now	\$81,400	2040	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	45%			2035	**	3	\$20,700	
Vinyl Tile 9" X 9"	35%			2025	\$505,900	3	\$21,500	
Wood	5%			2045	**	5	\$11,500	
Interior Walls								
Ceramic Tile	5%	Now	\$20,600	2039	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets</i>								
Masonry: Brick	5%			LIFE	**	10	\$2,100	
Masonry: Brick	10%	Now	\$174,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	80%			LIFE	**	5-10	\$95,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2047	**	5	\$6,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$38,600	
Masonry:Vault Struct	10%			LIFE	**	10	\$6,200	
Plaster	60%	Now	\$104,000	LIFE	**	5	\$46,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various 4th And 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various 4th And 5th Floor Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	15%			2040	**			
Iron Picket	85%			2050	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	15%			2050		**		
Masonry: Brick	5%			2040		**		
Masonry: Fieldstone	80%	Now	\$23,000	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Belmont And Warwick Street</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Belmont And Warwick Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$44,200	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Belmont Avenue</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Belmont Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	85%			2035		**		
Pavers/Stone	15%	Now	\$3,500	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Exterior Stairs</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2035		**		
Activity Yard								
Cast in Place Concrete	95%			2043		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Painted Surfaces</i>								
Rubber Matting	5%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056		**	\$400	
Raceway								
Conduit	80%			2030	\$147,400	1		
Conduit	20%			2050		**		
Panelboards								
Fused Disc Sw	5%			2046		**	\$100	
Molded Case Bkrs	95%			2046		**	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$191,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2043	**	5	\$500	
Locally Mounted	20%			2028	\$16,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$75,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
LED	2%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2015.</i>								
Egress Lighting								
Emergency, Battery	25%			2038	**	10	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : LED Exit Lights Installed In 2015.</i>								
Emergency, Battery	23%			2038	**	10	\$4,700	
Emergency, Battery	2%			2038	**	10	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : LED Emergency Battery Pack Installed In 2015.</i>								
Exit, Service	25%			2030	\$6,000	1		
Exit, Service	25%			2035	**	1		
Exterior Lighting								
HID	100%			2030	\$338,700	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$54,300	1	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors In The Hallways</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2038

* *

1-3

\$10,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Fire Alarm Installed In 2015.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Using No. 2 Oil - One Tank 8,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$83,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Boilers*

Distribution

Steam Piping/Pump

100%

2040

* *

Terminal Devices

Air Handler

15%

2035

* *

1

\$7,800

Convactor/Radiator

85%

2028

\$382,200

1

\$23,100

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Ext Pkg Unit -

30%

Heating/Cooling

2035

* *

2

\$1,500

Split Unit

5%

2035

* *

Window/Wall Unit

5%

2025

\$8,800

1

No Component

60%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$74,200

Exhaust Fans

Interior

95%

2030

\$283,900

2

\$2,400

Roof

5%

2025

\$7,000

2

\$100

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$31,300	2030	\$626,200	1		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Booster Pumps</i>								
Water Heater								
Electric	20%			2028	\$14,800	4	\$100	
Gas Fired	80%			2028	\$41,000	2	\$1,000	
Sanitary Piping								
Cast Iron	100%	Now	\$30,700	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vent Piping In 1st Floor Bathroom</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$12,800	4	\$2,700	
Backflow Preventer								
Generic	100%			2030	\$21,300	1	\$5,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2030	\$16,500	1-2	\$500	

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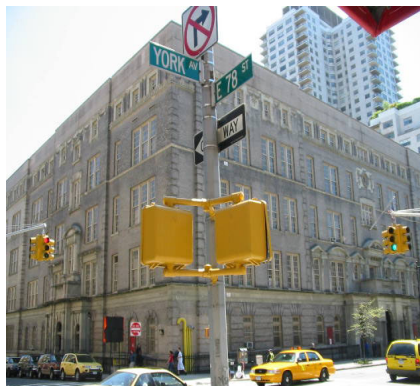
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 158 - M
Address : 1458 YORK AVENUE @E. 78 ST.
Borough : MANHATTAN **Agency's Number** : M158
Program / Asset # : BOE0096.000 / 1648 **Yr Built/Renovated** : 1898 / 2009
Area Sq Ft : 106,000 **Project Type** : EDUCATION
Date of Survey : 16-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1489 **Lot** : 1 **BIN** : 1046411

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$70,400	\$202,300
Interior Architecture	\$983,900	\$611,900
Electrical	\$160,900	\$735,500
Mechanical	\$532,100	\$2,785,700
Total	\$1,747,300	\$4,335,300
Importance Code A	\$70,400	\$202,300
Importance Code B	\$1,676,900	\$4,133,100
Total	\$1,747,300	\$4,335,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$2,300	\$6,300	\$5,000	\$5,000
Electrical	\$24,400	\$15,900	\$11,600	\$10,500
Mechanical	\$77,800	\$17,000	\$26,300	\$17,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$109,400	\$44,100	\$47,900	\$38,200
Importance Code A	\$44,300	\$10,700	\$10,500	\$10,500
Importance Code B	\$62,800	\$33,400	\$37,400	\$27,700
Importance Code C	\$2,300			
Total	\$109,400	\$44,100	\$47,900	\$38,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Facades</i>						
Masonry: Brick	85%			LIFE	**	5	\$138,600	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Facades</i>						
		<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : All Facades</i>						
Masonry: Granite	5%			LIFE	**	5	\$6,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Facades</i>						
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Facades</i>						
Windows								
Aluminum	100%			2035	**	5	\$49,800	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reinforcements At Window Openings</i>						
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Parapet Walls</i>						
Masonry: Brick	85%			LIFE	**	5	\$18,800	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Parapet Walls</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Parapet Walls</i>						
Roof								
Built-Up (BUR)	100%			2032	**	10	\$70,400	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Throughout</i>						

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	23%			LIFE	**	5	\$101,400	
Ceramic Tile	5%			2040	**	5	\$10,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Mosaic Tile	2%			2032	**	5	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Vestibules</i>								
<i>Explanation : Decorative Mosaic Tiles -original</i>								
Quarry Tile	5%			2040	**	5	\$15,100	
Vinyl Tile	20%			2032	**	3	\$15,100	
Vinyl Tile	20%	Now	\$73,200	2027	\$365,900	3	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Corridors</i>								
Vinyl Tile 9" X 9"	5%			2022	\$118,500	3	\$3,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd Floor Corridor</i>								
Wood	20%	0-2	\$425,700	2042	**	5	\$37,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Auditorium</i>								
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$4,600	
Ceramic Tile	3%			2040	**	5	\$6,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms Throughout</i>								
Glass: Single Pane	2%			LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transoms And Stairwells</i>								
<i>Explanation : Safety And Sheet Glass</i>								
Gypsum Board	20%			LIFE	**	5	\$27,500	
Masonry: Brick	15%			LIFE	**			
Metal: Cage/Fence	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell Dividers</i>								
<i>Explanation : Ornate Ironwork</i>								
Plaster	45%			LIFE	**	5	\$31,000	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Exposed Concrete	8%			LIFE	**	5	\$2,500	
Masonry:Vault Struct	7%			LIFE	**			
Plaster	65%	Now	\$366,500	LIFE	**	5	\$81,700	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium And Bulkheads</i>								
Plaster	20%			LIFE	**	5	\$25,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2037	**	5	\$400	
Fused Disc Sw	20%			2047	**	5	\$100	
Raceway								
Conduit	50%			2047	**	1		
Conduit	50%			2027	\$111,400	1		
Panelboards								
Fused Disc Sw	15%			2026	\$28,700	5	\$400	
Molded Case Bkrs	50%			2043	**	5	\$1,400	
Molded Case Bkrs	35%			2026	\$67,000	5	\$1,000	
Wiring								
Braided Cloth	20%	2-4	\$63,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Thermoplastic	80%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2040	**	5	\$400	
Locally Mounted	50%			2044	**	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$32,600	
Generators								
Diesel	100%			2030	\$129,600	1	\$41,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 125 Kilowatts - Wa Kraff Corp.</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$23,600	
Fuel Storage								
Main Tank	100%			2042	**	5	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$97,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Exit, Service

50%

2032

* *

1

Exit, Battery

50%

2032

* *

10

\$3,600

Exterior Lighting

HID

100%

2027

\$427,400

10

\$300

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$11,900

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2032

* *

1-3

\$19,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 10000 Gallon Tank*

Conversion Equipment

Steam Boiler

95%

2040

* *

1

\$99,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Dual Fuel Steam Boilers*

Steam Boiler

5%

Now

\$34,300

2047

* *

1

\$4,700

*Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Boiler Room, Leaky Boiler Tubes*

Distribution

Central Plant Steam

15%

2047

* *

4

\$800

Piping/Pmp

Central Plant Steam

75%

2027

\$1,345,500

4

\$3,900

Piping/Pmp

*On Extended Life, Extent : Moderate, Area Affected : 80%**Location : Beyond The Boiler Room*

Central Plant Steam

10%

0-2

\$179,400

2057

* *

4

\$500

Piping/Pmp

*Steam Traps Faulty, Extent : Moderate, Area Affected : 30%**Location : Various Locations Throughout*

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2027	\$596,200	1	\$26,200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Equipment Was Never Commissioned</i>								
Convactor/Radiator	50%			2025	\$283,700	1	\$17,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	Now	\$28,400	2047	**	1	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1 Of 2 Defective Climate Control Compressors</i>								
Fan Coil Unit/Heat	5%			2027	\$79,400	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Space Unit Heaters Observed In Vestibule, Cafeteria And Kitchen</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	\$44,200	2027	\$44,200	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
Window/Wall Unit	60%			2022	\$132,500	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,100	
Exhaust Fans								
Roof	100%			2022	\$176,000	2	\$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galvanized Steel	80%			2025	\$372,100	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2026	\$64,600	2	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$2,200	
Backflow Preventer No Component Generic	80% 20%			2032	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves Boiler Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
Fire Suppression								
Sprinkler								
No Component Generic	95% 5%			2037	**	1-2	\$1,500	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 159 - BK
Address : 2781 PITKIN AVENUE BTWN: CRESCENT ST. - HEMLOCK ST.
Borough : BROOKLYN **Agency's Number** : K159
Program / Asset # : BOE0459.000 / 1357 **Yr Built/Renovated** : 1908 / 2010
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 20-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4216 **Lot** : 1 **BIN** : 3094735

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$159,900	\$1,113,600
Interior Architecture	\$360,000	\$584,000
Electrical	\$284,000	\$845,300
Mechanical	\$92,400	\$1,551,800
Total	\$896,300	\$4,094,700
Importance Code A	\$159,900	\$1,113,600
Importance Code B	\$736,400	\$2,755,100
Importance Code C		\$226,000
Total	\$896,300	\$4,094,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,300			
Interior Architecture	\$93,100		\$2,800	\$5,200
Electrical	\$24,200	\$10,000	\$1,700	\$1,300
Mechanical	\$51,400	\$50,500	\$13,900	\$7,900
Total	\$171,000	\$60,500	\$18,400	\$14,400
Importance Code A	\$47,500	\$5,400	\$5,400	\$5,400
Importance Code B	\$64,100	\$55,100	\$12,900	\$9,000
Importance Code C	\$59,500			
Total	\$171,000	\$60,500	\$18,400	\$14,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$38,100	
Masonry: Brick	82%			LIFE	**	5	\$40,000	
Masonry: Granite	2%			LIFE	**	5	\$700	
Masonry: Limestone	6%			LIFE	**	5	\$2,200	
Windows								
Aluminum	78%	Now	\$159,900	2026	\$799,600	5	\$8,900	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2026	\$235,800	5	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	2%			2030	\$14,600	10	\$2,900	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$3,400	
Masonry: Limestone	10%			LIFE	**	5	\$500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,200	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$27,100	
Metal Panel	5%			2047	**	10	\$2,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$5,200	2030	\$51,800	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$113,600	2037	**	3	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	27%			2032	**	3	\$8,400	
Vinyl Tile	35%			2027	\$265,000	3	\$14,600	
Wood	20%	Now	\$176,200	2042	**	5	\$15,600	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Classrooms</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$22,600	2030	\$226,000	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Safety Glass</i>								
Masonry: Brick	10%	Now	\$31,900	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Wall Adjacent To Play Yard.</i>								
Plaster	15%	Now	\$4,900	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Plaster	59%			LIFE	**	5	\$13,600	
SGFT/Glazed Masonry	3%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%	Now	\$24,800	2032	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry:Vault Struct	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corrugated Metal Vaulted Panel</i>								
Metal Panel	1%			LIFE	**	5	\$1,000	
Plaster	15%	Now	\$70,100	LIFE	**	5	\$7,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, 2nd Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, 2nd And 3rd Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 209, 211 And 313.</i>								
Plaster	64%			LIFE	**	5	\$33,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	\$22,200	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Service Entry</i>								
<i>Explanation : Amps Rating Not Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$200	
Raceway								
Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Molded Case Bkrs	95%			2026	\$106,100	5	\$1,400	
Molded Case Bkrs	5%			2043	**	5	\$100	
Wiring								
Braided Cloth	25%	0-2	\$46,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2027	\$129,900	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	40%			2025	\$19,400	5	\$100	
Locally Mounted	10%			2040	**	5		
Motor Control Center	50%			2025	\$156,100	5	\$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	95%			2027	\$123,000	10	\$47,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2022	\$15,800	10	\$2,700	
Emergency, Battery	30%			2035	**	10	\$4,000	
Exit, Service	20%			2022	\$3,200	1		
Exit, Service	30%			2035	**	1		
Exterior Lighting								
HID	100%			2022	\$221,800	10	\$200	

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component	80%							
Generic	20%			2032	**	1	\$4,100	

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2032	**	1-3	\$10,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2047	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : 1 7500 Gallon Tank

Conversion Equipment

Steam Boiler	95%			2040	**	1	\$51,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Dual Fuel Steam Boilers

Steam Boiler	5%	Now	\$17,800	2047	**	1	\$2,400	
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Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : Boiler Room, 1 Of 2 Burner Control Panel Operating Unreliably

Distribution

Central Plant Steam Piping/Pmp	95%			2027	\$884,300	4	\$2,600	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Central Plant Steam Piping/Pmp	5%	0-2	\$46,500	2057	**	4	\$100	
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Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : Basement Boiler Room, 1 Of 2 Defective Steam Condensate Pumps

Steam Traps Faulty, Extent : Light, Area Affected : 10%

Location : Various Locations

Terminal Devices

Air Handler	20%			2027	\$154,700	1	\$6,800	
Convactor/Radiator	5%	0-2	\$14,700	2047	**	1	\$800	

Malfunctioning, Extent : Severe, Area Affected : 100%

Location : Defective Climate Control Thermostat

Convactor/Radiator	75%			2025	\$220,800	1	\$13,300	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2022	\$45,800	1		
Window/Wall Unit	10%	0-2	\$11,500	2027	\$11,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 12%</i>								
<i>Location : Various Classrooms, 7 Of 25 Window Air Conditioners With Multiple Mechanical And Or Electrical Defects</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,700	
Exhaust Fans								
Interior	20%			2027	\$39,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Fan Room,</i>								
<i>Explanation : Heating And Ventilating Unit Serves General Spaces</i>								
Roof	10%			2032	**	2	\$200	
Roof	10%			2022	\$9,100	2	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$241,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : Low Water Pressure</i>								
Water Heater								
Gas Fired	100%			2022	\$33,500	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2027	\$8,400	4	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2027	\$1,400	1	\$300
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : For Boiler Only</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$800

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

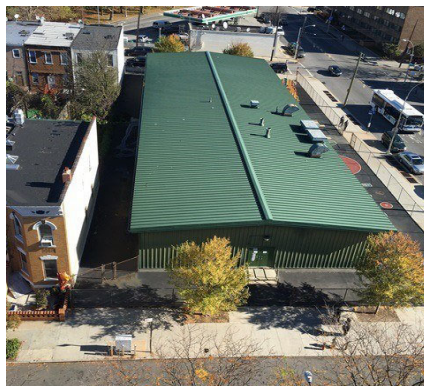
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 159 - BK MINISCHOOL
Address : 2789 PITKIN AVENUE BTWN: CRESCENT ST. - HEMLOCK ST.
Borough : BROOKLYN **Agency's Number** : K851
Program / Asset # : BOE0459.010 / 2748 **Yr Built/Renovated** : 1972 / 1999
Area Sq Ft : 10,630 **Project Type** : EDUCATION
Date of Survey : 20-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4217 **Lot** : 1 **BIN** : 3094749

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$81,200	\$86,100
Interior Architecture		\$137,200
Electrical		\$39,100
Mechanical	\$425,800	
Total	\$507,000	\$262,400
Importance Code A	\$81,200	\$86,100
Importance Code B	\$425,800	\$176,300
Total	\$507,000	\$262,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,400	\$32,300		
Interior Architecture	\$30,900			\$1,900
Electrical	\$300	\$8,400	\$200	\$200
Mechanical	\$19,500	\$600	\$1,500	\$600
Total	\$73,200	\$41,200	\$1,700	\$2,700
Importance Code A	\$23,000	\$32,800	\$500	\$500
Importance Code B	\$49,500	\$8,400	\$1,200	\$2,100
Importance Code C	\$700			
Total	\$73,200	\$41,200	\$1,700	\$2,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK MINISCHOOL

Asset # : 2748

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$2,700	LIFE	**	5	\$4,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Metal Panel	95%			2047	**	5-10	\$118,400		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	97%	2-4	\$81,200	2052	**	5	\$900	2	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal Louvers	3%			2030		10	\$400		
Roof									
Metal Panel	100%	Now	\$19,700	2032	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Various Classrooms</i>									
Interior									
Floors									
Ceramic Tile	5%	Now	\$1,600	2030	\$16,500	5	\$400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Bathrooms, Throughout</i>									
Vinyl Tile	95%			2027	\$137,200	3	\$7,600		
Interior Walls									
Ceramic Tile	5%			2036	**	5	\$1,300		
Concrete Masonry Unit	45%			LIFE	**	5	\$4,700		
Metal Panel	50%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	100%	Now	\$26,700	2032	**	5	\$7,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Corridors, Throughout</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Corridors, Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2027	\$5,200	5			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Service Entry</i>									
<i>Explanation : Amperes Rating Not Available</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK MINISCHOOL

Asset # : 2748

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$23,700	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$31,900	5	\$300	
Wiring								
Thermoplastic	100%			2027	\$39,100	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$25,000	10	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$8,600	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$6,900	1	\$800	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$1,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2027	\$25,000	1	\$5,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK MINISCHOOL

Asset # : 2748

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2021	\$397,500	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,900	
Exhaust Fans								
Interior	25%	Now	\$9,500	2037	**	2	\$100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cavity Between The Ceiling And The Roof, Defective Toilet Exhaust Fans</i>								
Interior	75%			2022	\$28,400	2	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cavity Between The Ceiling And The Roof Of The Building</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Electric	100%			2021	\$9,400	4	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Janitor Closet</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 159 - Q
Address : 205-01 33 AVENUE
Borough : QUEENS **Agency's Number** : Q159
Program / Asset # : BOE0806.000 / 1529 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 63,000 **Project Type** : EDUCATION
Date of Survey : 04-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6038 **Lot** : 13 **BIN** : 4134525

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,145,100	\$42,100
Interior Architecture	\$360,200	\$136,100
Electrical	\$437,100	\$571,400
Mechanical	\$479,400	\$490,100
Total	\$2,421,800	\$1,239,700
Importance Code A	\$1,145,100	\$81,600
Importance Code B	\$1,276,700	\$1,158,100
Total	\$2,421,800	\$1,239,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,900	\$800	\$7,000	
Interior Architecture	\$4,400	\$40,900	\$1,900	\$1,900
Electrical	\$12,600	\$10,000	\$1,900	\$1,800
Mechanical	\$12,500	\$24,300	\$13,600	\$9,900
Total	\$34,300	\$76,000	\$24,500	\$13,600
Importance Code A	\$11,100	\$7,200	\$13,300	\$6,200
Importance Code B	\$23,200	\$68,800	\$11,200	\$7,300
Importance Code C				
Total	\$34,300	\$76,000	\$24,500	\$13,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	3%			LIFE	**	5	\$9,100	
Masonry: Brick	65%			LIFE	**	5	\$42,100	
Masonry: Brick Cavity	25%			LIFE	**	5	\$16,200	
Masonry: Granite	2%			LIFE	**	5	\$1,000	
Masonry: Limestone	5%			LIFE	**	5	\$2,400	
Windows								
Aluminum	97%			2043	**	5	\$14,100	
Metal Louvers	3%			2036	**	10	\$2,700	
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5	\$5,600	
Masonry: Limestone	5%	Now	\$4,900	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2047	**	5	\$1,700	
Metal Rail	25%			2040	**	5-10	\$39,200	
Roof								
Built-Up (BUR)	95%			2022	\$1,071,200	10	\$73,900	
Metal Panel	5%			2040	**	10	\$7,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2036	**	5	\$5,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Traffic Topping	5%	Now	\$66,200	2037	**	5	\$3,100	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	15%			2032	**	3	\$5,600	
Vinyl Tile	15%			2027	\$136,100	3	\$7,500	
Vinyl Tile 9" X 9"	25%			2022	\$294,000	3	\$9,400	
Wood	25%			2042	**	5	\$46,900	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,500	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$20,400	
SGFT/Glazed Masonry	15%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	15%			2032	**	5	\$18,700	
AcousTileSusp.Lay-In	10%			2032	**	5	\$10,000	
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Fiber Board	5%			2027	\$34,800			
Metal Panel	5%			LIFE	**	5	\$6,200	
Plaster	55%			LIFE	**	5	\$34,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1200 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$156,500	5	\$300	
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Raceway

Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$14,400	5	\$100	
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	10%			2043	**	5	\$200	
Molded Case Bkrs	70%			2026	\$100,500	5	\$1,200	

Wiring

Braided Cloth	90%	2-4	\$167,100	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2047	**	1		
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Motor Controllers

Locally Mounted	20%			2040	**	5	\$100	
Locally Mounted	60%			2025	\$48,400	5	\$300	
Locally Mounted	20%			2032	**	5	\$100	

Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$56,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$7,600	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$50,800	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2022	\$61,000	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$209,000	1-3	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2047	**	5	\$19,500	
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$62,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$4,700	
Terminal Devices								
Air Handler	20%			2027	\$177,200	1	\$7,800	
Convactor/Radiator	60%			2025	\$202,400	1	\$12,200	
Fan Coil Unit/Heat	20%			2022	\$188,700	1	\$4,100	

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$39,400	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,100	
Exhaust Fans								
Interior	95%			2022	\$212,900	2	\$1,800	
Roof	5%			2022	\$5,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2037	**	1		
Galvanized Steel	40%	0-2	\$2,200	2025	\$110,600	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$38,400	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$30,800	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 16 - BX
Address : 4550 CARPENTER AVENUE @E. 239-240 STS.
Borough : BRONX **Agency's Number** : X016
Program / Asset # : BOE0166.000 / 507 **Yr Built/Renovated** : 1909 / 2008
Area Sq Ft : 44,000 **Project Type** : EDUCATION
Date of Survey : 03-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 5076 **Lot** : 31 **BIN** : 2070894

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$302,800	\$115,200
Interior Architecture	\$90,800	\$569,300
Electrical		\$636,300
Mechanical	\$64,200	\$104,500
Total	\$457,900	\$1,425,300
Importance Code A	\$302,800	\$115,200
Importance Code B	\$64,200	\$1,310,100
Importance Code C	\$90,800	
Total	\$457,900	\$1,425,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$11,400
Interior Architecture	\$22,500	\$7,300	\$11,600	
Electrical	\$11,200	\$1,800	\$1,600	\$1,200
Mechanical	\$37,300	\$6,200	\$9,700	\$6,600
Total	\$71,000	\$15,300	\$22,900	\$19,200
Importance Code A	\$4,400	\$4,400	\$4,500	\$15,800
Importance Code B	\$45,200	\$10,900	\$18,400	\$3,500
Importance Code C	\$21,400			
Total	\$71,000	\$15,300	\$22,900	\$19,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$23,200	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,300	
Masonry: Brick	85%	Now	\$254,200	LIFE	**	5	\$78,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Foundation, Boiler Room</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%			2044	**	5	\$22,800	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$14,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,200	
Roof								
Built-Up (BUR)	100%			2033	**	10	\$48,600	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$11,200	
Ceramic Tile	3%			2031	**	5	\$2,200	
Quarry Tile	5%			2033	**	5	\$5,500	
Vinyl Tile	80%			2028	\$530,500	3	\$21,900	
Wood	5%			2043	**	5	\$6,800	
Interior Walls								
Ceramic Tile	5%	Now	\$21,400	2031	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	15%	Now	\$90,800	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And Former Coal Shoot Area</i>								
Plaster	60%			LIFE	**	5	\$13,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodian Office</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2033	**	5	\$11,000	
Plaster	85%			LIFE	**	5	\$38,800	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2048	**			
Iron Picket	30%			2063	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	80%			2063	**			
Concrete Masonry Unit	10%			2054	**			
Masonry: Brick	10%			2054	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Asphalt	95%			2037	**			
Rubber Matting	5%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	5	\$200	
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Raceway

Conduit	80%			2028	\$59,300	1		
Conduit	20%			2038	**	1		

Panelboards

Fused Disc Sw	10%			2036	**	5	\$100	
Molded Case Bkrs	60%			2027	\$67,000	5	\$700	
Molded Case Bkrs	30%			2036	**	5	\$300	

Wiring

Braided Cloth	10%	2-4	\$9,800	2053	**	1		
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	90%			2038	**	1		
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Motor Controllers

Locally Mounted	100%			2033	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	
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Lighting

Interior Lighting

Fluorescent	100%			2028	\$103,600	10	\$40,400	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2028	\$31,700	10	\$5,300	
Exit, Service	50%			2028	\$6,300	1		
Exterior Lighting								
HID	100%			2028	\$177,400	10	\$100	

Alarm

Security System								
No Component	70%							
Generic	30%			2028	\$42,600	1	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$146,000	1-3	\$8,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$43,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$14,900	2038	**	4	\$2,200	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump</i>								
Terminal Devices								
Air Handler	15%			2033	**	1	\$4,100	
Convactor/Radiator	75%			2033	**	1	\$10,700	
Fan Coil Unit/Heat	10%			2028	\$65,900	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$64,200	1		
No Component	30%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - BX

Asset # : 507

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,500	
Exhaust Fans								
Interior	15%			2033	**	2	\$200	
Roof	85%			2033	**	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$38,600	1		
Water Heater								
Gas Fired	100%			2026	\$26,800	2	\$600	
Sanitary Piping								
Cast Iron	100%	Now	\$16,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boys Bath Room In The Basement And 2nd Floor</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$6,700	4	\$900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2038	**	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

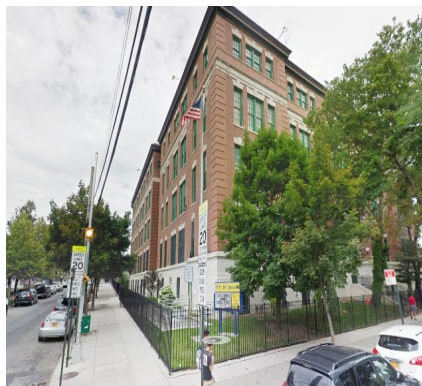
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 16 - Q
Address : 41-15 104 STREET
Borough : QUEENS **Agency's Number** : Q721
Program / Asset # : BOE0893.000 / 1459 **Yr Built/Renovated** : 1907 / 2010
Area Sq Ft : 126,000 **Project Type** : EDUCATION
Date of Survey : 06-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1985 **Lot** : 1 **BIN** : 4048820

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$148,800	\$408,500
Interior Architecture		\$155,700
Electrical	\$115,600	
Mechanical		\$1,512,800
Total	\$264,400	\$2,077,000
Importance Code A	\$148,800	\$408,500
Importance Code B	\$115,600	\$1,586,000
Importance Code C		\$82,500
Total	\$264,400	\$2,077,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$22,500	
Interior Architecture	\$7,000		\$22,000	
Electrical	\$13,400	\$10,500	\$17,200	\$9,500
Mechanical	\$43,300	\$56,400	\$47,500	\$39,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$71,600	\$74,800	\$117,000	\$57,000
Importance Code A	\$11,200	\$11,500	\$33,800	\$11,200
Importance Code B	\$58,300	\$63,300	\$83,300	\$45,700
Importance Code C	\$2,100			
Total	\$71,600	\$74,800	\$117,000	\$57,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$45,100	
Masonry: Brick	22%			LIFE	**	5	\$19,900	
Masonry: Brick	20%			LIFE	**	5	\$18,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade Of 1906 Wing</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,400	
Pre-Cast Concrete	3%			LIFE	**	5	\$8,800	
Windows								
Aluminum	100%			2043	**	5	\$45,100	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$4,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1906 And 1931 Wings</i>								
Metal Rail	20%			2040	**	5-10	\$19,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	
Roof								
Built-Up (BUR)	75%	Now	\$83,700	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Auditorium</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1906 And 1931 Wings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Single Ply Membrane	25%	Now	\$65,100	2027	\$325,500			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor Of 1998 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1998 Wing</i>								
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$9,800	
Vinyl Tile	90%			2032	**	3	\$65,900	
Wood	5%			2055	**	5	\$18,300	
Interior Walls								
Ceramic Tile	2%			2030	\$82,500	5	\$2,800	
Ceramic Tile	3%			2036	**	5	\$4,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,400	
Gypsum Board	10%			LIFE	**	5	\$8,400	
Plaster	45%			LIFE	**	5	\$18,900	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2040	**	5	\$24,400	
AcousTileSusp.Lay-In	25%			2040	**	5	\$48,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Corridor Of 1998 Wing</i>								
Gypsum Board	5%			LIFE	**	5	\$12,200	
Plaster	60%			LIFE	**	5	\$73,200	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 750 Kilovolt-ampere, 208/480 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2047	**	5	\$500	
Molded Case Bkrs	10%			2047	**	5	\$300	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$300	
Molded Case Bkrs	90%			2043	**	5	\$3,000	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$38,800	
Generators								
Diesel	100%			2036	**	1	\$48,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 260 Kilowatts</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$4,700	
Fuel Storage								
Day Tank	50%			2043	**	5	\$11,700	
Main Tank	50%			2055	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : One 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$115,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2032	**	1		
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$400	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$7,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	20%			2047	**	1		
Interruptible Gas/Dual Fuel	80%			2047	**	1		
Conversion Equipment								
Furnace	20%			2032	**	1	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 3 Rooftop Units</i>								
Steam Boiler	80%			2040	**	1	\$99,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	80%			2037	**	4	\$7,500	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Areas, Old Wing</i>								
No Component	20%							
Terminal Devices								
Air Handler	30%			2027	\$531,500	1	\$23,400	
Convactor/Radiator	50%			2032	**	1	\$20,400	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2032	**	1	\$29,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : AC Room</i>								
Ext Pkg Unit - Heating/Cooling	20%			2032	**	2	\$1,500	
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2037	**	4	\$4,700	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2027	\$494,600	1	\$39,000	
No Component	50%							
Heat Rejection								
Dry Cooler	50%			2032	**	2	\$43,900	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
Exhaust Fans								
Interior	50%			2027	\$224,100	2	\$1,900	
Roof	50%			2027	\$104,600	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$76,800	2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 16 - Q

Asset # : 1459

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$5,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Roof, On Top Of Generator Room</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$19,200	4	\$2,700	
Backflow Preventer Generic	100%			2032	**	1	\$7,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Old Ring, Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : New Ring, 1-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2047	**	1-5	\$63,500	
Sprinkler Generic	100%			2047	**	1-2	\$35,300	
Fire Pump Generic	100%			2030	\$81,100	1	\$23,500	
Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 160 - BK
Address : 5105 FT. HAMILTON PKWY BTWN: FT HAMILTON PKWAY., 11 A
Borough : BROOKLYN **Agency's Number** : K160
Program / Asset # : BOE0460.000 / 1330 **Yr Built/Renovated** : 1909 / 2008
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 5653 **Lot** : 21 **BIN** : 3138276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$112,600	\$43,900
Interior Architecture	\$673,500	\$343,800
Electrical	\$221,800	\$635,400
Mechanical		\$818,800
Total	\$1,007,900	\$1,842,000
Importance Code A	\$112,600	\$43,900
Importance Code B	\$669,700	\$1,798,000
Importance Code C	\$225,500	
Total	\$1,007,900	\$1,842,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,200			
Interior Architecture	\$79,300			\$7,300
Electrical	\$10,000	\$1,000	\$1,200	\$1,900
Mechanical	\$68,600	\$7,800	\$12,800	\$7,800
Site Pavements	\$17,300			
Total	\$235,400	\$8,800	\$14,000	\$16,900
Importance Code A	\$65,600	\$5,400	\$5,400	\$5,400
Importance Code B	\$163,900	\$3,300	\$8,600	\$11,500
Importance Code C	\$5,900			
Total	\$235,400	\$8,800	\$14,000	\$16,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$38,100		
Masonry: Brick	90%			LIFE	**	5	\$87,900		
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%			LIFE	**	5	\$3,700		
Windows									
Aluminum	90%			2046	**	5	\$20,600		
Wood	10%	Now	\$68,700	2055	**	5	\$11,500		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Auditorium</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,200		
Masonry: Brick	90%			LIFE	**	5-10	\$24,300		
Roof									
Built-Up (BUR)	70%			2038	**	10	\$20,000		
Built-Up (BUR)	25%			2038	**	10	\$7,100		
Copper/Terne	5%			2065	**	10	\$3,600		
Interior									
Floors									
Ceramic Tile	5%	Now	\$17,300	2039	**	5	\$2,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	40%	Now	\$30,300	2035	**	3	\$12,500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	30%	Now	\$29,400	2025	\$294,300	3	\$9,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	25%	Now	\$146,900	2045	**	5	\$19,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	10%	Now	\$67,800	2033	**	5	\$3,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	10%			LIFE	**	10	\$2,300		
Plaster	80%	Now	\$157,700	LIFE	**	5	\$18,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Metal Panel	5%	Now	\$74,400	LIFE	**	5	\$5,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	13%	Now	\$152,000	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaster	82%			LIFE	**	5-10	\$117,600	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2040	**			
Iron Picket	40%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$13,700	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	95%	2-4	\$2,900	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$700	2043	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Ramp To Basement</i>								
<i>Explanation : Inadequate Drainage</i>								
Activity Yard								
Rubber Matting	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$22,200	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch. Service Supplied From Adjacent Building.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$11,200	5	\$100	
Molded Case Bkrs	80%			2029	\$89,400	5	\$1,200	
Molded Case Bkrs	10%			2046	**	5	\$100	
Wiring								
Thermoplastic	80%			2030	\$148,500	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$33,900	5	\$300	
Locally Mounted	30%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$47,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : LED Fixtures Are In Satisfactory Conditions.</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$39,600	10	\$6,600	
Exit, Service	50%	2-4	\$7,900	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Exit Fixtures Are Old And Obsolete.</i>								
Exterior Lighting								
HID	100%	2-4	\$221,800	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fixtures Have Been Upgraded, But Failed The Test.</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$35,500	1	\$4,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2030	\$121,600	1-3	\$7,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$54,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$4,900	2040	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump In Basement</i>								
Terminal Devices								
Air Handler	20%			2035	**	1	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Unit For Auditorium</i>								
Convactor/Radiator	80%			2028	\$235,600	1	\$14,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2028	\$80,200	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,600	
Exhaust Fans								
Interior	20%	0-2	\$11,700	2030	\$39,100	2	\$300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room 4th Floor</i>								
Roof	20%	0-2	\$18,300	2040	**	2	\$300	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	\$410,000	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Water Meter Located In Kitchen Area</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2025	\$33,500	2	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 250 Gallons</i>								
	Sanitary Piping Cast Iron	100%	Now	\$8,100	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Back-ups During Heavy Rains</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2035	**	4	\$1,200
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	90%			2030	\$53,900	1-2	\$1,500
<i>Heads Painted, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 160 - BX
Address : 4140 HUTCHINSON RIVER PK BTWN: EINSTEIN LOOP S., HUNTER A
Borough : BRONX **Agency's Number** : X160
Program / Asset # : BOE0296.000 / 1097 **Yr Built/Renovated** : 1972 / 2011
Area Sq Ft : 111,000 **Project Type** : EDUCATION
Date of Survey : 14-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5135 **Lot** : 200 **BIN** : 2072352

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$202,100	\$988,600
Interior Architecture	\$653,400	\$90,200
Electrical		\$1,203,300
Mechanical	\$150,900	\$2,259,300
Site Enclosure	\$36,100	
Site Pavements	\$57,700	
Total	\$1,100,200	\$4,541,400
Importance Code A	\$202,100	\$1,033,500
Importance Code B	\$779,200	\$3,507,900
Importance Code C	\$118,900	
Total	\$1,100,200	\$4,541,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$93,600		\$13,000	
Interior Architecture	\$131,200		\$10,800	\$17,500
Electrical	\$15,800	\$3,300	\$4,300	\$4,600
Mechanical	\$78,400	\$14,800	\$20,100	\$10,900
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$324,300	\$22,100	\$52,200	\$37,000
Importance Code A	\$99,100	\$5,500	\$18,500	\$5,500
Importance Code B	\$155,200	\$16,600	\$22,900	\$31,500
Importance Code C	\$70,100		\$10,800	
Total	\$324,300	\$22,100	\$52,200	\$37,000



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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$57,900	
			<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	65%	Now	\$24,200	LIFE	**	5	\$37,600	
			<i>Efflorescence, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Bulkhead Stair And Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Stair 2 At Second Floor</i>					
Pre-Cast Concrete	25%			LIFE	**	5	\$94,000	
Windows								
Aluminum	100%			2046	**	5	\$21,100	
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$75,800	
Pre-Cast Concrete	30%			LIFE	**	5	\$59,700	
Roof								
IRMA/Protected Membrane	75%	2-4	\$90,400	2030	\$904,000			
			<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Patch Locations And Upper Roof</i>					
			<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Not Insulated, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Patch Locations And Upper Roof</i>					
Metal Panel	5%			2043	**	10	\$13,000	
Modified Bitumen	20%			2035	**	10	\$28,300	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$50,500	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Basement</i>					
Ceramic Tile	3%	Now	\$10,200	2033	**	5	\$2,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					
Sheet Vinyl/Rubber Vinyl Tile	5%			2035	**	5	\$12,400	
	85%	Now	\$254,600	2035	**	3	\$52,600	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$21,700	
Ceramic Tile	3%	Now	\$15,300	2039	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	7%			LIFE	**	5	\$9,700	
Folding Partition	5%			2038	**	5	\$21,700	
Masonry: Brick	10%			LIFE	**	10	\$5,200	
Metal Panel	15%	0-2	\$38,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$44,500	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms 144 And 260</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms 144 And 260</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$21,700	
Ceilings								
AcousTileConcealSpLn	20%	Now	\$138,500	2035	**	5	\$20,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	10%	0-2	\$11,000	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Classroom 106</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$16,000	
Gypsum Board	25%			LIFE	**	5-10	\$137,800	
Plaster	40%	Now	\$89,900	LIFE	**	5	\$40,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$36,100	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Small Play Yard</i>								
<i>Explanation : Footing Failure</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$1,400	2043		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Exit Steps*

Activity Yard

Asphalt	100%	Now	\$57,700	2033		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Small Play Yard**Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Small Play Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$44,900	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 2,500 Amperes*

Switchgear / Switchboard

Fused Disc Sw	90%			2030	\$187,800	5	\$400	
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Fused Disc Sw	10%			2050	**	5		
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Raceway

Conduit	90%			2030	\$200,500	1		
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Conduit	10%			2050	**	1		
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Panelboards

Fused Disc Sw	30%			2029	\$57,500	5	\$800	
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Molded Case Bkrs	10%			2046	**	5	\$300	
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Molded Case Bkrs	60%			2029	\$114,900	5	\$1,800	
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Wiring

Thermoplastic	85%			2030	\$270,800	1		
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Thermoplastic	10%			2050	**	1		
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Thermoplastic	5%			2060	**	1		
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Motor Controllers

Locally Mounted	50%			2035	**	5	\$400	
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Locally Mounted	50%			2043	**	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Connected To Metal Water Pipe*

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting Fluorescent	100%			2035	**	10	\$101,800	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout

Egress Lighting Emergency, Battery	40%			2025		10	\$10,700	
Exit, Service	60%			2025		1		

Exterior Lighting HID	20%			2030		10	\$100	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : Operated Via Photocell

No Component	80%							
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Alarm

Security System No Component	80%							
Generic	20%			2025		1	\$8,300	

Other Observation, Extent : Light, Area Affected : 100%
Location : Corridors
Explanation : Intrusion Alarm And Cameras

Fire/Smoke Detection No Component	60%							
Generic, Analog	40%			2035	**	1-3	\$27,400	

Other Observation, Extent : Light, Area Affected : 100%
Location : Corridors
Explanation : Alarm Bells And Strobe Lights, Manual Pull Station

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source HTHW/HW	100%	Now	\$27,400	2040	**	1		
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Controller Not Working, Extent : Severe, Area Affected : 100%
Location : Pneumatic Controls In Basement Not Working
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Hot Water Supplied From Co-Op City

Conversion Equipment Heat Exchanger, Plate & Frame	100%			2033	**	1	\$54,900	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Units

Distribution Hot Wtr Piping/Pump	100%			2038	**	4	\$8,200	
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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2030	\$780,400	1	\$34,300	
Convactor/Radiator	50%			2035	**	1	\$17,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2025	\$231,300	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$98,000	
Exhaust Fans								
Interior	20%			2025	\$79,000	2	\$700	
Roof	80%			2025	\$147,400	2	\$2,700	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolation Valves</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$82,700	2030	\$827,400	1		
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Isolation Valves</i>								
HW Heat Exchanger								
HTHW/HW	100%	4+	\$19,400	2030	\$193,700			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corrosion At The Bottom Of The Tank</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$40,600	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kindergarten Classroom</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$11,600	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$16,900	4	\$3,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2050	**	1-2	\$1,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 160 - Q
Address : 109-59 INWOOD STREET
Borough : QUEENS **Agency's Number** : Q160
Program / Asset # : BOE0807.000 / 1530 **Yr Built/Renovated** : 1938 / 2007
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 11942 **Lot** : 302 **BIN** : 4258143

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$210,500	\$96,700
Interior Architecture	\$363,500	\$196,100
Electrical	\$375,000	\$817,200
Mechanical	\$401,300	\$1,128,100
Total	\$1,350,300	\$2,238,000
Importance Code A	\$210,500	\$576,200
Importance Code B	\$1,139,800	\$1,577,900
Importance Code C		\$83,900
Total	\$1,350,300	\$2,238,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$13,000	
Interior Architecture		\$24,100	\$5,200	\$6,400
Electrical	\$30,000	\$18,500	\$2,000	\$2,300
Mechanical	\$51,500	\$52,700	\$18,100	\$9,800
Total	\$81,500	\$95,300	\$38,200	\$18,500
Importance Code A	\$22,000	\$6,900	\$19,700	\$6,700
Importance Code B	\$59,500	\$88,500	\$18,500	\$11,800
Importance Code C				
Total	\$81,500	\$95,300	\$38,200	\$18,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$91,300	
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	5%	Now	\$51,900	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Explanation : Covere With Plastic Sheets</i>								
Masonry: Limestone	10%			LIFE	**	5	\$8,100	
Windows								
Aluminum	100%			2043	**	5	\$26,000	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$20,500	
Masonry: Limestone	10%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	100%	Now	\$158,600	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Over Fourth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 406, 409, 429</i>								
Interior								
Floors								
Ceramic Tile	3%			2030	\$63,900	5	\$3,100	
Terrazzo	2%			LIFE	**	5	\$1,600	
Vinyl Tile	35%			2032	**	3	\$13,500	
Vinyl Tile	5%			2035	**	3	\$1,900	
Vinyl Tile 9" X 9"	30%	Now	\$363,500	2037	**	3	\$11,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs And Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	25%			2042	**	5	\$48,300	
Interior Walls								
Ceramic Tile	3%			2030	\$83,900	5	\$2,800	
Ceramic Tile	2%			2040	**	5	\$1,900	
Glass Block	2%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	55%			LIFE	**	5	\$15,700	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	10%			2040	**	5	\$10,300	
AcousTileSusp.Lay-In	5%			2044	**	5	\$5,200	
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Plaster	75%			LIFE	**	5	\$48,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$156,500	5	\$300	
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Raceway

Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		

Panelboards

Fused Knife Sw	20%	2-4	\$28,700	2052	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	5%			2043	**	5	\$100	
Molded Case Bkrs	20%			2035	**	5	\$400	
Molded Case Bkrs	55%			2026	\$79,000	5	\$1,000	

Wiring

Braided Cloth	45%	2-4	\$83,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2027	\$92,800	1		
Thermoplastic	5%			2047	**	1		

Motor Controllers

Locally Mounted	80%			2025	\$64,500	5	\$400	
Locally Mounted	20%			2032	**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2027	\$156,900	10	\$61,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	1%			2027	\$1,200	10		
Incandescent	1%			2022	\$8,100	2		
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$8,200	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	15%			2027	\$41,100	10		
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2022	\$65,900	1	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$225,600	2037	**	1-3	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Equipment, Manual Pull Station And Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$133,600	5	\$21,100	
Conversion Equipment								
Steam Boiler	100%	Now	\$22,000	2025	\$440,100	1	\$60,600	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Tubes Of #2 Boiler, Boiler Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

Mechanical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Central Plant Steam Piping/Pmp	100%	Now	\$57,500	2037	**	4	\$3,400		
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Terminal Devices									
Air Handler	20%			2027	\$191,200	1	\$8,400		
Convactor/Radiator	70%	Now	\$25,500	2025	\$254,800	1	\$13,800		
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Control Valves</i>									
Fan Coil Unit/Heat	10%			2022	\$101,800	1	\$2,200		
Air Conditioning									
Energy Source									
Electricity	100%			2035	**	1			
Conversion Equipment									
Window/Wall Unit	15%			2022	\$21,300	1			
No Component	85%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,900		
Exhaust Fans									
Interior	100%			2022	\$241,900	2	\$2,100		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2037	**	1			
HW Heat Exchanger									
Steam Fired	100%			2027	\$108,300	4	\$6,700		
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
Storm Drain Piping									
Cast Iron	100%	Now	\$2,800	LIFE	**	1			
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Leaks To 3rd Floor Gymnasium</i>									
Sump Pump(s)									
Non-Submersible	100%			2022	\$10,400	4	\$2,200		
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
No Component	95%								
Generic	5%			2027	\$33,300	1-2	\$900		

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Address : 1057 52ND STREET
Borough : BROOKLYN **Agency's Number** : K521
Program / Asset # : BOE0460.010 / 14881 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 60,671 **Project Type** : EDUCATION
Date of Survey : 10-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 5653 **Lot** : 55 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$160,000
Interior Architecture	\$72,100	\$137,000
Electrical	\$55,600	
Mechanical		\$37,000
Total	\$127,700	\$334,000
Importance Code A		\$160,000
Importance Code B	\$91,700	\$73,000
Importance Code C	\$36,100	\$100,900
Total	\$127,700	\$334,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,300			\$31,700
Interior Architecture	\$2,000	\$16,500		\$4,300
Electrical	\$6,100	\$7,100	\$5,900	\$14,100
Mechanical	\$9,500	\$9,000	\$32,400	\$7,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$39,900	\$42,500	\$48,200	\$67,700
Importance Code A	\$14,400	\$2,100	\$2,100	\$34,000
Importance Code B	\$25,400	\$40,400	\$46,100	\$33,800
Importance Code C				
Total	\$39,900	\$42,500	\$48,200	\$67,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$76,600	
Masonry: Brick Cavity	85%			LIFE	**	5	\$83,400	
Metal Panel	2%			2055	**	5-10	\$13,500	
Window Wall	3%			2055	**	5	\$11,000	
Windows								
Aluminum	100%			2051	**	5	\$12,800	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$14,700	
Masonry: Brick	35%			LIFE	**	5	\$3,300	
Metal Panel	5%			2055	**	5	\$1,800	
Metal Rail	5%			2046	**	5-10	\$8,600	
Pre-Cast Concrete	35%			LIFE	**	5	\$20,900	
Roof								
IRMA/Protected Membrane	100%			2034	**	10	\$31,700	
Soffits								
Stucco Cement	100%			2046	**	5	\$5,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,900	
Ceramic Tile	20%			2042	**	5	\$18,200	
Quarry Tile	3%			2046	**	5	\$4,100	
Steel Grating	2%			2055	**	1		
Vinyl Tile	65%			2037	**	3	\$22,100	
Wood	5%			2064	**	5	\$8,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	30%			2042	**	5	\$72,100	
Concrete Masonry Unit	20%			LIFE	**	5	\$19,200	
Gypsum Board	45%			LIFE	**	5	\$64,900	
Ceilings								
AcousTileSusp.Lay-In	85%			2046	**	5	\$72,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$5,300	
Metal Panel	5%			LIFE	**	5	\$5,300	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2055	**			
Iron Picket	35%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	85%			2038	**			
Cast in Place Concrete	15%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Activity Yard

Asphalt	50%			2038	**			
Rubber Matting	50%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One 2500, One 1600 And One 1200 Ampere Service Switches

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$300	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Molded Case Bkrs	100%			2045	**	5	\$1,600	
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Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2046	**	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$900	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$18,700	
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Generators

Natural Gas	100%			2038	**	1	\$23,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Side Yard

Explanation : Size Not Observed Locked Enclosure Only Serves 2 Pumps

Lighting

Interior Lighting

Fluorescent	100%			2034	**	10	\$55,600	
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Compact Fluorescent Light, Extent : Light, Area Affected : 10%

Location : Gymnasium

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Interior Lighting Is Controlled Via Timer

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting

Emergency, Battery	50%			2034	**	10	\$7,300	
Exit, LED	50%			2057	**	1		

Exterior Lighting

Fluorescent	10%			2034	**	10	\$600	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Controlled Via Photocell*

HID	10%			2034	**	10		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Perimeter**Explanation : Controlled Via Timer*

No Component	80%							
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Lightning Protection

Arresters/Cabling

Generic	100%			2057	**	5	\$1,800	
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Alarm

Security System

No Component	70%							
Generic	30%			2034	**	1	\$6,800	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$11,200	

Mechanical

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	100%			2049	**	1		
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Conversion Equipment

Hot Water Boiler	70%			2042	**	1	\$21,000	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : 5th Floor**Explanation : 2 Units*

No Component	30%							
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Distribution

Hot Wtr Piping/Pump	100%			2045	**	4	\$4,500	
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*Repairs In Progress, Extent : Light, Area Affected : 30%**Location : 5th Floor 1 Of 3 Hot Water Pumps*

Terminal Devices

Convactor/Radiator	100%			2042	**	1	\$19,600	
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Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 160 ANNEX - BK INCLUDING ACCESS BRIDGE
Asset # : 14881

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	98%			2034	**	2	\$3,600
	Split Unit	2%			2034	**		
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$78,900
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,800
Exhaust Fans								
	Roof	100%			2034	**	2	\$1,900
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2027	\$37,000	2	\$900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$3,600
Backflow Preventer								
	Generic	100%			2034	**	1	\$3,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 2 Elevators</i>							
Fire Suppression								
Sprinkler								
	Generic	100%			2049	**	1-2	\$17,000
Fire Pump								
	Generic	100%			2038	**	1	\$11,300
Chemical System								
	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : Kitchen Hood</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 161 - BK
Address : 330 CROWN STREET BTWN: NOSTRAND AVE, NEW YORK AVE
Borough : BROOKLYN **Agency's Number** : K161
Program / Asset # : BOE0461.000 / 11 **Yr Built/Renovated** : 1923 / 2008
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 1297 **Lot** : 26 **BIN** : 3034181

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,379,400	\$153,800
Interior Architecture	\$928,700	\$417,000
Electrical	\$192,800	\$234,000
Mechanical		\$1,429,000
Total	\$2,500,900	\$2,233,900
Importance Code A	\$1,379,400	\$153,800
Importance Code B	\$408,600	\$2,024,700
Importance Code C	\$713,000	\$55,400
Total	\$2,500,900	\$2,233,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,700			
Interior Architecture	\$49,600	\$2,300	\$2,700	\$26,200
Electrical	\$11,900	\$2,200	\$2,900	\$2,200
Mechanical	\$107,500	\$11,200	\$18,200	\$11,200
Site Enclosure	\$500			
Site Pavements	\$13,500			
Total	\$210,600	\$15,600	\$23,800	\$39,600
Importance Code A	\$35,400	\$7,700	\$7,700	\$7,700
Importance Code B	\$145,800	\$7,900	\$16,100	\$24,800
Importance Code C	\$29,300			\$7,100
Total	\$210,600	\$15,600	\$23,800	\$39,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$71,000	
Masonry: Brick	90%	2-4	\$52,700	LIFE	**	5	\$81,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Bulkhead</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,800	
Windows								
Aluminum	100%	Now	\$1,252,300	2055	**	5	\$14,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$10,600	
Masonry: Brick	6%	2-4	\$16,600	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	89%			LIFE	**	5-10	\$45,500	
Roof								
Asphalt Macadam	15%			2030		5	\$4,300	
Built-Up (BUR)	85%			2035	**	10	\$36,500	
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Carpet	20%			2026	\$328,300	3	\$48,200	
Ceramic Tile	5%			2039	**	5	\$6,000	
Marble Panels	3%			LIFE	**	5	\$5,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Main Stairs</i>								
Quarry Tile	3%			2043	**	5	\$5,400	
Sheet Vinyl/Rubber	10%			2035	**	5	\$18,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : 9x9 Tiles Evident As Substrate</i>								
Terrazzo	5%	Now	\$6,000	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	27%	2-4	\$59,100	2030	\$295,300	3	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%			2040	**	3	\$6,800	
Wood	12%			2045	**	5	\$27,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	7%	Now	\$268,500	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	3%			LIFE	**	10	\$21,300	
Ceramic Tile	5%			2039	**	5	\$14,200	
Masonry: Brick	7%	Now	\$165,500	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Level Stair Bulkhead</i>								
Masonry: Brick	3%			LIFE	**	10	\$2,600	
Metal Panel	3%			LIFE	**	10	\$3,800	
Metal: Cage/Fence	2%			LIFE	**	10	\$1,100	
Marble Panels	5%	Now	\$120,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	2-4	\$158,100	LIFE	**	5	\$55,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%	Now	\$40,500	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	90%			LIFE	**	5-10	\$182,500	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	Now	\$500	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Fence Posts</i>								
Chain Link	80%			2050	**			
Iron Picket	15%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	5%			2033	**			
Cast in Place Concrete	90%			2035	**			
Pavers/Stone	5%			2033	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	100%	0-2	\$13,500	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Fused Disc Sw	5%			2029	\$7,200	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	93%			2035	**	10	\$66,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$3,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2025	\$2,700	10	\$100	
Egress Lighting								
Emergency, Battery	40%			2025	\$44,900	10	\$7,500	
Emergency, Battery	10%			2035	**	10	\$1,900	
Exit, Service	45%			2025	\$10,100	1		
Exit, Service	5%			2035	**	1		
Exterior Lighting								
HID	20%	Now	\$62,900	2040	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$14,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 6,000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$77,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Steam Boilers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BK

Asset # : 11

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$17,200	2030	\$344,900			
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Defective Distribution Control Valves</i>								
Terminal Devices								
Air Handler	25%	Now	\$27,400	2025	\$274,200	1	\$10,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Defective Gymnasium Blower</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Explanation : All Air Outlets Are Being Blocked Out Except Auditorium For Long Time.</i>								
Convector/Radiator	75%			2028	\$313,200	1	\$18,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2035	**			
Window/Wall Unit	40%			2025	\$65,000	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,900	
Exhaust Fans								
Interior	100%	Now	\$27,800	2025	\$277,500	2	\$1,900	
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 2 Of 4 Units, Penthouse</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$68,500	1		
Water Heater								
Gas Fired	100%			2028	\$47,600	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$38,200	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 161 - BX
Address : 620 TINTON AVENUE @E. 151 STREET
Borough : BRONX **Agency's Number** : X161
Program / Asset # : BOE0297.000 / 391 **Yr Built/Renovated** : 1968 / 2015
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 30-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2664 **Lot** : 29 **BIN** : 2004773

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,266,600	\$412,200
Interior Architecture	\$2,260,200	\$136,400
Electrical	\$758,500	\$758,300
Mechanical		\$528,500
Total	\$5,285,300	\$1,835,400
Importance Code A	\$2,266,600	\$451,700
Importance Code B	\$2,354,200	\$1,341,200
Importance Code C	\$664,500	\$42,600
Total	\$5,285,300	\$1,835,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,000			
Interior Architecture	\$40,700			\$14,100
Electrical	\$4,500	\$25,500	\$1,500	\$1,500
Mechanical	\$23,200	\$26,400	\$21,400	\$13,000
Total	\$109,500	\$51,900	\$22,900	\$28,600
Importance Code A	\$49,600	\$8,800	\$8,600	\$8,600
Importance Code B	\$59,900	\$43,100	\$14,300	\$19,900
Importance Code C				
Total	\$109,500	\$51,900	\$22,900	\$28,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$3,600	
Masonry: Brick	90%	Now	\$329,800	LIFE	**	5	\$102,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner</i>								
Pre-Cast Concrete	5%	Now	\$10,000	LIFE	**	5	\$18,500	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Base At Play Yard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Base At Play Yard</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$1,621,700	2052	**	5	\$18,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilet Rooms On 2nd And 3rd Floors, Cafeteria And All Stairs</i>								
Parapets								
Masonry: Brick	90%	Now	\$42,200	LIFE	**	5	\$13,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2040	**	5-10	\$11,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$31,000	2027	\$309,800			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	60%	Now	\$273,000	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,400	
Ceramic Tile	5%	Now	\$13,900	2036	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Vinyl Tile 9" X 9"	84%	Now	\$265,900	2022	\$1,329,700	3	\$42,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	1%			2055	**	5	\$2,500	
Interior Walls								
Ceramic Tile	5%	Now	\$38,000	2036	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$61,200	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Folding Partition	5%	Now	\$504,500	2043	**	5	\$16,100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Wall Between Cafeteria And Gymnasium</i>								
Plaster	55%	Now	\$60,800	LIFE	**	5	\$42,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$11,600	2032	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$5,800	2040	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%			LIFE	**	5	\$12,600	
Fiber Board	10%	Now	\$9,400	2027	\$93,900			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Cafeteria</i>								
Plaster	10%			LIFE	**	5	\$8,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	100%			2027	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	1%	2-4	\$1,900	2052	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	89%			2026	\$170,400	5	\$2,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	\$231,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2027	\$40,900	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2037	**	10	\$55,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2037	**	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Crawlspace</i>								
LED	25%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$62,600	10	\$10,500	
Exit, Service	50%			2022	\$12,500	1		
Exterior Lighting								
HID	50%			2022	\$175,400	10	\$100	
LED	50%			2037	**			
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$288,600	1-3	\$16,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2047	**	5	\$27,000	
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$86,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$6,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	40%			2032	**	1	\$21,500	
Convactor/Radiator	35%			2032	**	1	\$9,800	
Fan Coil Unit/Heat	25%			2027	\$325,700	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2027	\$140,900	2	\$1,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Used For Ventilation Only</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,500	
Exhaust Fans								
Interior	20%			2027	\$61,900	2	\$500	
Roof	80%			2032	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$12,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$2,900	4	\$2,800	
Sewage Ejector(s)								
Electric	100%			2027	\$25,100	4	\$3,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 161 - M
Address : 499 W 133 ST/ 1481 AMSTERDAM AVE BTWN: AMSTERDAM AV - CONVENT AV
Borough : MANHATTAN **Agency's Number** : M161
Program / Asset # : BOE0097.000 / 1649 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 16-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez,2
Block : 1971 **Lot** : 1 **BIN** : 1059645

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$843,400	\$803,700
Interior Architecture	\$825,200	\$1,277,500
Electrical	\$177,300	\$1,822,200
Mechanical		\$788,600
Site Pavements	\$42,500	\$89,400
Total	\$1,888,400	\$4,781,400
Importance Code A	\$843,400	\$803,700
Importance Code B	\$881,900	\$3,900,600
Importance Code C	\$163,200	\$77,100
Total	\$1,888,400	\$4,781,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,800		\$36,800	
Interior Architecture	\$102,800			\$13,500
Electrical	\$18,700	\$5,300	\$5,600	\$7,200
Mechanical	\$20,100	\$15,400	\$15,100	\$14,700
Total	\$180,400	\$20,700	\$57,600	\$35,300
Importance Code A	\$48,200	\$9,400	\$46,200	\$9,400
Importance Code B	\$98,700	\$11,300	\$11,300	\$25,900
Importance Code C	\$33,600			
Total	\$180,400	\$20,700	\$57,600	\$35,300



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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick Cavity	88%	2-4	\$843,400	LIFE	**	5	\$105,300
				<i>Expansion Jnt Failure, Extent : Light, Area Affected : 15%</i>				
				<i>Location : East And North East Facades (Horizontal)</i>				
				<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>				
				<i>Location : East Facade, North East Corner</i>				
				<i>Paint Peeling, Extent : Light, Area Affected : 40%</i>				
				<i>Location : All Facades</i>				
				<i>Patching Evident, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Southwest Corner</i>				
				<i>Rusting Masonry Supt, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Window Openings All Facades</i>				
	Metal Panel	2%			2050	**	5-10	\$16,500
	Metal: Cage/Fence	10%			2043	**	5	\$52,400
Windows								
	Aluminum	100%			2038	**	5	\$21,300
Parapets								
	Masonry: Brick Cavity	70%			LIFE	**	5-10	\$29,000
	Metal Panel	5%			2040	**	5	\$1,200
	Metal Rail	25%			2035	**	5-10	\$27,400
Roof								
	Built-Up (BUR)	70%	Now	\$14,000	2030			\$698,400
				<i>Alligatoring, Extent : Light, Area Affected : 5%</i>				
				<i>Location : South Side</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Southwest Area</i>				
	Copper/Terne	3%			2058	**	10	\$5,200
	Paver: Asphalt	26%			2039	**	10	\$26,900
	Skylight, Metal/Glass	1%			2040	**	10	\$2,300

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$94,300	
Mosaic Tile	2%	0-2	\$9,200	2043	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boys Toilets, Around Floor Mounted Urinals</i>								
Quarry Tile	3%			2035	**	5	\$6,500	
Vinyl Tile	40%	2-4	\$104,400	2030	\$522,000	3	\$21,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement, Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, Cafeteria</i>								
Vinyl Tile 9" X 9"	35%	Now	\$355,000	2030	\$591,700	3	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Classrooms</i>								
Wood	5%			2045	**	5	\$13,500	
Interior Walls								
Ceramic Tile	25%	Now	\$103,200	2033	**	5	\$35,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors, Stairwells, Cafeteria</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$33,600	
Glazed Ceramic Panel	5%			LIFE	**	10	\$12,600	
Masonry: Brick	5%			LIFE	**	10	\$4,200	
Plaster	50%	Now	\$60,000	LIFE	**	5	\$42,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Stairs</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	44%	Now	\$109,300	2035	**	5	\$39,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Cafeteria, Corridors 1st And 2nd Floor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$6,200	2035	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$27,000	
Metal Panel	6%	0-2	\$46,100	LIFE	**	5	\$10,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Plaster	30%	Now	\$30,200	LIFE	**	5	\$27,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Girls Toilet 2nd Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Girls Toilet 2nd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Free Standing Walls								
Cast in Place Concrete	50%			2065	**			
Masonry: Brick	50%			2050	**			
Retaining Walls								
Masonry: Brick	50%			2050	**			
Masonry: Fieldstone	50%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$42,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	90%			2039	**			
Cast in Place Concrete	10%			2043	**			
Activity Yard								
Rubber Matting	100%			2030			\$89,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : There Is A 2,500 Ampere Main Disconnect Switch, The Switch Is In Good Condition.</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : There Is A 200 Ampere Main Disconnect Switch For Emergency Load. The Switch Is In Good Condition.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$400	
Raceway								
Conduit	95%			2030	\$175,100	1		
Conduit	5%			2056	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$9,600	5	\$100	
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$2,300	
Wiring								
Braided Cloth	65%	2-4	\$177,300	2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2030	\$54,600	1		
Thermoplastic	5%			2050	**	1		
Thermoplastic	10%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : The System Is Old And There Is Sign Of Corrosion.</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	**	10	\$78,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fixtures Are T-8 Lamp Type. They Are In Good Condition.</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Explanation : The LED Type Fixtures Are In Good Condition.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$11,500	
Exit, Service	50%			2025	\$13,700	1		
Exterior Lighting								
HID	100%			2025	\$383,000	10	\$300	

Alarm

Fire/Smoke Detection								
Generic, Analog	100%			2025	\$1,050,500	1-3	\$60,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Fuel Oil No 2	100%			2050	**	5	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 7500 Gallon Tanks</i>								

Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$94,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two No 2 Oil Burning, Gas Ignition Steam Boilers</i>								

Distribution								
Steam Piping/Pump	30%			2050	**			
Steam Piping/Pump	70%			2040	**			

Terminal Devices								
Air Handler	20%			2030	\$267,200	1	\$11,800	
Convactor/Radiator	80%			2035	**	1	\$24,600	

Air Conditioning

Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$101,400			
Window/Wall Unit	85%			2025	\$168,300	1		
No Component	10%							

Ventilation

Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$16,800	
No Component	80%							

Exhaust Fans								
Interior	20%			2025	\$67,600	2	\$600	
Roof	80%			2030	\$126,200	2	\$2,300	

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	H/C Water Piping							
	Brass/Copper	20%		2050	**	1		
	Galvanized Steel	80%		2035	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Various Areas</i>							
	Water Heater							
	Gas Fired	100%		2028	\$57,900	2	\$1,400	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2038	**	4	\$3,000	
	Backflow Preventer							
	No Component	80%						
	Generic	20%		2038	**	1	\$1,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Backflow Preventer Serves Boiler Makeup Only</i>							
	Fixtures							
	Generic	100%						
	Fire Suppression							
	Sprinkler							
	No Component	95%						
	Generic	5%		2040	**	1-2	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Storage Area</i>							
	<i>Explanation : Serves Storage Area Only</i>							
	Chemical System							
	Generic	100%		2025	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 161 - Q
Address : 101-33 124TH STREET
Borough : QUEENS **Agency's Number** : Q161
Program / Asset # : BOE1013.000 / 13406 **Yr Built/Renovated** : 2000 / 2016
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 03-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9491 **Lot** : 1 **BIN** : 4200748

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$854,800	\$203,100
Interior Architecture		\$134,200
Electrical		\$964,400
Mechanical		\$334,700
Site Enclosure	\$145,200	
Total	\$1,000,000	\$1,636,500
Importance Code A	\$854,800	\$338,000
Importance Code B		\$1,214,100
Importance Code C	\$145,200	\$84,400
Total	\$1,000,000	\$1,636,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,000			
Interior Architecture	\$77,100	\$6,100		\$10,300
Electrical	\$24,200	\$8,900	\$10,300	\$8,400
Mechanical	\$65,200	\$35,800	\$40,900	\$39,100
Site Enclosure	\$8,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$214,000	\$58,700	\$59,100	\$65,700
Importance Code A	\$46,600	\$6,800	\$7,700	\$6,800
Importance Code B	\$161,900	\$49,800	\$51,500	\$58,900
Importance Code C	\$5,500	\$2,100		
Total	\$214,000	\$58,700	\$59,100	\$65,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%	Now	\$392,600	LIFE	**	5	\$98,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Above/below Exansion Joints - All Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Building</i>								
Metal/Glass Curt Wall	10%	Now	\$237,400	LIFE	**	5	\$26,300	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Windows Above Main Entrance</i>								
Metal Panel	15%			2048	**	5-10	\$144,500	
Pre-Cast Concrete	5%	Now	\$24,700	LIFE	**	5	\$22,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Decorative Elements At Window Openings - 124th Street Façade</i>								
Windows								
Aluminum	90%	Now	\$119,000	2044	**	5	\$13,300	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
Metal Louvers	10%	Now	\$4,700	2037	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Air Intake Vents Within Penthouse - Water Seeping To Floors Below</i>								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$3,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapets Throughout</i>								
Metal Rail	3%			2045	**	5-10	\$7,000	
Pre-Cast Concrete	7%			LIFE	**	5	\$5,700	
No Component	60%							
Roof								
Metal Panel	60%			2041	**	10	\$66,400	
Modified Bitumen	40%			2036	**	10	\$24,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flat Roofs Throughout</i>								
Soffits								
Metal/Glass Curt Wall	100%	Now	\$1,600	LIFE	**	5	\$900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Supporting Steel Structures - Main Entrance</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Supporting Steel Structures - Main Entrance</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%	Now	\$46,600	2030	\$46,600	3	\$5,100	
	<i>Wrinkling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Auditorium Floors</i>							
Cast in Place Concrete	10%			LIFE	**	5	\$24,900	
Ceramic Tile	7%			2037	**	5	\$8,000	
Quarry Tile	5%			2041	**	5	\$8,500	
Slate	2%			LIFE	**	5	\$2,400	
Terrazzo	3%			LIFE	**	5	\$2,700	
Traffic Topping	5%			2036	**	5	\$7,100	
Vinyl Tile	60%			2033	**	3	\$34,200	
Wood	5%			2056	**	5	\$10,700	
Interior Walls								
Ceramic Tile	2%			2037	**	5	\$4,200	
Concrete Masonry Unit	50%			LIFE	**	5	\$42,200	
Glass Block	3%			LIFE	**			
Glass: Single Pane	2%			LIFE	**	5	\$3,200	
Gypsum Board	10%			LIFE	**	5	\$12,700	
Masonry: Brick	3%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$42,200	
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$8,900	2041	**	5	\$25,600	
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Library From Mechanical Penthouse Above - Air Intake Vents</i>							
Exposed Struc: Steel	10%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Penthouse And Basement</i>							
	<i>Explanation : Component Actually Metal Decking</i>							
Gypsum Board	35%			LIFE	**	5	\$49,800	
Metal Panel	10%			LIFE	**	5	\$14,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$5,500	2063	**			
	<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>							
	<i>Location : All Perimeter Fencing</i>							
Free Standing Walls								
Masonry: Brick	90%	Now	\$145,200	2048	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 124th Street Perimeter Wall</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 124th Street Perimeter Wall</i>							
Masonry: Brick	10%			2038	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 101st Avenue Perimeter Gateway</i>							
	<i>Explanation : Historic Remnant</i>							

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Masonry: Brick

100% Now \$3,100 2048 * *

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : Retaining Walls Throughout Play Yard*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2041 * *

On-Site Walkways

Cast in Place Concrete

15% 2041 * *

Pavers/Stone

85% 2037 * *

Parking/Driveway

Asphalt

100% 2037 * *

Activity Yard

Rubber Matting

15% 2036 * *

Traffic Topping

85% 2036 * *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2038 * * 5 \$400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2038 * * 5 \$400

Raceway

Conduit

100% 2038 * * 1

Panelboards

Fused Disc Sw

10% 2036 * * 5 \$200

Molded Case Bkrs

90% 2036 * * 5 \$2,000

Wiring

Thermoplastic

100% 2038 * * 1

Motor Controllers

Locally Mounted

20% 2033 * * 5 \$100

Motor Control Center

80% 2033 * * 5 \$1,900

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,300

Stand-by Power

Transfer Switches

Automatic

100% 2033 * * 1 \$26,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$33,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : One 250 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$19,200	
Fuel Storage								
Day Tank								
	50%			2036	**	5	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 60 Gallon</i>								
Main Tank	50%			2043	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	96%			2028	\$172,100	10	\$67,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2028	\$7,200	10	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Staircases And Lobby</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service								
	50%			2028	\$20,000	1		
Exit, Service								
	50%			2028	\$11,000	1		
Exterior Lighting								
HID								
	100%			2028	\$346,800	10	\$300	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2028	\$83,300	1	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2028	\$285,300	1-3	\$15,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2038	**	1		
Interruptible Gas/Dual Fuel	90%			2048	**	1		
Conversion Equipment								
Radiant Heater	10%	Now	\$6,700	2028	\$134,900	2	\$2,800	
<i>Not in Service, Extent : Severe, Area Affected : 8%</i>								
<i>Location : 6 Out Of 8 Units, Penthouse.</i>								
Steam Boiler	90%	Now	\$8,900	2041	**	1	\$61,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Chemical Treatment Tank, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	90%	Now	\$6,100	2048	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Head Valve On Top Of #2 Boiler, And Vacuum Pump In Basement</i>								
No Component	10%							
Terminal Devices								
Air Handler	60%			2033	**	1	\$28,200	
Convactor/Radiator	30%	0-2	\$2,400	2041	**	1	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Defective Control Valves</i>								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	\$12,900	2033	**	1	\$31,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Sets In Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : There Is No Drain For The Glycol Releases From Pressure Release Valve.</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$3,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$47,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2028	\$153,400	2	\$53,000	
Ventilation								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,400	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : The Linkage Of The Damper In Penthouse (Maintenance Issue)</i>								
Exhaust Fans								
Interior	100%			2033	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$46,400	2	\$1,100	
Sanitary Piping								
Cast Iron	100%	Now	\$11,100	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Cafeteria Bath Room To The Ceiling Of Gym.</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,700	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$5,100	
Backflow Preventer								
Generic	100%			2033	**	1	\$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From Basement To Penthouse</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$39,800	
Sprinkler								
Generic	100%			2038	**	1-2	\$21,300	
Fire Pump								
Generic	100%			2031	**	1	\$14,200	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 162 - Q
Address : 201-02 53 AVENUE
Borough : QUEENS **Agency's Number** : Q162
Program / Asset # : BOE0808.000 / 1531 **Yr Built/Renovated** : 1937 / 2000
Area Sq Ft : 162,000 **Project Type** : EDUCATION
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7410 **Lot** : 1 **BIN** : 4159363

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,074,400	\$471,000
Interior Architecture	\$1,220,700	\$906,700
Electrical	\$912,800	\$704,300
Mechanical	\$187,700	\$5,907,900
Total	\$4,395,600	\$7,989,900
Importance Code A	\$2,074,400	\$1,519,400
Importance Code B	\$2,321,200	\$6,470,500
Total	\$4,395,600	\$7,989,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,900	\$10,600		
Interior Architecture	\$13,500	\$12,000		\$7,500
Electrical	\$1,700	\$1,400	\$1,900	\$2,200
Mechanical	\$31,000	\$75,900	\$44,600	\$25,700
Total	\$50,100	\$99,900	\$46,500	\$35,300
Importance Code A	\$19,900	\$26,600	\$16,400	\$16,000
Importance Code B	\$30,100	\$73,300	\$30,200	\$19,300
Importance Code C				
Total	\$50,100	\$99,900	\$46,500	\$35,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$1,118,200	LIFE	**	5	\$173,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation At East And West Sides</i>								
Masonry: Granite	5%			LIFE	**	5	\$7,200	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Windows								
Steel	15%	Now	\$479,700	2052	**	5	\$53,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium, Gymnasium</i>								
Wood	85%			2043	**	5	\$487,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$19,400	
Pre-Cast Concrete	5%	Now	\$3,900	LIFE	**	5	\$6,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	95%	Now	\$232,900	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Room 315</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Rooms 327, 330, 332, Gymnasium</i>								
Copper/Terne	5%			2042	**	10	\$10,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$26,200	
Ceramic Tile	5%			2036	**	5	\$12,000	
Terrazzo	5%			LIFE	**	5	\$9,300	
Vinyl Tile	25%			2027		3	\$29,900	
Vinyl Tile 9" X 9"	40%			2022	\$1,125,500	3	\$35,900	
Wood	20%			2042	**	5	\$89,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$3,800	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$31,500	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTileConcealSpLn	5%			2040	**	5	\$15,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
AcousTileConcealSpLn	10%			2025	\$206,600	5	\$29,900	
Exposed Concrete	10%			LIFE	**	5	\$3,700	
Plaster	60%			LIFE	**	5	\$89,700	
Plaster	15%	Now	\$50,300	LIFE	**	5	\$22,400	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Rooms 315, 321, 327, 330, 332**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 315, 321, 327, 330, 332*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2053	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	10%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2053	**	5	\$700	
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Raceway

Conduit	90%			2027	\$237,800	1		
Conduit	10%			2053	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Molded Case Bkrs	60%			2049	**	5	\$2,600	
Molded Case Bkrs	30%			2026	\$81,400	5	\$1,300	

Wiring

Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2053	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$145,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$116,600	10	\$19,600	
Exit, Service	50%			2027	\$23,300	1		
Exterior Lighting								
HID	100%			2022	\$653,200	10	\$500	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$10,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$318,400	5	\$50,200	
Conversion Equipment								
Steam Boiler	100%			2025	\$1,048,400	1	\$160,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$137,100	2027	\$2,741,800	4	\$8,000	
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Vacuum Pumps, Boiler Room</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Vacuum Pumps, Boiler Room</i>						
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Various Locations</i>						
Terminal Devices								
Air Handler	20%			2027	\$455,600	1	\$20,000	
Convactor/Radiator	60%			2032	**	1	\$31,400	
Fan Coil Unit/Heat	20%			2027	\$485,200	1	\$10,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Split Unit	20%			2035	**			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 18 Units, Various Locations</i>								
Window/Wall Unit	15%			2022	\$50,600	1		
No Component	65%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2035	**	1	\$10,500	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	**	2	\$22,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$90,300	
Exhaust Fans								
Interior	90%			2027	\$518,700	2	\$4,500	
Roof	10%			2022	\$26,900	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	85%			2037	**	1		
Galvanized Steel	15%	2-4	\$2,100	2025	\$106,600	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main Piping, Basement</i>								
Water Heater								
Gas Fired	100%			2026	\$98,800	2	\$2,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$3,400	
Sewage Ejector(s)								
Electric	100%			2027	\$46,700	4	\$6,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$47,600	1-2	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 163 - BX
Address : 2075 WEBSTER AVENUE @E. 180 STREET
Borough : BRONX **Agency's Number** : X163
Program / Asset # : BOE0299.000 / 392 **Yr Built/Renovated** : 1975 / 2011
Area Sq Ft : 33,000 **Project Type** : EDUCATION
Date of Survey : 18-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3142 **Lot** : 48 **BIN** : 2013297

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$282,100	\$47,400
Interior Architecture	\$39,600	
Electrical		\$329,500
Mechanical		\$860,600
Total	\$321,700	\$1,237,500
Importance Code A	\$282,100	\$47,400
Importance Code B		\$1,190,100
Importance Code C	\$39,600	
Total	\$321,700	\$1,237,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,400	\$4,800	
Interior Architecture	\$39,900	\$26,600		\$4,400
Electrical	\$1,200	\$65,100	\$1,000	\$800
Mechanical	\$7,500	\$55,500	\$11,200	\$6,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,500	\$158,500	\$20,900	\$15,200
Importance Code A	\$3,300	\$10,700	\$8,000	\$3,300
Importance Code B	\$44,100	\$147,800	\$12,900	\$11,900
Importance Code C	\$5,100			
Total	\$52,500	\$158,500	\$20,900	\$15,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$47,400	
Metal Panel	7%			2047	**	5-10	\$24,500	
Windows								
Aluminum	100%			2043	**	5	\$9,500	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$6,600	
Metal Panel	5%			2047	**	5	\$1,400	
Roof								
IRMA/Protected Membrane	100%	Now	\$282,100	2037	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,500	
Ceramic Tile	5%	0-2	\$2,600	2036	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	Now	\$32,100	2032	**	3	\$13,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2037	**	3	\$3,800	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%	0-2	\$5,100	2036	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%			LIFE	**	5	\$34,900	
Folding Partition	2%	0-2	\$39,600	2043	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5	\$14,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2032	**	5	\$40,500	
AcousTileSusp.Lay-In	20%			2047	**	5	\$10,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$8,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$104,400	5	\$100	
Raceway								
Conduit	100%			2027	\$56,100	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,000	5	\$100	
Fused Disc Sw	10%			2035	**	5	\$100	
Molded Case Bkrs	80%			2026	\$63,800	5	\$700	
Wiring								
Thermoplastic	80%			2027	\$56,800	1		
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$30,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	25%			2022	\$11,900	10	\$2,000	
Emergency, Battery	25%			2035	**	10	\$2,000	
Exit, Service	25%			2022	\$2,400	1		
Exit, Service	25%			2035	**	1		
Exterior Lighting								
HID	20%			2022	\$26,600	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$21,300	1	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$10,200	
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$32,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$2,400	
Terminal Devices								
Air Handler	100%			2027	\$464,000	1	\$20,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2035	**	2	\$300	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Roof</i>						
Ext Pkg Unit - Heating/Cooling	70%			2027	\$289,200	2	\$1,400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units</i>						
Window/Wall Unit	15%			2022	\$10,300	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,400	
Exhaust Fans								
Roof	100%			2027	\$54,800	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2022	\$29,100	4	\$300	
HW Heat Exchanger								
Steam Fired	100%			2027	\$52,600	4	\$3,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$5,000	4	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Cellar To 3rd Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression	Standpipe							
	Generic	100%			2037	**	1-5	\$16,600
	Sprinkler							
	No Component	85%						
	Generic	15%			2037	**	1-2	\$1,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 163 - M
Address : 163 WEST 97 STREET @ AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : M163
Program / Asset # : BOE0098.000 / 1650 **Yr Built/Renovated** : 1958 / 2017
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 30-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1852 **Lot** : 99 **BIN** : 1055908

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$359,800	\$1,553,300
Interior Architecture	\$39,300	\$434,900
Electrical	\$306,000	\$251,900
Mechanical		\$1,005,600
Total	\$705,100	\$3,245,700
Importance Code A	\$359,800	\$1,999,800
Importance Code B	\$306,000	\$1,202,300
Importance Code C	\$39,300	\$43,600
Total	\$705,100	\$3,245,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$8,500		\$5,100
Interior Architecture	\$7,800	\$6,900	\$13,100	\$16,600
Electrical	\$1,900	\$2,600	\$2,000	\$23,000
Mechanical	\$34,700	\$12,600	\$18,900	\$20,200
Site Pavements	\$1,300			
Total	\$45,700	\$30,600	\$34,000	\$64,900
Importance Code A	\$6,800	\$15,300	\$6,800	\$12,100
Importance Code B	\$37,600	\$15,200	\$19,900	\$52,800
Importance Code C	\$1,300		\$7,300	
Total	\$45,700	\$30,600	\$34,000	\$64,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	**	5	\$4,000	
Masonry: Brick	73%			LIFE	**	5	\$31,000	
Metal/Glass Curt Wall	25%	4+	\$359,800	LIFE	**	5	\$19,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2045	**	5	\$31,700	
Metal Louvers	2%			2032	**	10	\$4,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick	80%			LIFE	**	5	\$3,300	
Metal Rail	10%			2042	**	5-10	\$7,300	
Roof								
Built-Up (BUR)	98%			2029	\$1,453,000	10	\$100,300	
Copper/Terne	2%			2044	**	10	\$5,100	
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,300	
Ceramic Tile	3%			2038	**	5	\$3,300	
Terrazzo	3%			LIFE	**	5	\$2,600	
Vinyl Tile	50%			2034	**	3	\$20,800	
Vinyl Tile 9" X 9"	30%			2029	\$391,300	3	\$12,500	
Wood	4%	4+	\$7,800	2057	**	5	\$4,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$39,300	LIFE	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaway Walls</i>								
Ceramic Tile	5%			2038	**	5	\$14,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,800	
Plaster	50%			LIFE	**	5	\$43,600	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%			2034	**	5	\$33,300	
Exposed Concrete	20%			LIFE	**	5	\$3,500	
Plaster	50%			LIFE	**	5	\$34,700	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,300	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Steps At Entry**Tripping Hazard, Extent : Moderate, Area Affected : 5%**Location : Steps At Entry*

Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Under Construction	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2049	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2049	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	90%			2049	**	5	\$300	
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Molded Case Bkrs	10%			2039	**	5	\$200	
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Raceway

Conduit	85%			2029	\$112,400	1		
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Conduit	15%			2049	**	1		
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Panelboards

Fused Disc Sw	5%			2045	**	5	\$100	
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Fused Disc Sw	5%			2028	\$7,200	5	\$100	
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Molded Case Bkrs	90%			2045	**	5	\$1,600	
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Wiring

Braided Cloth	80%	0-2	\$148,500	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	93%			2037	**	10	\$58,900	
<i>Other Observation, Extent : Light, Area Affected : 98%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$2,400	10		
Incandescent	5%			2024	\$40,900	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$49,700	10	\$8,300	
Exit, Service	50%			2024	\$9,900	1		
Exterior Lighting								
HID	100%			2037	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$66,900	1	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$12,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2039	**	5	\$21,400	
Conversion Equipment Steam Boiler	100%			2027	\$446,500	1	\$68,300	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$23,400	2039	**	4	\$3,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Return Pump in Basement</i>								
Terminal Devices								
Air Handler	20%			2029	\$194,000	1	\$8,500	
Convactor/Radiator	80%			2034	**	1	\$17,800	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - M

Asset # : 1650

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	5%			2039	**		
	Window/Wall Unit	75%			2027	\$107,800	1	
<i>Recent Installation, Extent : Light, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,500
Exhaust Fans								
	Interior	80%			2029	\$196,400	2	\$1,700
	Roof	20%			2029	\$22,900	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Electric	100%			2027	\$60,800	4	\$400
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$6,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2022	\$2,300	4	\$2,200
Sewage Ejector(s)								
	Electric	100%			2029	\$19,900	4	\$4,100
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2039	**	1-2	\$600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 163 - Q
Address : 159-01 59 AVENUE
Borough : QUEENS **Agency's Number** : Q163
Program / Asset # : BOE0809.000 / 1532 **Yr Built/Renovated** : 1935 / 2003
Area Sq Ft : 114,000 **Project Type** : EDUCATION
Date of Survey : 23-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 6726 **Lot** : 70 **BIN** : 4146042

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$172,100	\$970,500
Interior Architecture	\$441,500	\$517,800
Electrical		\$252,800
Mechanical	\$377,000	\$390,800
Total	\$990,500	\$2,131,900
Importance Code A	\$172,100	\$970,500
Importance Code B	\$715,700	\$1,161,400
Importance Code C	\$102,700	
Total	\$990,500	\$2,131,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,400		\$64,000	
Interior Architecture	\$20,700	\$5,200	\$64,500	
Electrical	\$12,400	\$11,100	\$18,500	\$12,100
Mechanical	\$29,100	\$35,800	\$39,700	\$33,200
Total	\$73,600	\$52,100	\$186,700	\$45,300
Importance Code A	\$19,900	\$8,500	\$72,500	\$8,700
Importance Code B	\$38,800	\$43,700	\$95,900	\$36,600
Importance Code C	\$14,900		\$18,300	
Total	\$73,600	\$52,100	\$186,700	\$45,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$77,400	
Masonry: Brick	45%			LIFE	**	5	\$89,200	
Masonry: Brick Cavity	33%			LIFE	**	5	\$65,400	
Masonry: Granite	3%			LIFE	**	5	\$4,500	
Masonry: Limestone	7%	0-2	\$89,900	LIFE	**	5	\$10,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit 7</i>								
Window Wall	7%			2058	**	5	\$52,000	
Windows								
Aluminum	45%	Now	\$82,200	2036	**	5	\$9,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Windows Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Windows Throughout</i>								
Aluminum	15%			2036	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade And Gymnasium</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	40%			2053	**	5	\$16,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,000	
Masonry: Brick	40%			LIFE	**	5	\$7,300	
Masonry: Brick Cavity	35%			LIFE	**	5	\$6,300	
Masonry: Limestone	5%	Now	\$7,600	LIFE	**	5	\$1,100	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Between Coping Stones - 1935 Building</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping Stones</i>								
Metal Rail	15%			2033	**	5-10	\$49,100	
Roof								
Built-Up (BUR)	55%			2028	\$690,700	10	\$47,700	
Copper/Terne	3%	Now	\$700	2056	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads - 1935 Building</i>								
IRMA/Protected Membrane	40%			2038	**	10	\$34,700	
Metal Panel	2%			2048	**	10	\$3,200	
Soffits								
Cast Stone/Terra Cotta	50%			LIFE	**	5		
Stucco Cement	50%			2048	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$5,700	LIFE	**	5	\$22,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridors - 1935 Building</i>								
Ceramic Tile	3%	0-2	\$128,100	2043	**	5	\$3,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bathrooms - 1935 Building</i>								
Ceramic Tile	3%			2043	**	5	\$6,200	
Quarry Tile	5%			2048	**	5	\$15,500	
Terrazzo	7%			LIFE	**	5	\$11,300	
Vinyl Tile	20%			2028	\$374,700	3	\$15,500	
Vinyl Tile	32%			2038	**	3	\$24,800	
Vinyl Tile 9" X 9"	5%			2023	\$121,300	3	\$3,900	
Wood	20%			2043	**	5	\$77,400	
Interior Walls								
Ceramic Tile	2%	Now	\$102,700	2043	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms Within Original Building</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Bathrooms Within Original Building</i>								
Ceramic Tile	21%			2043	**	5	\$36,600	
Glass: Single Pane	2%			LIFE	**	5	\$2,600	
Gypsum Board	25%			LIFE	**	5	\$26,200	
Masonry: Brick	8%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	20%	4+	\$14,900	LIFE	**	5	\$10,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exit 7</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	8%			2033	**	5	\$20,600	
AcousTileSusp.Lay-In	7%			2033	**	5	\$14,400	
AcousTileSusp.Lay-In	8%			2048	**	5	\$16,500	
Exposed Concrete	8%			LIFE	**	5	\$2,600	
Exposed Struc: Steel	7%			LIFE	**			
Fiber Board	4%			2038	**			
Gypsum Board	23%			LIFE	**	5	\$59,300	
Plaster	35%	0-2	\$50,600	LIFE	**	5	\$45,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exit 7</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Corridor - Original Building</i>								
Site Enclosure								
Fence/Gates								
Under Construction	100%							
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	50%			2045	**			
Under Construction	50%							

Activity Yard

Under Construction	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2500 Amperes*

Switchgear / Switchboard

Fused Disc Sw	50%			2028	\$104,400	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Fused Disc Sw	50%			2054	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit	50%			2038	**	1		
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Conduit	50%			2054	**	1		
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Panelboards

Fused Disc Sw	10%			2050	**	5	\$300	
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Molded Case Bkrs	40%			2036	**	5	\$1,200	
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Molded Case Bkrs	50%			2050	**	5	\$1,500	
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Wiring

Thermoplastic	50%			2038	**	1		
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Thermoplastic	50%			2054	**	1		
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Motor Controllers

Locally Mounted	50%			2033	**	5	\$400	
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Variable Frequency Drive	50%			2045	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Connected To Metal Water Pipe*

Stand-by Power

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$35,100	
Generators								
Diesel	100%			2041	**	1	\$44,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$4,200	
Fuel Storage								
Main Tank	100%			2063	**	5	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Belly Tank / Outside</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$100,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
HID	1%			2028	\$2,000	10		
Incandescent	1%			2028	\$13,500	2		
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Exit, LED	40%			2063	**	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	10%			2028	\$46,000	10		
LED	5%			2036	**			
No Component	85%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2043	**	5	\$3,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Staircase And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$21,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Kitchen, Toilets And Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

50%

2058

* *

1

*Recent Installation, Extent : Light, Area Affected : 50%**Location : New Addition*

Interruptible Gas/Dual Fuel

50%

2048

* *

1

Conversion Equipment

Hot Water Boiler

50%

2048

* *

1

\$28,200

*Recent Installation, Extent : Light, Area Affected : 50%**Location : New Addition Penthouse*

Steam Boiler

50%

2041

* *

1

\$56,500

*Other Observation, Extent : Light, Area Affected : 50%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100% Now

\$38,600 2038

* *

4

\$5,600

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Vacuum Condensate Pump. Return Pipe In Boiler Room Near Water Main.*

Terminal Devices

Air Handler

10%

2028

\$160,300

1

\$7,100

Air Handler

50%

2038

* *

1

\$35,300

*Recent Installation, Extent : Light, Area Affected : 50%**Location : New Addition Roof*

Convactor/Radiator

25% Now

\$3,100 2033

* *

1

\$8,300

*Not in Service, Extent : Moderate, Area Affected : 5%**Location : Rm 303, 403*

Fan Coil Unit/Heat

15%

2023

\$256,100

1

\$5,500

Air Conditioning

Energy Source

Electricity

50%

2036

* *

1

Electricity

50%

2053

* *

1

*Recent Installation, Extent : Light, Area Affected : 50%**Location : New Addition*

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DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2038	**	1	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : New Addition Roof</i>								
<i>Explanation : 1 New Multistacks Unit On Roof. R-410a</i>								
Reciprocating Compr/Chiller	5%			2038	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : New Addition Roof</i>								
<i>Explanation : 1 New Unit. R-404a</i>								
Split Unit	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : New Addition Roof</i>								
<i>Explanation : 3 New Units. R-410a</i>								
Window/Wall Unit	20%			2021	\$47,500	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	45%			2058	**	4	\$3,800	
<i>Recent Installation, Extent : Light, Area Affected : 45%</i>								
<i>Location : Roof</i>								
No Component	55%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2038	**	1	\$28,200	
<i>Recent Installation, Extent : Light, Area Affected : 40%</i>								
<i>Location : New Addition Roof</i>								
Fan Coil - 2 Pipe	10%			2038	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Addition</i>								
<i>Explanation : New Installation</i>								
No Component	50%							
Heat Rejection								
Evaporative Condenser	5%			2038	**	2	\$4,000	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : New Addition Roof</i>								
Dry Cooler	45%			2038	**	2	\$35,700	
<i>Recent Installation, Extent : Light, Area Affected : 45%</i>								
<i>Location : New Addition Roof</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$31,800	
Ductwork/Diffusers	50%			LIFE	**	2-5	\$31,800	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : New Addition</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	40%			2028	\$162,200	2	\$1,400	
Roof	60%			2038	**	2	\$2,100	
<i>Recent Installation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roofs</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Brass/Copper	50%			2058	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : New Addition</i>								
Water Heater								
Gas Fired	50%			2023	\$34,800	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Old Wing Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Gas Fired	50%			2028	\$34,800	2	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1 Unit. New Addition Penthouse</i>								
Sanitary Piping								
Cast Iron	50%			LIFE	**	1		
Cast Iron	50%			LIFE	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : New Addition</i>								
Storm Drain Piping								
Cast Iron	50%	0-2	\$2,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Old Wing Roof</i>								
Cast Iron	50%			LIFE	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : New Addition</i>								
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement- 4th Floor New Addition</i>								
<i>Explanation : 2 New Units</i>								
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2058	**	1-5	\$28,700	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : New Addition</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	47%						
	Generic	3%			2028	\$33,500	1-2	\$1,000
		<i>Other Observation, Extent : Light, Area Affected : 3%</i>						
		<i>Location : Old Wing Basement</i>						
		<i>Explanation : Existing</i>						
	Generic	50%			2058	* *	1-2	\$16,000
		<i>Recent Installation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : New Addition</i>						
Fire Pump								
	No Component	50%						
	Generic	50%			2043	* *	1	\$10,600
		<i>Recent Installation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : New Addition</i>						
Chemical System								
	Generic	100%			2028	\$27,900	1-3	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 New Set</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Address : 1664 BENSON AVENUE BTWN: BAY 14 ST., 17 AVE.
Borough : BROOKLYN **Agency's Number** : K163
Program / Asset # : BOE0463.000 / 1332 **Yr Built/Renovated** : 1909 / 2007
Area Sq Ft : 58,748 **Project Type** : EDUCATION
Date of Survey : 11-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 6399 **Lot** : 26 **BIN** : 3167623

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$41,500	\$392,800
Interior Architecture	\$400,000	\$79,600
Electrical	\$129,900	\$575,500
Mechanical		\$1,311,700
Total	\$571,400	\$2,359,500
Importance Code A	\$41,500	\$392,800
Importance Code B	\$529,900	\$1,966,700
Total	\$571,400	\$2,359,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,100			
Interior Architecture	\$96,700			\$6,800
Electrical	\$1,500	\$1,100	\$1,300	\$1,900
Mechanical	\$17,700	\$9,100	\$9,600	\$8,500
Site Pavements	\$19,600			
Total	\$177,500	\$10,200	\$10,900	\$17,200
Importance Code A	\$47,900	\$5,800	\$5,800	\$5,800
Importance Code B	\$70,900	\$4,400	\$5,000	\$11,400
Importance Code C	\$58,800			
Total	\$177,500	\$10,200	\$10,900	\$17,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$83,000	
Masonry: Granite	5%			LIFE	**	5	\$3,700	
Masonry: Limestone	10%			LIFE	**	5	\$7,300	
Windows								
Aluminum	100%			2046	**	5	\$22,900	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$24,300	
Masonry: Limestone	10%			LIFE	**	5-10	\$4,800	
Roof								
Built-Up (BUR)	85%			2030	\$351,300	10	\$24,200	
Metal Panel	5%			2035	**	10	\$2,600	
Modified Bitumen	10%			2035	**	10	\$2,900	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$25,500	
Mosaic Tile	3%	Now	\$16,000	2035	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	2%			2035	**	5	\$2,500	
Vinyl Tile	5%	Now	\$11,400	2025	\$37,900	3	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Vinyl Tile	60%	Now	\$45,400	2035	**	3	\$18,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	23%	Now	\$270,200	2045	**	5	\$18,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Classrooms And Auditorium</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$22,600	2033	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	10	\$2,300	
Plaster	85%	Now	\$27,900	LIFE	**	5	\$19,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Fourth Floor Classrooms</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$4,100	2035	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	0-2	\$1,800	2043	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$10,400	
Plaster	80%			LIFE	**	5-10	\$114,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2040	**			
Iron Picket	90%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$13,700	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	90%	0-2	\$5,900	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			2047	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2030	\$6,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	70%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches. The Equipment Is In Satisfactory Condition, But We Were Informed That Sometimes Water Penetrates The Room.</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2030	\$93,900	5	\$200	
Fused Disc Sw	40%			2050	**	5	\$100	
Raceway								
Conduit	95%			2030	\$125,600	1		
Conduit	5%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS

Asset # : 1332

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Fused Disc Sw	10%			2029	\$11,200	5	\$100	
Molded Case Bkrs	65%			2029	\$72,600	5	\$1,000	
Molded Case Bkrs	20%			2046	**	5	\$300	
Wiring								
Thermoplastic	80%			2030	\$148,500	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$48,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Fixtures Installed In 2017.</i>								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Fixtures Installed In 2018.</i>								
Exit, Service	50%			2030	\$8,500	1		
Exterior Lighting								
HID	40%			2038	**	10	\$100	
No Component	60%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$38,000	1	\$4,400	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$129,900	2040	**	1-3	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Obsolete Fire Alarm System.</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Tank Of 8,000 Gallon Capacity. Using Oil No. 2</i>						
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$58,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%	2-4	\$5,200	2030	\$259,800			
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Vacuum Pumps In Basement</i>						
Terminal Devices								
Air Handler	30%			2030	\$247,800	1	\$10,900	
Convactor/Radiator	60%			2028	\$188,700	1	\$11,400	
Fan Coil Unit/Heat	10%			2025	\$88,000	1	\$1,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Various Classrooms</i>						
		<i>Explanation : Unit Ventilators</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$97,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,400	
No Component	80%							
Exhaust Fans								
Interior	65%			2025	\$135,900	2	\$1,200	
Roof	35%			2025	\$34,100	2	\$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$257,800	1		
Water Heater								
Gas Fired	100%			2028	\$35,800	2	\$900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 500 Gallon Tank In Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 163 / P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS
Asset # : 1332

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$9,000	4	\$1,900
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$800

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 164 - BK
Address : 4211 14TH AVENUE BTWN: 42 ST., 43 ST.
Borough : BROOKLYN **Agency's Number** : K164
Program / Asset # : BOE0464.000 / 1333 **Yr Built/Renovated** : 1910 / 2009
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 07-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 5600 **Lot** : 1 **BIN** : 3135976

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$227,700	\$83,800
Interior Architecture	\$334,800	\$955,100
Electrical	\$703,900	\$593,700
Mechanical	\$1,008,900	\$1,015,500
Total	\$2,275,200	\$2,648,200
Importance Code A	\$227,700	\$123,300
Importance Code B	\$1,854,200	\$2,391,900
Importance Code C	\$193,300	\$133,000
Total	\$2,275,200	\$2,648,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,600		
Interior Architecture	\$85,100	\$1,100		\$10,500
Electrical	\$2,900	\$1,700	\$1,700	\$2,200
Mechanical	\$50,100	\$12,300	\$17,200	\$10,500
Total	\$138,100	\$18,800	\$18,900	\$23,200
Importance Code A	\$7,600	\$11,000	\$7,400	\$7,400
Importance Code B	\$83,900	\$7,700	\$11,500	\$15,700
Importance Code C	\$46,600			
Total	\$138,100	\$18,800	\$18,900	\$23,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$24,600	
Masonry: Brick	80%			LIFE	**	5	\$83,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Building</i>								
Masonry: Limestone	15%	0-2	\$101,800	LIFE	**	5	\$11,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance, 4th Floor Banding</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance, 4th Floor Banding</i>								
Windows								
Aluminum	80%	2-4	\$64,800	2048	**	5	\$14,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2042	**	5	\$7,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$9,300	
Masonry: Limestone	10%			LIFE	**	5	\$1,500	
Metal Security Bars	10%			2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$61,200	2031	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2039	**	10	\$4,100	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2025	\$31,200	3	\$3,400	
Cast in Place Concrete	7%			LIFE	**	5	\$17,500	
Ceramic Tile	3%	Now	\$7,100	2029	\$71,100	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%			2031	**	5	\$5,700	
Terrazzo	5%	2-4	\$14,200	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	7%			2021	\$72,800	3	\$4,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Vinyl Tile	66%	Now	\$68,700	2026	\$686,600	3	\$28,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : First Floor Corridor</i>								
Wood	5%	4+	\$10,100	2041	**	5	\$5,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	3%			2061	**	5	\$6,400	
Interior Walls								
Ceramic Tile	3%	Now	\$13,300	2029	\$133,000	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	8%	4+	\$7,700	LIFE	**	5	\$9,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwells, Transom Windows In Corridors</i>								
Masonry: Brick	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Foundation Walls</i>								
Marble Panels	2%	Now	\$25,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$193,300	LIFE	**	5	\$33,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms At Perimeter Walls And Stairwells A And B</i>								
Plaster	2%			LIFE	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Murals</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Struc: Steel

10%

LIFE

**

Plaster

90%

LIFE

**

5

\$64,500

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Upper Floor Classrooms*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2026

\$39,500

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2026

\$156,500

5

\$300

Raceway

Conduit

90%

2026

\$119,000

1

Conduit

10%

2036

**

1

Panelboards

Fused Disc Sw

4%

2025

\$5,700

5

\$100

Fused Disc Sw

5%

2034

**

5

\$100

Fused Toggle Switch

1%

2-4

\$1,400

2051

**

5

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Molded Case Bkrs

80%

2025

\$114,900

5

\$1,600

Molded Case Bkrs

10%

2034

**

5

\$200

Wiring

Braided Cloth

70%

2-4

\$129,900

2051

**

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2026

\$37,100

1

Thermoplastic

10%

2036

**

1

Motor Controllers

Locally Mounted

50%

2024

\$40,300

5

\$300

Locally Mounted

30%

2031

**

5

\$200

Locally Mounted

20%

2043

**

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$1,100

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	93%			2034	**	10	\$64,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	5%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2026	\$54,000	10	\$9,100	
Exit, Service	50%			2026	\$10,800	1		
Exterior Lighting								
HID	100%			2021	\$302,400	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$72,700	1	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Doors</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors And Panic Bars</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$165,900	2036	**	1-3	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$74,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	20%			2046	**	4	\$1,100	
Central Plant Steam Piping/Pmp	80%			2026	\$1,015,500	4	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	90%			2024	\$361,400	1	\$21,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	10%			2021	\$26,800	4	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Split Unit	10%			2031	**			
Window/Wall Unit	80%			2021	\$125,000	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Fan Room</i>								
Exhaust Fans								
Interior								
	80%			2021	\$213,500	2	\$1,800	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Roof	10%	0-2	\$12,500	2036	**	2	\$200	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof, Defective Toilet Exhaust Fan Systems</i>								
Wall Unit	10%			2034	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Third And Fourth Floors</i>								
<i>Explanation : Units In The Library And Fourth Floor Classrooms</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2052	**	1		
Galvanized Steel	80%			2024	\$263,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2024	\$45,700	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2031	**	4	\$1,600	
	Backflow Preventer							
	Generic	100%		2034	**	1	\$4,600	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2036	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 164 - Q
Address : 138-01 77 AVENUE
Borough : QUEENS **Agency's Number** : Q164
Program / Asset # : BOE0810.000 / 1533 **Yr Built/Renovated** : 1949 / 2009
Area Sq Ft : 101,046 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 6606 **Lot** : 2 **BIN** : 4142980

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$501,000	\$75,300
Interior Architecture		\$89,600
Electrical	\$1,258,000	\$757,400
Mechanical	\$61,600	\$1,120,300
Site Pavements	\$35,700	
Total	\$1,856,300	\$2,042,500
Importance Code A	\$501,000	\$120,200
Importance Code B	\$1,355,300	\$1,880,000
Importance Code C		\$42,300
Total	\$1,856,300	\$2,042,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$8,400		
Interior Architecture	\$200	\$32,000		\$41,600
Electrical	\$3,400	\$3,200	\$3,500	\$41,000
Mechanical	\$74,500	\$15,100	\$23,500	\$62,400
Site Pavements	\$16,400			
Total	\$94,500	\$58,700	\$27,000	\$144,900
Importance Code A	\$10,000	\$18,400	\$10,000	\$10,200
Importance Code B	\$84,500	\$40,300	\$17,000	\$134,700
Importance Code C				
Total	\$94,500	\$58,700	\$27,000	\$144,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$75,300	
Masonry: Limestone	10%			LIFE	**	5	\$7,100	
Granite Panels	10%			LIFE	**	5	\$7,100	
Windows								
Aluminum	95%	4+	\$375,100	2045	**	5	\$14,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Classrooms</i>								
Glass Block	5%			LIFE	**	5	\$900	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$11,900	
Masonry: Limestone	10%			LIFE	**	5	\$1,700	
Roof								
Built-Up (BUR)	95%	4+	\$125,900	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			2042	**	10	\$8,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,100	
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	60%			2034	**	3	\$34,000	
Vinyl Tile	14%			2037	**	3	\$7,900	
Vinyl Tile 9" X 9"	1%			2024	\$17,800	3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Science Laboratory</i>								
<i>Explanation : VAT Tile</i>								
Wood	10%			2057	**	5	\$28,400	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$15,400	
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$42,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$47,300	
AcousTileSusp.Lay-In	5%			2042	**	5	\$7,600	
Exposed Concrete	20%			LIFE	**	5	\$4,700	
Plaster	50%			LIFE	**	5	\$47,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$35,700	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								

On-Site Walkways

Cast in Place Concrete	85%			2042	**			
Masonry: Granite	15%			LIFE	**			

Activity Yard

Cast in Place Concrete	100%	4+	\$16,400	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$44,900	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Amperes Each</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$208,700	5	\$2,700	
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Raceway

Conduit	100%			2029	\$222,800	1		
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Panelboards

Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Fused Knife Sw	20%	2-4	\$38,300	2054	**	5	\$200	

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

Fused Toggle Switch	30%	2-4	\$57,500	2054	**	5	\$300	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Molded Case Bkrs	40%			2028	\$76,600	5	\$1,100	
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Wiring

Braided Cloth	90%	2-4	\$286,700	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2029	\$31,900	1		
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Motor Controllers

Locally Mounted	100%			2027	\$122,900	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	88%			2037	**	10	\$81,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2024	\$23,800	10	\$9,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria And Basement</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$72,800	10	\$12,200	
Exit, Service	50%			2024	\$14,600	1		
Exterior Lighting								
Incandescent	100%			2024	\$345,800	2	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$97,900	1	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$335,200	1-3	\$19,200	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$31,300	
Conversion Equipment Steam Boiler	100%			2034	**	1	\$100,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$34,200	2039	**	4	\$5,000	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corrosion And Leaking At The Bottom Of The Feedback Tank</i>								
Terminal Devices Air Handler	25%			2029	\$355,200	1	\$15,600	
Convactor/Radiator	75%			2034	**	1	\$24,500	
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2029	\$40,900	2	\$300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	15%			2024	\$31,600	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,300	
Exhaust Fans								
Interior	95%			2029	\$341,500	2	\$2,900	
Roof	5%			2029	\$8,400	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2049	**	1		
Galvanized Steel	50%			2027	\$221,700	1		
Water Heater								
Gas Fired	100%			2024	\$61,600	2	\$1,500	
HW Heat Exchanger								
Steam Fired	100%			2029	\$160,900	4	\$15,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,200	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : East Side Of Higher Roof</i>						
Sump Pump(s)								
Non-Submersible	100%	Now	\$15,400	2039	**	4	\$2,100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
Generic	100%			2034	**	1	\$6,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2039	**	1-2	\$2,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 165 - BK
Address : 76 LOTT AVENUE BTWN: HOPKINSON AVE., AMBOY ST.
Borough : BROOKLYN **Agency's Number** : K165
Program / Asset # : BOE0465.000 / 1334 **Yr Built/Renovated** : 1912 / 2010
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 02-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3622 **Lot** : 23 **BIN** : 3082726

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$327,400	\$84,400
Interior Architecture	\$226,300	\$53,000
Electrical		\$622,100
Mechanical	\$98,900	\$742,600
Total	\$652,700	\$1,502,100
Importance Code A	\$327,400	\$123,500
Importance Code B	\$250,300	\$1,378,600
Importance Code C	\$74,900	
Total	\$652,700	\$1,502,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$75,300			
Interior Architecture	\$106,200			\$9,900
Electrical	\$12,900	\$5,800	\$7,200	\$6,200
Mechanical	\$82,700	\$8,400	\$11,300	\$8,400
Site Enclosure	\$13,200			
Site Pavements	\$13,200			
Total	\$303,500	\$14,100	\$18,400	\$24,400
Importance Code A	\$81,500	\$6,100	\$6,100	\$6,100
Importance Code B	\$200,300	\$8,000	\$12,300	\$16,500
Importance Code C	\$21,700			\$1,700
Total	\$303,500	\$14,100	\$18,400	\$24,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$69,400	
Masonry: Brick	95%			LIFE	**	5	\$168,800	
Windows								
Aluminum	100%	Now	\$193,100	2046	**	5	\$10,800	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$58,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$12,000	
Roof								
Built-Up (BUR)	95%	4+	\$34,700	2035	**			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2065	**	10	\$6,300	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$65,400	
Ceramic Tile	5%	Now	\$10,300	2039	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Faculty Toilets</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Faculty Toilets</i>								
Mosaic Tile	3%			2035	**	5	\$7,500	
Quarry Tile	4%			2035	**	5	\$6,000	
Terrazzo	3%			LIFE	**	5	\$4,700	
Vinyl Tile	60%	Now	\$27,200	2038	**	3	\$22,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Vinyl Tile 9" X 9"	5%	Now	\$58,600	2040	**	3	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium And Stairs</i>								
Wood	5%	0-2	\$8,800	2045	**	5	\$4,700	
<i>Deflection Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Faculty Toilets</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Faculty Toilets</i>								
Glass Block	5%			LIFE	**	10	\$2,300	
Masonry: Brick	15%			LIFE	**	10	\$5,200	
Marble Panels	2%			LIFE	**	10	\$900	
Plaster	75%	2-4	\$74,900	LIFE	**	5	\$26,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library And Throughout</i>								
Ceilings								
Exposed Concrete	15%			LIFE	**	5-10	\$18,700	
Plaster	85%			LIFE	**	5-10	\$145,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%	4+	\$5,200	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Iron Picket	40%	Now	\$8,000	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Lot Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	85%	0-2	\$9,800	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Rubber Matting	15%			2035	**			

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	99%			2030	\$39,100	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	1%			2040	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency Lighting</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$156,500	5	\$300
Raceway								
	Conduit	80%			2030	\$105,800	1	
	Conduit	20%			2050	**	1	
Panelboards								
	Fused Toggle Switch	1%			2029	\$1,400	5	
	Molded Case Bkrs	50%			2029	\$71,800	5	\$800
	Molded Case Bkrs	49%			2046	**	5	\$800
Wiring								
	Braided Cloth	60%			2029	\$111,400	1	
	Thermoplastic	40%			2050	**	1	
Motor Controllers								
	Locally Mounted	100%			2028	\$80,600	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,800
Lighting								
Interior Lighting								
	Fluorescent	99%			2035	**	10	\$56,300
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	1%			2035	**	10	\$600
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
	Emergency, Service	5%			2030	\$1,600	1	
	Emergency, Battery	45%	Now	\$800	2035	**		
<i>Not Functioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout The Building</i>								
	Exit, Service	50%			2030	\$8,900	1	
Exterior Lighting								
	HID	100%	Now	\$5,000	2035	**		
<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>								
<i>Location : Building Perimeter</i>								

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System Generic	100%			2035	**	1	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$38,200	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruption Gas/Dual Fuel	100%	0-2	\$27,200	2040	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Gas Pressure Reported To Be Low.</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$61,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units</i>								
Distribution Steam Piping/Pump	100%	Now	\$54,800	2040	**			
<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Leaky And Noisy Vacuum Pumps In Basement.</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Float And Thermostatic Traps At Steam Mains In Basement And Thermostatic Traps At Various Radiators.</i>								
Terminal Devices Air Handler	20%	0-2	\$8,700	2025	\$174,400	1	\$6,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Faulty Bearings At 1 Of 3 Air Handlers In Basement.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Convector/Radiator Unit Heater - Steam	70%			2028	\$232,300	1	\$14,000	
	10%			2025	\$22,200	4	\$900	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	2%			2030	\$26,500		
	Window/Wall Unit	60%	Now	\$7,800	2025	\$77,500	1	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
	No Component	38%						
Ventilation								
Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$21,900
	No Component	60%						
Exhaust Fans								
	Interior	100%	Now	\$44,100	2025	\$220,600	2	\$1,500
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Toilet Exhaust And General Exhaust Fans In Basement.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2025	\$37,800	2	\$900
Sanitary Piping								
	Cast Iron	100%	0-2	\$22,700	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Slop Sink In Lavatories Throughout</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	30%			2025	\$2,800	4	\$600
	Non-Submersible	70%			2035	**	4	\$900
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2040	**	1-2	\$300

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 165 - M
Address : 234 WEST 109 STREET BTWN: AMSTERDAM AVE., BROADWAY
Borough : MANHATTAN **Agency's Number** : M165
Program / Asset # : BOE0100.000 / 696 **Yr Built/Renovated** : 1898 / 2006
Area Sq Ft : 120,000 **Project Type** : EDUCATION
Date of Survey : 16-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,4,5
Block : 1880 **Lot** : 13 **BIN** : 1056676

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$550,500	\$665,100
Interior Architecture	\$290,700	\$893,700
Electrical	\$358,700	\$463,200
Mechanical	\$29,700	\$2,045,300
Total	\$1,229,600	\$4,067,300
Importance Code A	\$550,500	\$665,100
Importance Code B	\$679,100	\$3,402,200
Total	\$1,229,600	\$4,067,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$79,500			
Interior Architecture	\$101,000			\$16,100
Electrical	\$24,100	\$8,100	\$10,700	\$8,100
Mechanical	\$44,100	\$19,100	\$27,600	\$17,900
Site Enclosure	\$300			
Site Pavements	\$2,000			
Total	\$251,000	\$27,200	\$38,300	\$42,000
Importance Code A	\$95,000	\$11,900	\$11,900	\$11,900
Importance Code B	\$98,700	\$15,300	\$26,400	\$28,000
Importance Code C	\$57,400			\$2,100
Total	\$251,000	\$27,200	\$38,300	\$42,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$298,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	80%			LIFE	**	5	\$305,300	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	10%			LIFE	**	5	\$28,600	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	100%	0-2	\$248,900	2046	**	5	\$27,800	
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Parapets								
Copper/Terne	60%			2065	**	5	\$60,600	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	20%			LIFE	**	5-10	\$28,500	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	15%			LIFE	**	5-10	\$38,200	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$13,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%			2030	\$308,200	10	\$21,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible Due To Construction</i>								
Clay Tile	65%			2050	**	10	\$55,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible Due To Construction</i>								
Copper/Terne	10%			2058	**	10	\$21,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible Due To Construction</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$8,900	LIFE	**	5	\$34,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, At Steel Floor Plates</i>								
Mosaic Tile	3%	Now	\$15,300	2035	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Kitchen</i>								
Terrazzo	2%			LIFE	**	5	\$5,000	
Vinyl Tile	25%	Now	\$108,600	2035	**	3	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	45%	Now	\$84,400	2030	\$844,200	3	\$26,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	15%	Now	\$42,100	2045	**	5	\$22,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,300	
Glass Block	2%			LIFE	**	10	\$700	
Masonry: Brick	15%	Now	\$26,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Foundation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Foundation</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation</i>								
Plaster	58%	Now	\$21,200	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Stair, Gymnasium, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium, Stair, Gymnasium, Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$8,500	
Ceilings								
AcousTileConcealSpLn	5%	0-2	\$2,100	2035	**	5	\$3,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
AcousTileSusp.Lay-In	5%	Now	\$4,300	2043	**	5	\$2,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Classrooms</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$12,400	
Plaster	80%	0-2	\$55,500	LIFE	**	5	\$49,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 201, 301, 401, 407 Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%	2-4	\$300	2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Concrete Masonry Unit	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Cast Stone</i>								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$2,000	2043	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	100%			2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2050	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : There Is A 1,200 Ampere Main Disconnect Switch In Good Condition.*

Fused Disc Sw	30%			2050	**	5	\$200	
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Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$500	
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Raceway

Conduit	70%			2030	\$155,900	1		
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Conduit	30%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$300	
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Molded Case Bkrs	90%			2046	**	5	\$2,800	
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Wiring

Braided Cloth	70%	2-4	\$223,000	2055	**	1		
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*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout*

Thermoplastic	30%			2050	**	1		
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Motor Controllers

Locally Mounted	20%			2028	\$24,600	5	\$200	
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Locally Mounted	80%			2043	**	5	\$600	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	50%			2030	\$141,300	10	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lighting Fixtures Are T-8 Lamp Type. They Are In Satisfactory Condition.</i>								
Fluorescent	2%			2035	**	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Fluorescent	48%	0-2	\$135,600	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Lighting Fixtures Are T-8 Lamp Type But They Are Old And Do Not Provide Adequate Illumination.</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$86,400	10	\$14,500	
Exit, Service	50%			2025	\$17,300	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$13,500	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$74,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	\$2,600	2050	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Fuel Pump</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 5,000 Gallon Tank For No. 2 Fuel Oil</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$15,500	2035	**	1	\$107,000	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Condensate Return Pumps</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2025	\$337,500	1	\$14,800	
Convactor/Radiator	70%			2028	\$449,700	1	\$27,100	
Fan Coil Unit/Heat	10%			2030	\$179,700	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$128,100			
Window/Wall Unit	15%			2025	\$37,500	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$105,900	
Exhaust Fans								
Interior	50%	Now	\$10,700	2025	\$213,500	2	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Exhaust</i>								
Roof	50%			2025	\$99,600	2	\$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$526,500	1		
Water Heater								
Gas Fired	100%			2025	\$73,200	2	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 400 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$18,300	4	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Duplex Set, 1 Single Pump</i>								
Backflow Preventer								
No Component	95%							
Generic	5%			2035	**	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Serves Boiler Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%		2040	**	1-2	\$10,100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 165 - Q
Address : 70-35 150 STREET
Borough : QUEENS **Agency's Number** : Q165
Program / Asset # : BOE0811.000 / 2738 **Yr Built/Renovated** : 1951 / 2007
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 6697 **Lot** : 12 **BIN** : 4144881

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$125,300	\$191,600
Interior Architecture	\$1,673,500	
Electrical	\$601,100	\$279,100
Mechanical	\$209,200	\$771,600
Total	\$2,609,100	\$1,242,300
Importance Code A	\$284,500	\$231,100
Importance Code B	\$2,324,600	\$1,011,100
Total	\$2,609,100	\$1,242,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,000	\$18,800		
Interior Architecture	\$13,100	\$2,000	\$7,400	\$13,100
Electrical	\$2,300	\$3,000	\$2,400	\$12,800
Mechanical	\$33,000	\$12,500	\$18,300	\$24,400
Site Pavements	\$5,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,400	\$40,300	\$32,100	\$54,200
Importance Code A	\$14,000	\$26,900	\$8,100	\$8,300
Importance Code B	\$57,400	\$13,400	\$20,500	\$45,900
Importance Code C			\$3,400	
Total	\$71,400	\$40,300	\$32,100	\$54,200



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DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$111,200	
Masonry: Limestone	5%			LIFE	**	5	\$4,600	
Granite Panels	5%			LIFE	**	5	\$4,600	
Windows								
Aluminum	75%			2051	**	5	\$28,000	
Aluminum	25%	Now	\$125,300	2051	**	5	\$4,700	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium And Gymnasium</i>								
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$13,700	
Metal Rail	10%			2042	**	5-10	\$30,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,800	
Roof								
Built-Up (BUR)	95%			2037	**	10	\$80,500	
Roll Roofing	5%			2025		5	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Explanation : Roll Roofing Has Been Installed Over Existing Copper Terne Roof.</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
Ceramic Tile	5%			2038	**	5	\$8,100	
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	10%			2034	**	3	\$6,000	
Vinyl Tile 9" X 9"	65%			2024		3	\$1,232,600	
Wood	10%	Now	\$56,800	2057	**	5	\$15,100	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Water Fountain</i>								
<i>Ridging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Around Water Fountain</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$6,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,400	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$22,400	
SGFT/Glazed Masonry	25%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	40%	0-2	\$384,200	2042	**	5	\$32,200	
<i>Adhesion Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rooms 120, 120a, 112, Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Exposed Concrete	50%			LIFE	**	5	\$12,600	
Plaster	10%			LIFE	**	5	\$10,100	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2039	**			
Iron Picket	30%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,000	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Asphalt	5%			2038	**			
Rubber Matting	95%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2045	**	5	\$100	
Fused Disc Sw	7%			2028	\$13,400	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$1,900	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$73,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$9,900	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$330,600	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$79,500	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Offices</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$15,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$25,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$159,200	2034	**	1	\$73,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1 Of 4 Boilers Is In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$27,800	2039	**	4	\$4,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : No. 3 Boiler Connection In The Basement</i>								
Terminal Devices Air Handler	25%			2029	\$288,300	1	\$12,700	
Convactor/Radiator	75%			2042	**	1	\$19,900	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	70%			2027	\$119,600	1		
No Component	30%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700	
Exhaust Fans Interior	100%			2029	\$291,700	2	\$2,500	
Plumbing								
H/C Water Piping Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	2-4	\$1,400	2027	\$72,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater Gas Fired	100%			2024	\$50,000	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Unit Is Under Sized</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,600	
Fixtures Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Sub-basement, 1st To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2039	**	1-2	\$700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 166 - M
Address : 132 WEST 89 STREET BTWN COLUMBUS AV - AMSTERDAM AV
Borough : MANHATTAN **Agency's Number** : M166
Program / Asset # : BOE0101.000 / 1652 **Yr Built/Renovated** : 1898 / 2010
Area Sq Ft : 73,000 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1219 **Lot** : 47 **BIN** : 1032308

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$797,800	\$653,100
Interior Architecture	\$113,900	\$92,500
Electrical	\$65,600	\$223,700
Mechanical	\$166,300	\$471,300
Site Pavements	\$74,000	
Total	\$1,217,600	\$1,440,600
Importance Code A	\$797,800	\$653,100
Importance Code B	\$305,900	\$787,500
Importance Code C	\$113,900	
Total	\$1,217,600	\$1,440,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,900			\$61,200
Interior Architecture	\$3,900	\$21,500	\$20,300	
Electrical	\$7,100	\$8,700	\$7,100	\$17,600
Mechanical	\$33,500	\$12,200	\$18,100	\$23,400
Site Pavements	\$27,500			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$81,900	\$47,400	\$50,500	\$107,100
Importance Code A	\$12,200	\$7,200	\$7,200	\$68,500
Importance Code B	\$69,700	\$40,200	\$25,600	\$38,500
Importance Code C			\$17,700	
Total	\$81,900	\$47,400	\$50,500	\$107,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$494,800		
Masonry: Brick	50%	Now	\$554,200	LIFE	**	5	\$79,200		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : South Facade</i>									
Metal Panel	10%			2049	**	5-10	\$108,900		
Windows									
Metal Louvers	5%			2038	**	10	\$1,900		
Wood	95%			2045	**	5	\$57,000		
Parapets									
Cast Stone/Terra Cotta	35%			LIFE	**	5	\$1,000		
Masonry: Brick	65%			LIFE	**	5	\$200		
Roof									
Built-Up (BUR)	20%			2034	**	10	\$12,600		
Clay Tile	20%	Now	\$243,600	2059	**				
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>									
<i>Location : At All Rain Leaders Entries At East, West, And South</i>									
<i>Explanation : Rain Leaders Clogged</i>									
IRMA/Protected Membrane	30%			2034	**	10	\$18,900		
Metal Panel	30%	Now	\$4,900	2042	**				
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$3,900	LIFE	**	5	\$35,300		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Basement</i>									
Ceramic Tile	5%			2038	**	5	\$5,400		
Terrazzo	5%			LIFE	**	5	\$4,200		
Vinyl Tile	65%			2034	**	3	\$26,200		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Classrooms With Water Penetration At Exterior Walls</i>									
Wood	10%			2057	**	5	\$20,200		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	20%			2038	**	5	\$35,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	
Gypsum Board	5%			LIFE	**	5	\$5,300	
Masonry: Brick	5%	0-2	\$39,900	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room, Basement, Sidewalk Hatch Area.</i>								
<i>Explanation : Water Penetration</i>								
Masonry: Fieldstone	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%	Now	\$74,000	LIFE	**	5	\$23,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 404, 304 And Along Lines Of Exterior Rain Leaders</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Underneath Drainpipe Entries Throughout</i>								
<i>Explanation : Rain Leader Collectors Are Clogged And Inaccessible For Cleaning</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2042	**	5	\$5,400	
Exposed Struc: Steel	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$37,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms With Water Penetrations At Exterior Walls</i>								
Plaster	30%			LIFE	**	5	\$20,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stucco Ceilings</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2039	**			
Iron Picket	20%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On West 89th Street Side</i>								
<i>Explanation : At East And West Courtyards</i>								
Free Standing Walls								
Masonry: Brick	85%			2039	**			
Masonry: Fieldstone	15%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$74,000	2042	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At The Entrance Of The Building</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Entrance Of Building</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Entrance To Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Cast in Place Concrete	80%	Now	\$27,500	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East Side Courtyard**Ponding, Extent : Moderate, Area Affected : 10%**Location : East Side Courtyard*

Pavers/Stone	10%			2038	**			
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Rubber Matting	10%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	60%			2049	**	5	\$200	
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Fused Disc Sw	40%			2029	\$68,000	5	\$100	
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Raceway

Conduit	60%			2049	**	1		
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Conduit	40%			2029	\$57,500	1		
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Panelboards

Fused Disc Sw	10%			2045	**	5	\$200	
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Molded Case Bkrs	90%			2045	**	5	\$1,700	
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Wiring

Thermoplastic	60%			2049	**	1		
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Thermoplastic	40%			2029	\$80,700	1		
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Motor Controllers

Locally Mounted	50%			2042	**	5	\$200	
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Locally Mounted	20%			2027	\$17,500	5	\$100	
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Motor Control Center	30%			2042	**	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$22,500	
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Generators

Diesel	100%			2038	**	1	\$28,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room Basement**Explanation : One 100 Kilowatts*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2024	\$1,700	5	\$16,300	
Fuel Storage								
Day Tank	30%			2045	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 100 Gallon Tank</i>								
Main Tank	70%			2057	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$65,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2034	**	10		
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Offices And Exit Doors</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$13,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$72,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$67,100	2039	**	4	\$3,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Boiler Room</i>								
Terminal Devices								
Air Handler	40%			2034	**	1	\$18,100	
Convactor/Radiator	40%			2034	**	1	\$9,400	
Unit Heater - Steam	20%			2029	\$56,700	4	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2027	\$296,600	2	\$400	
Window/Wall Unit	60%			2024	\$99,200	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,700	
Exhaust Fans								
Interior	80%			2034	**	2	\$1,800	
Roof	20%			2029	\$26,300	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$69,600	1		
Water Heater								
Gas Fired	100%			2027	\$48,400	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$16,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Drain</i>								
Sump Pump(s)								
Non-Submersible	100%			2029	\$12,100	4	\$2,300	
Sewage Ejector(s)								
Electric	100%			2029	\$22,800	4	\$4,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$38,200
Sprinkler								
	No Component	85%						
	Generic	15%			2055	**	1-2	\$3,100
Chemical System								
	Generic	100%			2027	\$30,300	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 166 - Q
Address : 33-09 35 AVENUE
Borough : QUEENS **Agency's Number** : Q166
Program / Asset # : BOE0812.000 / 192 **Yr Built/Renovated** : 1937 / 2001
Area Sq Ft : 105,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 610 **Lot** : 1 **BIN** : 4008220

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,700	\$1,075,100
Interior Architecture	\$94,100	\$60,000
Electrical	\$223,000	\$988,300
Mechanical	\$323,400	\$964,700
Total	\$676,200	\$3,088,200
Importance Code A	\$35,700	\$1,075,100
Importance Code B	\$640,600	\$2,013,100
Total	\$676,200	\$3,088,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,600	\$24,800		\$12,700
Interior Architecture	\$1,000	\$49,500	\$6,000	\$1,000
Electrical	\$24,200	\$12,400	\$11,800	\$25,000
Mechanical	\$45,700	\$24,900	\$29,600	\$28,700
Site Pavements	\$20,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$113,800	\$115,500	\$51,300	\$71,400
Importance Code A	\$29,000	\$35,200	\$10,400	\$23,400
Importance Code B	\$84,900	\$80,300	\$37,300	\$48,100
Importance Code C			\$3,600	
Total	\$113,800	\$115,500	\$51,300	\$71,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$82,800	
Masonry: Brick Cavity	30%			LIFE	**	5	\$45,100	
Masonry: Granite	3%			LIFE	**	5	\$3,400	
Masonry: Limestone	12%			LIFE	**	5	\$13,500	
Windows								
Aluminum	95%			2045	**	5	\$27,000	
Metal Louvers	5%			2038	**	10	\$8,900	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$11,300	
Masonry: Brick Cavity	20%			LIFE	**	5	\$4,500	
Masonry: Limestone	15%			LIFE	**	5	\$4,300	
Metal Panel	5%	Now	\$18,600	2049	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Bulkhead</i>								
Metal Rail	10%			2042	**	5-10	\$40,800	
Roof								
Built-Up (BUR)	60%			2029	\$886,100	10	\$61,200	
Copper/Terne	5%			2044	**	10	\$12,700	
Modified Bitumen	35%			2034	**	10	\$35,700	
Soffits								
Masonry: Granite	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,500	
Ceramic Tile	3%			2038	**	5	\$4,800	
Terrazzo	2%			LIFE	**	5	\$2,500	
Vinyl Tile	80%			2034	**	3	\$48,000	
Vinyl Tile 9" X 9"	5%			2024	\$94,100	3	\$4,000	
Wood	5%			2057	**	5	\$15,000	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$7,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,600	
Gypsum Board	20%			LIFE	**	5	\$28,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	40%			LIFE	**	5	\$28,800	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2042	**	5	\$20,000	
AcousTileSusp.Lay-In	20%			2042	**	5	\$32,000	
Gypsum Board	5%			LIFE	**	5	\$10,000	
Metal Panel	5%			LIFE	**	5	\$10,000	
Plaster	60%			LIFE	**	5	\$60,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2049	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$20,400	2042	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Corner Of 35th Avenue and 33rd Street*

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	30%			2038	**			
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Rubber Matting	70%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	20%			2049	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Molded Case Bkrs	80%			2049	**	5	\$2,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Four Vertical Sections*

Raceway

Conduit	70%			2029	\$155,900	1		
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Conduit	30%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2045	**	5	\$200	
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Fused Knife Sw	2%	2-4	\$3,800	2054	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Obsolete Equipment And On Extended Life*

Molded Case Bkrs	20%			2045	**	5	\$600	
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Molded Case Bkrs	68%			2028	\$130,200	5	\$1,900	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	25%			2034	**	5	\$200	
Locally Mounted	25%			2027	\$30,700	5	\$200	
Motor Control Center	50%			2042	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,500	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$32,300	
Generators								
Diesel	100%			2038	**	1	\$40,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$23,400	
Fuel Storage								
Day Tank	15%			2045	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 40 Gallons Rated Capacity</i>								
Main Tank	85%			2057	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$94,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2029	\$127,000	10	\$100	
No Component	70%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2029

\$101,700

1

\$11,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$348,300

1-3

\$19,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors, Alarm Bells ,Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$104,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Two Units*

Distribution

Steam Piping/Pump

100%

0-2

\$9,300

2039

* *

*Leak Evident, Extent : Moderate, Area Affected : 3%**Location : Vacuum Pump, New Wing Basement*

Terminal Devices

Air Handler

20%

2029

\$295,300

1

\$13,000

Air Handler

20%

2034

* *

1

\$13,000

Convactor/Radiator

35%

2027

\$196,700

1

\$11,900

Convactor/Radiator

10%

2042

* *

1

\$3,400

Fan Coil Unit/Heat

15%

2024

\$235,900

1

\$5,100

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2034	**	1	\$14,600
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2 Sets, New Wing Penthouse</i>								
	Exterior Pkg Unit - Cooling	5%			2029	\$42,500	2	\$300
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Old Wing Roof</i>								
	Window/Wall Unit	40%	0-2	\$8,800	2024	\$87,500	1	
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations In Old Wing</i>								
	No Component	25%						
Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2049	**	4	\$2,300
	No Component	70%						
Terminal Devices								
	Air Handler/Cool/Ht	30%			2034	**	1	\$19,500
	No Component	70%						
Heat Rejection								
	Air Cooled Condenser Unit	30%			2034	**	2	\$21,900
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,500
Exhaust Fans								
	Interior	50%			2029	\$186,800	2	\$1,600
	Roof	50%			2029	\$87,200	2	\$1,600
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%	Now	\$1,800	2027	\$92,100	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : One Water Main In Basement</i>								
Water Heater								
	Gas Fired	100%			2027	\$64,000	2	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$16,000	4	\$3,300

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DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2029	\$30,200	4	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Basement</i>								
<i>Explanation : One Unit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2049	**	1-5	\$15,900	
Sprinkler								
No Component	70%							
Generic	30%			2039	**	1-2	\$8,800	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

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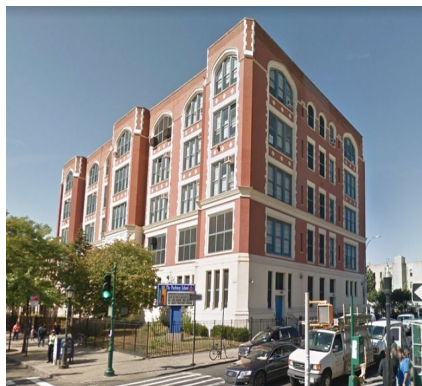
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 167 - BK
Address : 1025 EASTERN PKWY @ SCHENECTADY AVE.
Borough : BROOKLYN **Agency's Number** : K167
Program / Asset # : BOE0467.000 / 1336 **Yr Built/Renovated** : 1911 / 2008
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 22-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,5
Block : 1389 **Lot** : 35 **BIN** : 3037303

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$299,400	\$228,100
Interior Architecture	\$1,182,300	\$77,400
Electrical	\$548,200	\$249,800
Mechanical	\$393,300	\$1,702,100
Site Pavements		\$512,500
Total	\$2,423,200	\$2,770,000
Importance Code A	\$299,400	\$228,100
Importance Code B	\$1,854,900	\$2,504,800
Importance Code C	\$269,000	\$37,100
Total	\$2,423,200	\$2,770,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,100			\$3,100
Interior Architecture	\$119,700			\$10,100
Electrical	\$2,100	\$2,800	\$2,400	\$18,500
Mechanical	\$46,300	\$10,100	\$16,600	\$52,400
Site Enclosure	\$11,300			
Site Pavements	\$20,500			
Total	\$223,000	\$12,900	\$19,000	\$84,200
Importance Code A	\$30,500	\$7,400	\$7,400	\$10,700
Importance Code B	\$189,000	\$5,400	\$11,500	\$73,400
Importance Code C	\$3,500			
Total	\$223,000	\$12,900	\$19,000	\$84,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$95,300	LIFE	**	5	\$39,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$61,900	
Masonry: Brick	80%	Now	\$204,000	LIFE	**	5	\$126,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$11,900	
Windows								
Aluminum	100%			2051	**	5	\$6,000	
Parapets								
Masonry: Brick	95%	Now	\$2,200	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$100	
Roof								
Built-Up (BUR)	98%	Now	\$17,900	2034	**			
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unable To Survey Due To Snow Condition</i>								
Copper/Terne	2%			2044	**	10	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unable To Survey Due To Snow Condition</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,500	
			<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	5%	0-2	\$11,100	2032	**	5	\$2,700	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Vestibules</i>					
Quarry Tile	5%	0-2	\$16,500	2042	**	5	\$4,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Terrazzo	5%	0-2	\$26,700	LIFE	**	5	\$4,200	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 1st Floor</i>					
Vinyl Tile	25%	0-2	\$24,400	2034	**	3	\$10,100	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	50%	Now	\$189,900	2024	\$632,900	3	\$20,200	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Ceramic Tile	10%	Now	\$52,000	2032	**	5	\$8,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	
Masonry: Brick	5%	Now	\$73,500	LIFE	**			
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement Foundation Wall</i>					
Marble Panels	5%	2-4	\$37,600	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Plaster	70%	Now	\$105,900	LIFE	**	5	\$37,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout 5th Floor</i>					
			<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout 5th Floor</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$18,600	2034	**	5	\$13,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	2-4	\$18,500	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$3,800	LIFE	**	5	\$13,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	60%	0-2	\$90,500	LIFE	**	5	\$40,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$11,300	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ramps And Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$17,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Steps</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2034	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

50%

2032

* *

*Other Observation, Extent : Light, Area Affected : 90%**Location : Play Yard**Explanation : Unable To Survey Due To Snow Condition*

Rubber Matting

50%

2029

\$512,500

*Other Observation, Extent : Light, Area Affected : 90%**Location : Play Yard**Explanation : Unable To Survey Due To Snow Condition*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$300

Raceway

Conduit

90%

2029

\$119,000

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

7%

2028

\$10,100

5

\$100

Fused Disc Sw

3%

2045

* *

5

\$100

Molded Case Bkrs

70%

2045

* *

5

\$1,400

Molded Case Bkrs

20%

2028

\$28,700

5

\$400

Wiring

Braided Cloth

70%

2-4

\$129,900

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

20%

2049

* *

1

Thermoplastic

10%

2029

\$18,600

1

Motor Controllers

Locally Mounted

80%

2042

* *

5

\$400

Locally Mounted

20%

2027

\$16,100

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,100

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

98%

2037

* *

10

\$67,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED

2%

2037

* *

Egress Lighting

Emergency, Battery

40%

2024

\$43,200

10

\$7,200

Emergency, Battery

10%

2037

* *

10

\$1,800

Exit, LED

10%

2064

* *

1

Exit, Service

40%

2024

\$8,600

1

Exterior Lighting

HID

100%

2024

\$302,400

10

\$200

Alarm

Security System

No Component

70%

Generic

30%

2024

\$72,700

1

\$8,400

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$13,900

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$74,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

0-2

\$63,500

2029

\$1,269,300

4

\$3,700

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Pipes In The Basement*

Terminal Devices

Air Handler

10%

Now

\$5,300

2024

\$105,500

1

\$4,200

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Coil*

Convactor/Radiator

80%

2027

\$321,200

1

\$19,400

Fan Coil Unit/Heat

10%

2024

\$112,300

1

\$2,400

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$15,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$13,800	LIFE	**	2-5	\$41,800	
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Storage Room, Basement</i>								
Exhaust Fans								
Interior	10%	0-2	\$5,300	2024	\$26,700	2	\$200	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Exhaust Fan</i>								
Roof	90%	Now	\$11,200	2024	\$112,100	2	\$1,700	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$65,800	1		
Water Heater								
Gas Fired	100%			2027	\$45,700	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$11,400	4	\$2,400	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2029	\$14,700	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 169 - BK
Address : 4305 7TH AVE. @43RD STREET
Borough : BROOKLYN **Agency's Number** : K169
Program / Asset # : BOE0468.000 / 10 **Yr Built/Renovated** : 1915 / 1999
Area Sq Ft : 110,303 **Project Type** : EDUCATION
Date of Survey : 15-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 732 **Lot** : 1 **BIN** : 3011002

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,475,700	\$237,700
Interior Architecture	\$897,900	\$136,600
Electrical	\$286,700	\$806,300
Mechanical	\$558,900	\$660,100
Total	\$3,219,300	\$1,840,700
Importance Code A	\$1,475,700	\$282,500
Importance Code B	\$1,550,100	\$1,490,400
Importance Code C	\$193,500	\$67,800
Total	\$3,219,300	\$1,840,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,600	\$7,200		
Interior Architecture	\$56,900	\$26,500	\$7,800	\$4,500
Electrical	\$4,400	\$20,800	\$3,900	\$3,100
Mechanical	\$18,900	\$15,100	\$25,400	\$15,100
Total	\$117,700	\$69,500	\$37,100	\$22,700
Importance Code A	\$48,700	\$17,800	\$10,400	\$10,400
Importance Code B	\$59,600	\$51,800	\$26,700	\$12,300
Importance Code C	\$9,400			
Total	\$117,700	\$69,500	\$37,100	\$22,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,800	
Masonry: Brick	85%	Now	\$524,600	LIFE	**	5	\$162,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%			LIFE	**	5	\$4,300	
Masonry: Limestone	5%	Now	\$111,700	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2047	**	5-10	\$26,300	
Windows								
Aluminum	100%	0-2	\$506,800	2043	**	5	\$28,300	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crack/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$25,200	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$228,900	LIFE	**	5	\$18,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	10%			2055	**			
Pre-Cast Concrete	2%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	90%	Now	\$103,700	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	8%	Now	\$5,400	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roll Roofing	2%	Now	\$7,000	2029	\$7,000	5	\$1,300	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$9,200	LIFE	**	5	\$18,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	1%	Now	\$34,200	2042	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
Ceramic Tile	5%			2036	**	5	\$8,300	
Ceramic Tile	4%			2042	**	5	\$6,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2040	**	5	\$12,400	
Terrazzo	5%	0-2	\$122,900	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	38%			2032	**	3	\$23,500	
Vinyl Tile 9" X 9"	22%	Now	\$427,100	2037	**	3	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	15%			2042	**	5	\$46,400	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$18,800	
Gypsum Board	7%			LIFE	**	5	\$15,800	
Masonry: Brick	9%			LIFE	**			
Marble Panels	4%			LIFE	**			
Plaster	60%	Now	\$193,500	LIFE	**	5	\$67,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	8%			2040	**	5	\$12,200	
Exposed Concrete	15%			LIFE	**	5	\$3,600	
Gypsum Board	5%			LIFE	**	5	\$9,600	
Plaster	72%	0-2	\$154,400	LIFE	**	5	\$68,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$208,700	5	\$500	
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$28,700	5	\$400	
Molded Case Bkrs	75%			2026	\$143,600	5	\$2,200	
Molded Case Bkrs	10%			2043	**	5	\$300	
Wiring								
Braided Cloth	90%	2-4	\$286,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$600	
Locally Mounted	20%			2040	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$99,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2022	\$3,800	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$13,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System; Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$20,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

10%

2047

* *

1

Interruptible Gas/Dual

90%

2047

* *

1

Fuel

Conversion Equipment

Furnace

10% Now

\$1,300

2027

\$26,000

1

\$4,900

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : New Wing Basement**Other Observation, Extent : Light, Area Affected : 10%**Location : New Wing Basement**Explanation : 1 Unit*

Steam Boiler

90%

2040

* *

1

\$98,300

*Other Observation, Extent : Light, Area Affected : 90%**Location : Main Building Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

90%

2037

* *

4

\$7,300

Piping/Pmp

No Component

10%

Terminal Devices

Air Handler

15%

2022

\$232,700

1

\$10,200

*Other Observation, Extent : Light, Area Affected : 15%**Location : Basement**Explanation : The Blowers Are Not Used, Although They Are Functional, Due To Enough Heat In Auditorium And Gymnasium*

Convactor/Radiator

60%

2032

* *

1

\$21,400

Fan Coil Unit/Heat

15%

2022

\$247,800

1

\$5,300

No Component

10%

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%		2028	\$234,600	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Wing Basement</i>								
<i>Explanation : 1 Unit</i>								
	Window/Wall Unit	50%		2025	\$114,900	1		
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$61,500	
Exhaust Fans								
	Interior	20%		2022	\$78,500	2	\$700	
	Roof	80%		2027	\$146,500	2	\$2,700	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2037	**	1		
	Galvanized Steel	20%		2025	\$96,800	1		
Water Heater								
	Gas Fired	100%		2027	\$67,300	2	\$1,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2027	\$16,800	4	\$2,300	
Backflow Preventer								
	Generic	100%		2032	**	1	\$6,800	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2027	\$21,600	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

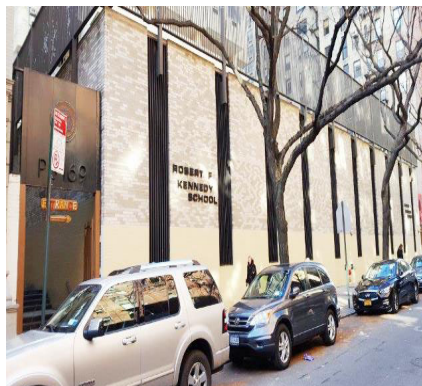
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 169 - M (ECF) (SIE VII)
Address : 110 EAST 88 STREET @PARK AVE.
Borough : MANHATTAN **Agency's Number** : M169
Program / Asset # : BOE0103.000 / 1654 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 09-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4,Ph
Block : 1516 **Lot** : 7 **BIN** : 1048043

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$338,800	\$88,300
Interior Architecture	\$953,700	\$534,300
Electrical	\$285,700	\$953,500
Mechanical	\$3,428,000	\$740,100
Total	\$5,006,200	\$2,316,200
Importance Code A	\$1,657,200	\$127,800
Importance Code B	\$2,818,000	\$2,188,400
Importance Code C	\$530,900	
Total	\$5,006,200	\$2,316,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,300		\$19,300	
Interior Architecture	\$2,900	\$8,300	\$6,000	\$12,800
Electrical	\$18,000	\$6,600	\$22,700	\$7,000
Mechanical	\$106,200	\$18,900	\$31,100	\$19,200
Site Pavements	\$1,300			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$175,700	\$43,600	\$88,900	\$48,900
Importance Code A	\$37,300		\$25,200	
Importance Code B	\$138,300	\$37,600	\$63,700	\$42,900
Importance Code C		\$6,000		\$6,000
Total	\$175,700	\$43,600	\$88,900	\$48,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$24,500	
Masonry: Brick	90%	Now	\$284,400	LIFE	**	5	\$88,300	
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Below Apartments</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Facade Along 87th Street</i>								
Metal Panel	5%			2048	**	5-10	\$33,700	
Windows								
Aluminum	95%	Now	\$54,400	2044	**	5	\$6,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room 316</i>								
Metal Louvers	5%	Now	\$2,000	2037	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor Roof</i>								
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$34,200	
Masonry: Brick	20%			LIFE	**	5	\$1,900	
Masonry: Limestone	20%			LIFE	**	5	\$2,400	
Metal Rail	25%			2041	**	5-10	\$42,800	
Roof								
Built-Up (BUR)	32%			2033	**	10	\$10,200	
Cast in Place Concrete	65%	Now	\$7,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Play Yard 3rd Floor</i>								
Metal Panel	3%			2041	**	10	\$1,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$19,900	
Ceramic Tile	5%			2037	**	5	\$4,500	
Terrazzo	5%			LIFE	**	5	\$3,500	
Vinyl Tile	60%	Now	\$148,400	2028	\$494,600	3	\$20,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile	15%			2038	**	3	\$5,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Wood	5%			2043	**	5	\$8,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	23%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$12,000	
Concrete Masonry Unit	10%	Now	\$171,000	LIFE	**	5	\$9,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Staircase C, 3rd Floor Gymnasium</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase C, 3rd Floor Gymnasium</i>								
Folding Partition	2%			2044	**	5	\$12,000	
Plaster	20%			LIFE	**	5	\$14,400	
Plaster	10%	Now	\$61,800	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 129 And 128, Psychologist Office, Multipurpose Room, Staircase C, 3rd Floor Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 129 And 128, Psychologist Office, Multipurpose Room, Staircase C, 3rd Floor Gymnasium</i>								
SGFT/Glazed Masonry	30%	Now	\$298,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Ceilings								
AcousTileConcealSpLn	75%	Now	\$274,400	2041	**	5	\$39,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 129 And 128, Psychologist Office, Multipurpose Room, Clinical Services Room.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Clinical Services Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Clinical Services Room</i>								
Exposed Concrete	5%	Now	\$2,900	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor</i>								
Fiber Board	5%			2028	\$29,500			
Plaster	15%			LIFE	**	5	\$7,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,300	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along 87th Street</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2041	**			
Pavers/Stone	10%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2028	\$35,600	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 2500 Ampere And 1200 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2028	\$4,000	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 200 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
	Dry Type	100%			2026	\$16,900	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 300 Kilovolt-ampere 480hv-208/120lv And Two 30 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2028	\$156,500	5	\$300
Raceway								
	Conduit	95%			2028	\$125,600	1	
	Conduit	5%			2048	**	1	
Panelboards								
	Fused Disc Sw	10%			2027	\$14,400	5	\$100
	Molded Case Bkrs	85%			2027	\$122,100	5	\$1,400
	Molded Case Bkrs	5%			2044	**	5	\$100
Wiring								
	Thermoplastic	95%			2028	\$176,400	1	
	Thermoplastic	5%			2048	**	1	
Motor Controllers								
	Locally Mounted	10%			2026	\$8,100	5	
	Motor Control Center	90%			2026	\$281,100	5	\$1,500
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	88%			2038	**	10	\$50,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Class Room, Offices, Hallway And Bathroom</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2036	**	10	\$1,100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Fluorescent	4%			2038	**	10	\$2,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	6%			2038	**			
Egress Lighting								
Emergency, Battery	10%			2033	**	10	\$1,500	
Emergency, Battery	40%			2023		10	\$6,000	
Exit, Service	50%			2023		1		
Exterior Lighting								
HID	100%			2023		10	\$200	
Alarm								
Security System Generic	100%			2033	**	1	\$23,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside Of The Building</i>								
<i>Explanation : 32 CCTV</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$39,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment								
Radiant Heater	100%	Now	\$219,700	2023	\$1,098,700	2	\$23,000	
<i>Damaged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First And Second Floor Classrooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Above Ceiling</i>								
<i>Explanation : Electric Duct Heater</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%	Now	\$43,600	2023	\$435,900	1	\$17,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Penthouse Mechanical Room And Ground Floor Fan Room</i>								
Fan Coil Unit/Heat	40%	Now	\$37,100	2023	\$371,400	1	\$7,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms, Defective Pneumatic Controls</i>								
Fan Coil Unit/Heat	10%			2036	* *	1	\$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2028	\$499,900	1	\$27,300	
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<i>Explanation : (2) 100 Ton Split Chiller With Packaged Interior Condensing Unit. R-22</i>								
Split Unit	5%			2033	* *			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Side Wall</i>								
<i>Explanation : R-410a</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	0-2	\$7,200	2038	* *	4	\$2,900	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2023	\$347,700	1	\$19,200	
Fan Coil - 2 Pipe	5%			2033	* *	1	\$1,000	
Fan Coil - 4 Pipe	45%			2023	\$653,200	1	\$9,000	
Heat Rejection								
Air Cooled Condenser Unit	95%			2028	\$118,700	2	\$41,000	
Evaporative Condenser	5%			2033	* *	2	\$2,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$28,600	LIFE	* *	2-5	\$34,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Dampers, Throughout</i>								
Exhaust Fans								
Interior	100%	Now	\$11,000	2023	\$220,600	2	\$1,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Damper Actuators</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%	0-2	\$23,100	2038	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
Water Heater	Not Accessible	100%						
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Backflow Preventer	No Component	50%						
	Generic	50%			2036	**	1	\$1,900
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 5th Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe	Generic	100%			2038	**	1-5	\$31,300
Sprinkler	No Component	80%						
	Generic	20%			2028	\$121,400	1-2	\$3,500
Chemical System	Generic	100%			2021	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 169 - Q
Address : 18-25 212 STREET
Borough : QUEENS **Agency's Number** : Q169
Program / Asset # : BOE0814.000 / 1534 **Yr Built/Renovated** : 1957 / 2009
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5865 **Lot** : 50 **BIN** : 4131147

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$154,000	\$887,100
Interior Architecture	\$1,125,500	
Electrical	\$533,200	\$301,200
Mechanical	\$98,000	\$1,700,400
Site Pavements	\$68,200	
Total	\$1,978,900	\$2,888,600
Importance Code A	\$193,500	\$1,385,400
Importance Code B	\$1,695,700	\$1,503,200
Importance Code C	\$89,700	
Total	\$1,978,900	\$2,888,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$75,100	\$7,200		
Interior Architecture	\$51,100	\$1,200	\$5,800	\$16,500
Electrical	\$26,700	\$2,800	\$2,400	\$2,200
Mechanical	\$73,500	\$45,100	\$18,500	\$24,100
Site Pavements	\$1,800			
Total	\$228,100	\$56,300	\$26,700	\$42,800
Importance Code A	\$100,000	\$14,800	\$7,600	\$7,600
Importance Code B	\$126,300	\$41,500	\$16,200	\$35,200
Importance Code C	\$1,800		\$2,900	
Total	\$228,100	\$56,300	\$26,700	\$42,800



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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$31,600	
Masonry: Brick Cavity	45%			LIFE	**	5	\$60,600	
Masonry: Brick Cavity	45%			LIFE	**	5	\$60,600	
Granite Panels	3%			LIFE	**	5	\$3,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$8,800	
Windows								
Aluminum	90%	4+	\$154,000	2051	**	5	\$17,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass Block	10%			LIFE	**	5	\$2,400	
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$5,600	
Masonry: Brick Cavity	40%			LIFE	**	5	\$7,400	
Metal Rail	20%			2046	**	5-10	\$67,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,700	
Roof								
Built-Up (BUR)	30%			2029		10	\$23,400	
IRMA/Protected Membrane	50%	0-2	\$16,600	2029			\$332,300	
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2042	**	10	\$7,200	
Modified Bitumen	15%			2037	**	10	\$11,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Auditorium</i>								
Soffits								
Cast in Place Concrete	100%	4+	\$32,000	LIFE	**	5	\$53,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	2%			2028		3	\$3,500	
Cast in Place Concrete	8%			LIFE	**	5	\$20,600	
Ceramic Tile	5%			2038	**	5	\$5,900	
Terrazzo	5%			LIFE	**	5	\$4,600	
Vinyl Tile 9" X 9"	75%			2024		3	\$1,035,800	
Wood	5%			2044	**	5	\$11,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$5,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,800	
Glass: Single Pane	2%			LIFE	**	5	\$2,900	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	55%	4+	\$89,700	LIFE	**	5	\$31,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	27%			LIFE	**			
Ceilings								
Acous Tile, Adhered	30%	Now	\$32,400	2034	**	5	\$16,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	50%			LIFE	**	5	\$8,500	
Metal Panel	10%			LIFE	**	5	\$13,600	
Plaster	10%	4+	\$7,600	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	90%	Now	\$68,200	2038	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	\$39,500	2059	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Disconnect Switches Rated At 200 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$156,500	2059	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2049	**	1		
Panelboards								
Fused Knife Sw	10%	2-4	\$14,400	2054	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	60%	2-4	\$86,200	2054	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	25%			2028	\$35,900	5	\$500	
Molded Case Bkrs	5%			2045	**	5	\$100	
Wiring								
Braided Cloth	95%	2-4	\$176,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2049	**	1		
Motor Controllers								
Locally Mounted	90%			2027	\$72,600	5	\$500	
Locally Mounted	10%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$67,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Gymnasium, Auditorium</i>								
<i>Explanation : LED Light Fixtures</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$9,300	
Exit, Service	50%			2037	**	1		

Exterior Lighting

LED	30%			2037	**			
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2024	\$74,600	1	\$8,600	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm Only. Motion Sensors

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$14,200	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways, Toilets, Auditorium, Gymnasium

Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Fuel Oil No 4	100%			2029	\$151,300	5	\$23,900	

Conversion Equipment

Steam Boiler	100%	0-2	\$24,900	2027	\$498,300	1	\$68,600	
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Leak Evident, Extent : Moderate, Area Affected : 10%

Location : Oil Leaks From Both Burners. Boiler Room

Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : No.2 Boiler, Boiler Room

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Steam Piping/Pump	100%	0-2	\$34,000	2029	\$340,500			
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Leak Evident, Extent : Moderate, Area Affected : 10%

Location : Vacuum Pumps And Return Line Underground At Room B6, Or Near B6 In Basement.

Steam Traps Faulty, Extent : Moderate, Area Affected : 80%

Location : Throughout

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2029	\$270,700	1	\$11,900	
Convactor/Radiator	75%			2034	**	1	\$18,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	\$98,000	2039	**	1	\$4,800	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Abandoned Units In Basement Auditorium Fan Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Abandoned Units In Basement Auditorium Fan Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Units Remain In Place Causing Flooding, Must Be Removed.</i>								
Window/Wall Unit	20%			2022	\$32,100	1		
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%	0-2	\$1,000	2029	\$4,900	4	\$600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Has Not Been Used For Many Years, Basement Fan Room</i>								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2029	\$45,300	1	\$7,100	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	20%	0-2	\$5,500	2029	\$54,800	2	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : No Ventilation For Auditorium</i>								
Roof	80%			2029	\$102,300	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$67,600	1		
Water Heater								
Gas Fired	100%			2028	\$47,000	2	\$1,100	
HW Heat Exchanger								
Steam Fired	100%			2029	\$122,600	4	\$11,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,400	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Location.</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$22,600	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 170 - BK
Address : 7109 6TH AVE. BTWN: 71 ST, 72 ST.
Borough : BROOKLYN **Agency's Number** : K170
Program / Asset # : BOE0469.000 / 8 **Yr Built/Renovated** : 1915 / 2015
Area Sq Ft : 59,000 **Project Type** : EDUCATION
Date of Survey : 18-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,6,7
Block : 5899 **Lot** : 1 **BIN** : 3146921

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$134,300	\$134,800
Interior Architecture	\$49,900	
Electrical		\$222,400
Mechanical		\$310,900
Total	\$184,300	\$668,000
Importance Code A	\$134,300	\$134,800
Importance Code B		\$533,200
Importance Code C	\$49,900	
Total	\$184,300	\$668,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,300			
Interior Architecture	\$78,900	\$24,900	\$30,500	
Electrical	\$12,300	\$9,600	\$12,700	\$11,300
Mechanical	\$40,400	\$12,300	\$24,300	\$11,400
Site Enclosure	\$5,000			
Site Pavements	\$7,300			
Total	\$190,100	\$46,900	\$67,500	\$22,700
Importance Code A	\$50,700	\$4,400	\$4,400	\$4,400
Importance Code B	\$115,200	\$42,500	\$42,800	\$18,400
Importance Code C	\$24,200		\$20,400	
Total	\$190,100	\$46,900	\$67,500	\$22,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$27,800	
Masonry: Brick	95%			LIFE	**	5	\$168,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1915 Building</i>								
Masonry: Limestone	3%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%			2046	**	5	\$21,600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$27,000	
Masonry: Brick	90%			LIFE	**	5-10	\$58,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%			2038	**	10	\$50,300	
Interior								
Floors								
Carpet	2%			2031	**	3	\$3,000	
Ceramic Tile	4%			2043	**	5	\$4,000	
Quarry Tile	2%			2047	**	5	\$3,000	
Terrazzo	7%	Now	\$17,300	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%			2035	**	3	\$24,300	
Wood	20%			2045	**	5	\$37,400	
Interior Walls								
Ceramic Tile	35%			2033	**	5	\$40,800	
Gypsum Board	15%			LIFE	**	5-10	\$29,700	
Plaster	50%	Now	\$49,900	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	45%			2047	**	5	\$44,900	
Exposed Concrete	10%			LIFE	**	5-10	\$12,500	
Plaster	45%	2-4	\$31,400	LIFE	**	5	\$28,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout And The Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2056	**			
Iron Picket	75%	4+	\$5,000	2065	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	60%	2-4	\$5,000	2043	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Pavers/Stone	40%			2043	**			
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On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	100%	2-4	\$2,300	2039	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Transformers

Dry Type	100%			2043	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Rooms 670, 671**Explanation : Dry Type Transformers*

Switchgear / Switchboard

Fused Disc Sw	20%			2030		5	\$100	
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Fused Disc Sw	80%			2050	**	5	\$200	
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Raceway

Conduit	50%			2030		1		
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Conduit	50%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$100	
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Molded Case Bkrs	80%			2046	**	5	\$1,200	
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Molded Case Bkrs	10%			2029		5	\$200	
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Wiring

Braided Cloth	20%			2029		1		
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Thermoplastic	80%			2050	**	1		
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Motor Controllers

Locally Mounted	80%			2043	**	5	\$300	
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Variable Frequency Drive	20%			2043	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,700	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$18,200	
Generators								
Diesel	100%			2039	**	1	\$22,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room C090</i>								
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,200	
Fuel Storage								
Main Tank	100%			2058	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room C090</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2035	**	10	\$37,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2035	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
LED	29%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting								
Emergency, Service	5%			2035	**	1		
Emergency, Battery	45%			2030	\$38,200	10	\$6,400	
Exit, Battery	50%			2035	**	10	\$2,000	
Exterior Lighting								
HID	50%			2035	**	10	\$100	
LED	50%			2035	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$1,700	
Alarm								
Security System								
Generic	50%			2035	**	1	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Generic	50%			2035	**	1	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2035

* *

1-3

\$36,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Pull Stations, Horns, Strobes, Smoke Detection*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Natural Gas

50%

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : New Building*

Interruptible Gas/Dual
Fuel

50%

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Old Building*

Conversion Equipment

Hot Water Boiler

50%

2043

* *

1

\$14,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 5th Floor New Building**Explanation : 2 Units*

Steam Boiler

50%

2035

* *

1

\$29,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room Of Old Building**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2046

* *

4

\$2,200

Steam Piping/Pump

50% Now

\$2,600

2030

\$130,400

*Insul. Deteriorating, Extent : Moderate, Area Affected : 30%**Location : Basement Old Building*

Terminal Devices

Air Handler

10%

2025

\$83,000

1

\$3,700

Convactor/Radiator

40%

2035

* *

1

\$7,600

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : New Building**Explanation : Unit Under Air Conditioning Section*

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2035	**	1	\$13,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : New Building</i>					
	Window/Wall Unit	50%			2025	\$61,500	1	
Distribution								
	CW & CHW Wtr	10%			2050	**	4	\$400
	Pipe/Pump							
	Ductwork/Diffusers	40%			LIFE	**	2	\$38,400
	No Component	50%						
Terminal Devices								
	Air Handler/Cool/Ht	50%			2035	**	1	\$18,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof New Building</i>					
			<i>Explanation : 3 Units</i>					
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$26,000
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$26,000
Exhaust Fans								
	Roof	50%			2035	**	2	\$900
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2050	**	1	
Water Heater								
	Gas Fired	100%			2028	\$36,000	2	\$900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 5th Floor New Building</i>					
			<i>Explanation : Unit Serves Both Buildings</i>					
Sanitary Piping								
	Cast Iron	50%			LIFE	**	1	
	Cast Iron	50%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	50%			LIFE	**	1	
	Cast Iron	50%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$1,200
Backflow Preventer								
	Generic	100%			2035	**	1	\$3,600
Fixtures								
	Generic	100%						

Vertical Transport

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BK

Asset # : 8

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	50%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor In New Building</i>					
			<i>Explanation : 2 Units</i>					
	No Component	50%						
Fire Suppression	Standpipe							
	No Component	50%						
	Generic	50%			2050	**	1-5	\$14,900
	Sprinkler							
	No Component	50%						
	Generic	50%			2050	**	1-2	\$8,300
	Fire Pump							
	No Component	50%						
	Generic	50%			2039	**	1	\$5,500
	Chemical System							
	No Component	97%						
	Generic	3%			2028	\$800	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 170 - BX
Address : 1594 TOWNSEND AVE. @ MT. EDEN AVE
Borough : BRONX **Agency's Number** : X170
Program / Asset # : BOE0979.000 / 4142 **Yr Built/Renovated** : 1993 / 2002
Area Sq Ft : 42,092 **Project Type** : EDUCATION
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2847 **Lot** : 41 **BIN** : 2103870

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$398,300	\$155,300
Interior Architecture	\$584,400	\$238,200
Electrical		\$181,800
Mechanical	\$37,800	\$1,959,000
Total	\$1,020,400	\$2,534,300
Importance Code A	\$398,300	\$427,700
Importance Code B	\$119,400	\$1,868,400
Importance Code C	\$502,800	\$238,200
Total	\$1,020,400	\$2,534,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,400		\$10,200	
Interior Architecture	\$26,900		\$12,000	\$18,100
Electrical	\$5,500	\$4,100	\$8,400	\$4,100
Mechanical	\$47,900	\$16,900	\$12,900	\$15,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$95,700	\$25,000	\$47,400	\$41,800
Importance Code A	\$25,000	\$4,200	\$14,300	\$4,200
Importance Code B	\$70,600	\$20,800	\$33,100	\$21,100
Importance Code C				\$16,500
Total	\$95,700	\$25,000	\$47,400	\$41,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$148,700	
Masonry: Brick Cavity	85%	Now	\$323,900	LIFE	**	5	\$80,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Section Of West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Section Of West Facade, Bulkheads</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	5%			2043	**	5	\$14,900	
Windows								
Aluminum	100%			2046	**	5	\$22,800	
Parapets								
Under Construction	100%							
Roof								
Metal Panel	5%			2043	**	10	\$2,700	
Under Construction	95%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Ceramic Tile	5%			2039	**	5	\$3,100	
Quarry Tile	5%			2043	**	5	\$4,700	
Vinyl Tile	82%			2035	**	3	\$19,400	
Wood	3%			2065	**	5	\$3,500	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$33,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$79,400	
Gypsum Board	50%			LIFE	**	5-10	\$562,400	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$99,200	
Ceilings								
AcousTileConcealSpLn	75%	Now	\$81,500	2043	**	5	\$29,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2043	**	5	\$6,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$6,300	
Gypsum Board	10%			LIFE	**	5-10	\$21,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
Activity Yard								
Cast in Place Concrete	5%			2043	**			
Rubber Matting	95%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2040	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2,500 Ampere Main Disconnect Switch</i>						
Fused Disc Sw	10%			2040	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 400 Amperes For Emergency Automatic Transfer Switches</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$200	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$100	
Molded Case Bkrs	90%			2038	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$13,000	
Generators								
Diesel	100%			2033	**	1	\$16,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room - Roof</i>						
		<i>Explanation : One 100 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$1,600	
Fuel Storage								
Day Tank	50%			2038	**	5	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room - Roof</i>						
		<i>Explanation : One 30 Gallons</i>						
Main Tank	50%			2045	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 300 Gallons</i>						
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2030	\$94,200	10	\$36,700	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2038	**	10	\$1,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multipurpose Room</i>								
Egress Lighting								
Emergency, Service	60%			2030	\$13,300	1		
Exit, Service	40%			2030	\$4,800	1		
Exterior Lighting								
HID	30%			2030	\$50,900	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$4,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$7,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil No.2, 3,000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%	0-2	\$13,600	2028	\$272,400	1	\$37,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tubes Of No.1 Unit. Basement Boiler Room</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Fuel Switch, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Boilers</i>								
Distribution Steam Piping/Pump	100%	0-2	\$9,300	2040	**			
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Management System, Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2030	\$148,000	1	\$6,500	
Convactor/Radiator	15%	0-2	\$6,800	2035	**	1	\$1,800	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Class Rooms</i>								
Fan Coil Unit/Heat	60%	0-2	\$37,800	2030	\$378,200	1	\$7,300	
<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Class Rooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2030	\$250,100	1	\$13,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	20%			2035	**	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	10%			2030	\$89,900			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2040	**	4	\$1,500	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2030	\$94,400	1	\$5,200	
Fan Coil - 2 Pipe	10%			2030	\$80,100	1	\$1,400	
Fan Coil - 4 Pipe	50%			2030	\$492,800	1	\$6,800	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2030	\$59,400	2	\$20,500	
Dry Cooler	10%			2030	\$22,900	2	\$2,900	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,200	
Exhaust Fans								
Interior	30%			2030	\$44,900	2	\$400	
Roof	70%			2030	\$48,900	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2028	\$25,700	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$6,400	4	\$1,300	
Sewage Ejector(s) Electric	100%			2030	\$12,100	4	\$2,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$21,200	
Sprinkler No Component Generic	70%			2040	**	1-2	\$3,500	
Chemical System No Component Generic	99%			2025	\$300	1-3		

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 171 - M
Address : 19 EAST 103 STREET BTWN: 5 AVE., MADISON AVE.
Borough : MANHATTAN **Agency's Number** : M171
Program / Asset # : BOE0104.000 / 1655 **Yr Built/Renovated** : 1900 / 2011
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 12-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,5,Att
Block : 1609 **Lot** : 7 **BIN** : 1051497

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$387,200	\$348,100
Interior Architecture	\$1,597,300	\$471,400
Electrical	\$38,300	\$756,300
Mechanical	\$85,800	\$1,431,900
Total	\$2,108,700	\$3,007,800
Importance Code A	\$387,200	\$387,600
Importance Code B	\$994,300	\$2,620,200
Importance Code C	\$727,100	
Total	\$2,108,700	\$3,007,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,100		\$22,000	
Interior Architecture	\$35,000		\$5,000	\$10,100
Electrical	\$67,200	\$1,600	\$1,600	\$2,700
Mechanical	\$92,400	\$13,100	\$14,100	\$12,700
Site Enclosure	\$1,200			
Site Pavements	\$16,500			
Total	\$242,500	\$14,700	\$42,700	\$25,500
Importance Code A	\$42,400	\$9,400	\$31,400	\$9,400
Importance Code B	\$185,500	\$5,300	\$11,300	\$16,100
Importance Code C	\$14,600			
Total	\$242,500	\$14,700	\$42,700	\$25,500



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DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$77,200	
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$361,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$185,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$46,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2038	**	5	\$44,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Glass Block	2%	Now	\$2,400	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
Roof								
Asphalt Macadam	10%	Now	\$4,500	2035	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 103 Yard And 104 St Play Yard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 103 Yard And 104 St Play Yard - Access Doors And Grills Flood Basement Below</i>								
Clay Tile	17%	Now	\$75,100	2050	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Scuppers And Roof Drains Throughout</i>								
Clay Tile	58%			2050	**	10	\$36,000	
Copper/Terne	5%			2045	**	10	\$7,700	
Skylight, Metal/Glass	10%			2040	**	10	\$20,700	
Soffits								
Cast Stone/Terra Cotta	25%			LIFE	**	5		
Masonry: Limestone	75%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$35,800	LIFE	**	5	\$35,200	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement And North East Wing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement And North East Wing</i>								
Ceramic Tile	5%	Now	\$66,700	2033	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Toilets Throughout And Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$12,600	
Traffic Topping	25%			2035	**	5	\$50,400	
Vinyl Tile	25%	Now	\$73,100	2030	\$365,700	3	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	25%	0-2	\$473,700	2040	**	3	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Corridors, Stairs And Classrooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Corridors, Stairs And Classrooms</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Corridors, Stairs And Classrooms</i>								
Wood	5%	Now	\$141,800	2045	**	5	\$7,600	
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$257,100	2033	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Toilets, Kitchen And Stairs Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys And Girls Bathrooms</i>								
Masonry: Brick	20%	Now	\$290,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Waste Line Wall Penetration, East Wing</i>								
Plaster	60%	Now	\$179,400	LIFE	**	5	\$31,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Locker Room And Toilet, 3rd Floor Corridor Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd And 4th Floor Classrooms, Stairwells And Corridors</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$8,700	
Ceilings								
AcousTile,Adhered	25%	Now	\$20,000	2035	**	5	\$20,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library And Auditorium</i>								
AcousTileConcealSpLn	5%			2043	**	5	\$10,100	
Plaster	70%	Now	\$79,000	LIFE	**	5	\$70,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 5th Floor And Basement Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%	Now	\$1,200	2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Yard On 103rd Street</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2040		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$11,900	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	50%	0-2	\$1,400	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 103rd Street Yard And 104th Street Yard</i>								
Masonry: Granite Pavers/Stone	35%			LIFE		**		
	15%	Now	\$1,000	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 103rd Street Entrance Steps</i>								
Parking/Driveway								
Asphalt	100%	4+	\$2,300	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	75%			2033		**		
Rubber Matting	25%			2030				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches With New Enclosure Panel</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$182,600	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Enclosure Panel Is New</i>								
Raceway								
Conduit	100%			2040		**	1	
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Fused Knife Sw	10%	4+	\$19,200	2055		**	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	40%			2029	\$76,600	5	\$1,000	
Molded Case Bkrs	40%			2046		**	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$27,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	90%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$74,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	15%	4+	\$16,800	2035	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2030		10	\$11,500	
Exit, Service	50%			2030		1		
Exterior Lighting								
HID	10%	Now	\$38,300	2040	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$315,100	1-3	\$18,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2-4	\$5,200	2050	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Leaks At Fuel Oil Pumps In Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 8,000 Gallon Tank For No. 2 Fuel</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	4+	\$12,300	2043	**	1	\$84,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Safety Relief Valve On Boiler No 1.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	12%	Now	\$50,400	2030	\$50,400			
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Piping In 1st Floor Book Storage And At Auditorium Blower Coils</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Thermostats On The 1st, 2nd And 3rd Floors.</i>								
<i>Unbalanced System, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Water Log In Heating Riser Serving Classrooms And Entrance Along The Northeast Corner. Resulting In Water Hammer.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Feedwater Tank In Basement.</i>								
<i>Explanation : Insulation Deteriorating And Tank Corroding.</i>								
Steam Piping/Pump	88%			2030	\$369,700			
Terminal Devices								
Air Handler	15%			2025	\$200,400	1	\$8,800	
Convactor/Radiator	55%	Now	\$14,000	2028	\$279,700	1	\$15,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	20%			2025	\$284,600	1	\$6,100	
Unit Heater - Steam	10%			2030	\$34,000	4	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Gymnasium</i>								
<i>Explanation : Insufficient Heat</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2025	\$138,600	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$12,600	
No Component	85%							
Exhaust Fans								
Interior	15%	Now	\$2,500	2025	\$50,700	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Interior And Bathrooms</i>								
No Component	85%							
Plumbing								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 171 - M

Asset # : 1655

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%	Now	\$35,400	2040	**	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 104 Street Water Main, Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 1 Of Two Motors Not Working At Booster Pumps</i>								
Water Heater	Gas Fired	100%			2025	\$57,900	2	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon Unit</i>								
Sanitary Piping	Cast Iron	100%	0-2	\$34,800	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping	Cast Iron	100%	Now	\$9,900	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Storm Drain At 103rd Street Parking Lot</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room And At Clamped Connections To Roof Drain Offsets To Exterior.</i>								
Sump Pump(s)	Non-Submersible	100%	Now	\$7,200	2030	\$14,500	4	\$2,000
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 2 Pump Sets In Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Duplex Sets Near The End Of Useful Life.</i>								
Fixtures	Generic	100%						
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%			2030	\$18,600	1-2	\$500

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 171 - Q
Address : 14-14 29 AVENUE
Borough : QUEENS **Agency's Number** : Q171
Program / Asset # : BOE0815.000 / 1535 **Yr Built/Renovated** : 1952 / 1999
Area Sq Ft : 134,000 **Project Type** : EDUCATION
Date of Survey : 17-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 537 **Lot** : 14 **BIN** : 4006046

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$327,500	\$455,300
Interior Architecture	\$116,300	\$66,900
Electrical	\$1,522,700	\$489,200
Mechanical	\$590,200	\$2,542,900
Total	\$2,556,800	\$3,554,300
Importance Code A	\$327,500	\$1,367,300
Importance Code B	\$2,229,300	\$2,120,000
Importance Code C		\$66,900
Total	\$2,556,800	\$3,554,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,300		\$22,300	\$33,400
Interior Architecture	\$4,900	\$41,400	\$18,100	\$6,200
Electrical	\$2,100	\$20,700	\$3,700	\$2,000
Mechanical	\$27,800	\$64,500	\$36,800	\$19,300
Total	\$61,000	\$126,600	\$80,800	\$60,800
Importance Code A	\$39,500	\$13,600	\$35,600	\$46,700
Importance Code B	\$21,500	\$113,100	\$45,200	\$14,200
Importance Code C				
Total	\$61,000	\$126,600	\$80,800	\$60,800



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DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$55,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Decorative Banding And Elements</i>								
Masonry: Brick	72%	Now	\$327,500	LIFE	**	5	\$101,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Brick Cavity	20%			LIFE	**	5	\$28,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Head Of 3rd Floor Windows To Parapets</i>								
Masonry: Granite	3%			LIFE	**	5	\$3,200	
Windows								
Aluminum	85%			2043	**	5	\$44,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lexan Panes</i>								
Bronze/Brass	5%			2035	**	5	\$16,400	
Metal Louvers	2%			2036	**	10	\$6,600	
Steel	8%			2026	\$234,300	5	\$52,500	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Windows</i>								
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$24,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets</i>								
Metal Rail	10%			2044	**	5-10	\$55,000	
Pre-Cast Concrete	10%			LIFE	**	5	\$19,200	
Roof								
Copper/Terne	15%			2055	**	10	\$28,300	
Modified Bitumen	85%			2035	**	10	\$64,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$30,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2036	**	5	\$9,900	
Terrazzo	5%			LIFE	**	5	\$7,700	
Vinyl Tile	73%			2035	**	3	\$54,200	
Vinyl Tile 9" X 9"	5%			2022	\$116,300	3	\$3,700	
Wood	5%			2062	**	5	\$18,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$16,200	
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$66,900	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTileConcealSpLn	25%			2032	**	5	\$61,800	
AcousTileConcealSpLn	5%			2044	**	5	\$12,400	
Exposed Concrete	60%			LIFE	**	5	\$18,500	
Plaster	10%			LIFE	**	5	\$12,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 600 Ampere Main Disconnect Switches

Switchgear / Switchboard

Fused Disc Sw	30%			2027	\$70,400	5	\$200	
Molded Case Bkrs	70%			2047	**	5	\$2,500	

Raceway

Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		

Panelboards

Fused Disc Sw	5%			2043	**	5	\$200	
Fused Disc Sw	5%			2026	\$12,000	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$3,200	

Wiring

Braided Cloth	80%	2-4	\$296,700	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2025	\$122,900	5	\$900	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,000	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	86%			2022	\$271,400	10	\$105,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2032	**	10	\$12,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$16,200	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$540,300	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$296,300	1-3	\$16,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$263,300	5	\$41,500	
Conversion Equipment								
Steam Boiler	100%			2025	\$867,200	1	\$132,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$226,800	2037	**	4	\$6,600	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Condensate Return Tank, Boiler Room</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Vacuum Pump, Basement</i>						
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Various</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	Now	\$11,300	2027	\$565,300	1	\$22,400	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Motor Down, Fan Room</i>								
Convactor/Radiator	70%			2032	**	1	\$30,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2022	\$195,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,700	
Exhaust Fans								
Interior	100%	Now	\$47,700	2027	\$476,700	2	\$3,300	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : House Exhaust Fan In Penthouse</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$117,600	1		
Water Heater								
Gas Fired	100%			2022	\$81,700	2	\$2,000	
HW Heat Exchanger								
Steam Fired	100%			2027	\$213,400	4	\$13,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$20,400	4	\$4,200	
Sewage Ejector(s)								
Electric	100%			2022	\$38,600	4	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Under Repairing</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$39,400	1-2	\$1,100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 172 - BK
Address : 825 4TH AVE. BTWN: 29 ST. - 30 ST.
Borough : BROOKLYN **Agency's Number** : K172
Program / Asset # : BOE0471.000 / 9 **Yr Built/Renovated** : 1914 / 2000
Area Sq Ft : 47,000 **Project Type** : EDUCATION
Date of Survey : 26-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 669 **Lot** : 1 **BIN** : 3009847

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$520,000	\$692,400
Interior Architecture		\$801,000
Electrical	\$371,500	\$363,200
Mechanical	\$94,000	\$1,212,700
Total	\$985,400	\$3,069,200
Importance Code A	\$520,000	\$692,400
Importance Code B	\$465,400	\$2,096,400
Importance Code C		\$280,500
Total	\$985,400	\$3,069,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,000	\$24,000	\$6,600	
Interior Architecture	\$37,400	\$4,300	\$1,300	\$6,500
Electrical	\$500	\$47,400	\$600	\$700
Mechanical	\$30,700	\$6,600	\$13,000	\$6,600
Total	\$79,600	\$82,300	\$21,500	\$13,800
Importance Code A	\$15,700	\$28,800	\$11,300	\$4,700
Importance Code B	\$64,000	\$53,600	\$10,300	\$9,200
Importance Code C				
Total	\$79,600	\$82,300	\$21,500	\$13,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$196,800	LIFE	**	5	\$29,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$194,500	LIFE	**	5	\$30,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 301</i>								
Masonry: Limestone	5%	Now	\$11,000	LIFE	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5-10	\$13,000	
Windows								
Aluminum	100%			2043	**	5	\$13,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,200	
Masonry: Brick	90%			LIFE	**	5	\$7,200	
Roof								
Built-Up (BUR)	65%	Now	\$128,600	2027	\$642,900			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	30%			2032	**	10	\$20,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Auditorium</i>								
<i>Explanation : Roof Is Covered With Rubber Pads</i>								
Modified Bitumen	5%			2027	\$49,500	10	\$3,400	
Interior								
Floors								
Ceramic Tile	3%			2030	\$42,900	5	\$2,100	
Quarry Tile	2%			2032	**	5	\$2,100	
Vinyl Tile	15%			2032	**	3	\$3,900	
Vinyl Tile	70%			2027	\$438,700	3	\$24,200	
Vinyl Tile	5%	Now	\$31,300	2037	**	3	\$1,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multi-Purpose Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multi-Purpose Room</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	5%			2042	**	5	\$6,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	10%			2030	\$280,500	5	\$9,500	
Masonry: Brick	7%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	80%			LIFE	**	5	\$22,800	

Water Penetration, Extent : Light, Area Affected : 30%

Location : Classrooms 301, 302 And The Walls Along 29th Street

Ceilings

AcousTileSusp.Lay-In	5%			2040	**	5	\$3,300	
Plaster	95%			LIFE	**	5	\$38,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$22,200	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$130,400	5	\$200	
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Raceway

Conduit	90%			2027	\$66,700	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$11,200	5	\$100	
Molded Case Bkrs	80%			2026	\$89,400	5	\$1,000	
Molded Case Bkrs	10%			2043	**	5	\$100	

Wiring

Braided Cloth	80%	2-4	\$78,000	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2047	**	1		
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Motor Controllers

Locally Mounted	80%			2025	\$38,700	5	\$300	
Locally Mounted	20%			2040	**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$700	
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

10%

2032

* *

10

\$4,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

Fluorescent

88%

2037

* *

10

\$37,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED

2%

2037

* *

Egress Lighting

Emergency, Battery

50%

2022

\$33,800

10

\$5,700

Exit, LED

30%

2067

* *

1

Exit, Service

20%

2022

\$2,700

1

Exterior Lighting

HID

100%

2022

\$189,500

10

\$100

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2-4

\$103,900

2037

* *

1-3

\$5,300

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2037

* *

1

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$46,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2027

\$795,500

4

\$2,300

*Steam Traps Faulty, Extent : Severe, Area Affected : 80%**Location : Throughout*

Terminal Devices

Convactor/Radiator

95%

2025

\$239,000

1

\$14,400

*Abandoned in Place, Extent : Light, Area Affected : 1%**Location : 3 Air Handlers, Basement*

Fan Coil Unit/Heat

5%

2022

\$35,200

1

\$800

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 172 - BK

Asset # : 9

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Split Unit	10%			2035	**		
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 6 Units, R-410a. Roof</i>								
	Window/Wall Unit	60%	0-2	\$58,800	2027	\$58,800	1	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
	No Component	30%						
Terminal Devices								
	Fan Coil - 2 Pipe	10%			2035	**	1	\$1,500
	No Component	90%						
Heat Rejection								
	Dry Cooler	10%			2035	**	2	\$3,300
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,200
Exhaust Fans								
	Roof	100%	Now	\$23,400	2027	\$78,000	2	\$1,200
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Electric	100%			2027	\$41,400	4	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Temp. Unit.</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$7,200	4	\$1,000
Backflow Preventer								
	Generic	100%			2035	**	1	\$2,900
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2027	\$9,200	1-2	\$300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 173 - M
Address : 306 FORT WASHINGTON AVENUE @ W. 173 STREET
Borough : MANHATTAN **Agency's Number** : M173
Program / Asset # : BOE0105.000 / 1656 **Yr Built/Renovated** : 1926 / 2012
Area Sq Ft : 113,200 **Project Type** : EDUCATION
Date of Survey : 10-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2142 **Lot** : 154 **BIN** : 1063503

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$375,000	\$279,800
Interior Architecture	\$1,075,900	\$329,900
Electrical	\$470,800	\$815,600
Mechanical	\$116,200	\$909,800
Site Pavements		\$351,700
Total	\$2,038,000	\$2,686,800
Importance Code A	\$375,000	\$306,700
Importance Code B	\$1,616,900	\$2,380,100
Importance Code C	\$46,100	
Total	\$2,038,000	\$2,686,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,000		\$17,000	
Interior Architecture	\$90,600	\$4,000	\$15,000	\$12,800
Electrical	\$41,600	\$15,200	\$43,800	\$16,300
Mechanical	\$78,100	\$20,400	\$33,800	\$23,800
Site Enclosure	\$12,700			
Site Pavements	\$6,000			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$300,900	\$44,500	\$114,600	\$57,800
Importance Code A	\$78,200	\$11,200	\$28,500	\$11,200
Importance Code B	\$176,100	\$33,300	\$86,100	\$46,600
Importance Code C	\$46,600			
Total	\$300,900	\$44,500	\$114,600	\$57,800



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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$199,700	LIFE	**	5	\$124,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 507</i>								
Masonry: Brick Cavity	20%			LIFE	**	5	\$38,200	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Masonry: Marble	2%			LIFE	**	5	\$2,900	
Pre-Cast Concrete	8%	4+	\$26,900	LIFE	**	5	\$49,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Side - New Addition</i>								
Windows								
Aluminum	91%	0-2	\$113,200	2044	**	5	\$25,300	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,700	
Metal Louvers	2%			2031	**	10	\$7,000	
Steel	2%	Now	\$62,100	2053	**	5	\$7,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Atrium - New Addition</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Atruim - New Addition</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$12,500	
Masonry: Brick Cavity	15%			LIFE	**	5	\$3,100	
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Metal: Cage/Fence	10%			2041	**	5-10	\$16,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$13,100	
Roof								
Built-Up (BUR)	80%			2036	**	10	\$68,100	
IRMA/Protected Membrane	20%			2033	**	10	\$17,000	
Soffits								
Pre-Cast Concrete	100%	Now	\$23,700	LIFE	**	5	\$21,800	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Side Of Play Yard At West 174th Street</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$17,700	LIFE	**	5	\$34,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	5%			2037	**	5	\$8,000	
Marble Panels	5%			LIFE	**	5	\$6,000	
Quarry Tile	3%			2041	**	5	\$7,200	
Terrazzo	3%			LIFE	**	5	\$3,700	
Vinyl Tile	20%	0-2	\$29,000	2028	\$289,600	3	\$12,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	44%	Now	\$82,500	2023	\$825,400	3	\$26,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Wood	10%			2043	**	5	\$29,900	
Interior Walls								
Cast in Place Concrete	8%	Now	\$46,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Wall Penetration At Water Main In Basement</i>								
Ceramic Tile	5%	0-2	\$6,300	2031	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Bathroom Walls</i>								
Glass: Single Pane	5%			LIFE	**	5	\$3,200	
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	59%	4+	\$21,600	LIFE	**	5	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
SGFT/Glazed Masonry	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	7%	0-2	\$68,900	2048	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Multi Purpose Room - 1st Floor</i>								
AcousTileSusp.Lay-In	10%	0-2	\$8,600	2041	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : New Addition</i>								
Gypsum Board	15%			LIFE	**	5	\$18,600	
Metal Panel	3%	0-2	\$53,000	LIFE	**	5	\$3,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen</i>								
Plaster	60%			LIFE	**	5	\$37,200	
Plaster	5%	4+	\$3,900	LIFE	**	5	\$3,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	\$12,700	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West 173rd Street Side Of Play Yard</i>								
Iron Picket	30%			2048	**			
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Masonry: Granite	100%	Now	\$6,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Entry Portico</i>								
Activity Yard								
Traffic Topping	100%			2028	\$351,700			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	60%			2028	\$26,900	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement Old Edition Building</i>								
<i>Explanation : Two 1,000 Amperes Main Disconnect Switches</i>								
	Fused Disc Sw	30%			2038	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement New Edition Building</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2038	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement Old Edition Building</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	30%			2038	**	5	\$100
	Fused Knife Sw	70%	Now	\$146,100	2058	**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement Old Edition Building</i>								
Raceway								
	Conduit	70%			2028	\$155,900	1	
	Conduit	30%			2038	**	1	
Panelboards								
	Fused Disc Sw	7%			2027	\$13,400	5	\$200
	Fused Disc Sw	3%			2036	**	5	\$100
	Molded Case Bkrs	30%			2036	**	5	\$900
	Molded Case Bkrs	60%			2027	\$114,900	5	\$1,800
Wiring								
	Braided Cloth	70%	Now	\$223,000	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Old Edition Building</i>								
	Thermoplastic	30%			2038	**	1	
Motor Controllers								
	Locally Mounted	30%			2033	**	5	\$200
	Locally Mounted	50%			2026	\$61,400	5	\$400
	Locally Mounted	20%	Now	\$24,600	2048	**	5	\$100
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room Basement</i>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,700
Stand-by Power								
Transfer Switches								
	Automatic	100%			2045	**	1	\$34,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Three Automatic Transfer Switches</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2041	**	1	\$43,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 83.5 Kilowatts 1ph - 125 Kilowatts 3ph</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$4,200	
Fuel Storage								
Day Tank	100%			2050	**	5	\$21,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 200 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$101,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building Old And New Edition</i>								
HID	2%			2033	**	10	\$100	
Egress Lighting								
Emergency, Service	40%			2033	**	1		
Exit, Service	35%			2036	**	1		
Exit, Service	5%			2023	\$1,600	1		
Exit, Battery	20%			2023	\$22,200	10	\$1,500	
Exterior Lighting								
HID	100%			2028	\$456,400	10	\$300	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$71,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fuel Storage Room Basement</i>								
<i>Explanation : One #2 Oil And One Tank 6,000 Gallons Capacity</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$112,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$25,000	2038	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2028	\$318,400	1	\$14,000	
Convactor/Radiator	60%			2033	**	1	\$21,900	
Fan Coil Unit/Heat	20%	Now	\$33,900	2028	\$339,100	1	\$6,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$47,200	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$18,900	
No Component	70%							
Exhaust Fans								
Interior	30%			2028	\$120,800	2	\$1,000	
Roof	70%			2028	\$131,600	2	\$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$69,000	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$17,300	4	\$2,400	
Sewage Ejector(s)								
Electric	100%			2028	\$32,600	4	\$4,500	
Backflow Preventer								
Generic	100%			2033	**	1	\$6,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%		2038	**	1-5	\$28,500	
Sprinkler								
	No Component	95%						
	Generic	5%		2038	**	1-2	\$1,600	
Fire Pump								
	Generic	100%		2037	**	1	\$21,100	
Chemical System								
	No Component	80%						
	Generic	10%		2026	\$2,800	1-3	\$400	
	Generic	10%		2023	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 173 - Q
Address : 174-10 67TH AVENUE
Borough : QUEENS **Agency's Number** : Q173
Program / Asset # : BOE0817.000 / 1509 **Yr Built/Renovated** : 1949 / 2002
Area Sq Ft : 82,500 **Project Type** : EDUCATION
Date of Survey : 22-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6927 **Lot** : 22 **BIN** : 4149690

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,700	\$85,800
Interior Architecture	\$939,500	\$86,200
Electrical	\$701,300	\$723,900
Mechanical	\$344,700	\$1,338,300
Total	\$2,072,100	\$2,234,300
Importance Code A	\$86,700	\$619,800
Importance Code B	\$1,985,400	\$1,614,500
Total	\$2,072,100	\$2,234,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$3,900
Interior Architecture	\$10,000	\$800	\$3,100	\$21,500
Electrical	\$2,300	\$2,600	\$3,500	\$25,700
Mechanical	\$18,500	\$11,600	\$18,300	\$31,200
Site Pavements	\$56,800			
Total	\$87,600	\$15,000	\$24,800	\$82,400
Importance Code A	\$8,200	\$8,200	\$8,200	\$12,300
Importance Code B	\$54,200	\$6,800	\$16,600	\$70,100
Importance Code C	\$25,200			
Total	\$87,600	\$15,000	\$24,800	\$82,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$85,800	
Masonry: Granite	5%			LIFE	**	5	\$4,000	
Masonry: Limestone	10%			LIFE	**	5	\$8,000	
Slate Panels	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	95%			2045	**	5	\$34,500	
Glass Block	5%			LIFE	**	5	\$1,100	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$7,400	
Masonry: Limestone	10%			LIFE	**	5	\$1,000	
Roof								
Built-Up (BUR)	95%	Now	\$86,700	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium Roof</i>								
Copper/Terne	5%			2044	**	10	\$3,900	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$26,900	
Ceramic Tile	5%			2038	**	5	\$6,100	
Terrazzo	5%			LIFE	**	5	\$4,800	
Vinyl Tile	5%			2037	**	3	\$2,300	
Vinyl Tile 9" X 9"	65%			2024	\$939,500	3	\$39,900	
Wood	10%			2044	**	5	\$23,000	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,600	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$23,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$14,500	
Fiber Board	10%			2029	\$86,200			
Plaster	15%			LIFE	**	5	\$11,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$31,600	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 67th Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	95%	4+	\$24,400	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 67th Avenue At Main Entrance</i>								
Masonry: Granite	5%	4+	\$800	LIFE	**			
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : All Steps</i>								
Activity Yard								
Asphalt	95%			2038	**			
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$2,200	
Raceway								
Conduit	70%			2029	\$129,000	1		
Conduit	30%			2049	**	1		
Panelboards								
Fused Disc Sw	7%			2028	\$13,400	5	\$100	
Fused Disc Sw	3%			2045	**	5	\$100	
Fused Knife Sw	20%	2-4	\$38,300	2054	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	60%			2028	\$114,900	5	\$1,300	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Thermoplastic	20%			2029	\$54,600	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2027	\$56,500	5	\$400	
Locally Mounted	30%			2027	\$24,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$71,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	6%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$59,400	10	\$10,000	
Exit, Service	50%			2024	\$11,900	1		
Exterior Lighting								
HID	100%			2024	\$332,600	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$79,900	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$273,700	1-3	\$15,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$162,100	5	\$25,600	
Conversion Equipment								
Steam Boiler	100%			2027	\$533,900	1	\$81,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$139,600	2039	**	4	\$4,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Thermostats</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%			2029	\$232,000	1	\$10,200	
Convactor/Radiator	80%			2034	**	1	\$21,300	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2024	\$154,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,000	
Exhaust Fans								
Interior	95%			2029	\$278,800	2	\$2,400	
Roof	5%			2024	\$6,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2022	\$50,300	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2029	\$131,400	4	\$12,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$2,600	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$4,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2049	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 174 - BK
Address : 574 DUMONT AVENUE BTWN: WILLIAMS AVE., ALABAMA A
Borough : BROOKLYN **Agency's Number** : K174
Program / Asset # : BOE0472.000 / 1338 **Yr Built/Renovated** : 1913 / 2010
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 05-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 3802 **Lot** : 15 **BIN** : 3084617

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$694,000	\$89,100
Interior Architecture	\$391,300	\$932,700
Electrical	\$157,800	\$581,900
Mechanical	\$284,600	\$936,800
Site Pavements		\$45,000
Total	\$1,527,700	\$2,585,400
Importance Code A	\$694,000	\$89,100
Importance Code B	\$692,200	\$2,460,300
Importance Code C	\$141,500	\$36,100
Total	\$1,527,700	\$2,585,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$80,400			
Interior Architecture	\$95,200			\$12,500
Electrical	\$34,800	\$900	\$1,200	\$2,100
Mechanical	\$70,400	\$12,100	\$17,700	\$13,200
Site Enclosure	\$700			
Site Pavements	\$11,100			
Total	\$292,600	\$13,000	\$18,900	\$27,800
Importance Code A	\$88,400	\$7,900	\$7,900	\$7,900
Importance Code B	\$156,500	\$5,100	\$10,900	\$19,900
Importance Code C	\$47,700			
Total	\$292,600	\$13,000	\$18,900	\$27,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$49,100	
Masonry: Brick	85%	Now	\$143,500	LIFE	**	5	\$89,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Stairs</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : East And West Stairs</i>								
Masonry: Granite	5%			LIFE	**	5	\$7,900	
Masonry: Limestone	5%	0-2	\$30,600	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Metal Panel	2%	Now	\$8,000	2040	**	5	\$3,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Bulkhead Stair</i>								
Windows								
Aluminum	100%	Now	\$486,000	2046	**	5	\$18,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$75,500	
Pre-Cast Concrete	5%	0-2	\$1,100	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$12,200	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Roof Drain Over Room 410</i>								
Copper/Terne	5%			2058	**	10	\$5,600	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$25,100	
		<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Ceramic Tile	3%	Now	\$7,100	2039	**	5	\$1,700	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Toilets Throughout</i>						
		<i>Patching Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Toilets Throughout</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Toilets Throughout</i>						
Mosaic Tile	2%	Now	\$14,600	2035	**	5	\$2,900	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
Terrazzo	3%	Now	\$3,400	LIFE	**	5	\$2,700	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	80%	Now	\$83,200	2030	\$832,200	3	\$34,400	
		<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Auditorium And Throughout</i>						
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Auditorium Gymnasium And Throughout</i>						
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Auditorium Gymnasium And Throughout</i>						
Vinyl Tile 9" X 9"	7%	Now	\$94,300	2040	**	3	\$3,000	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,200	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room By Compressor</i>								
Ceramic Tile	2%	Now	\$8,900	2039		**	5	\$1,500
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	5%			LIFE		**	5	\$6,000
Glass: Single Pane	5%	Now	\$24,100	LIFE		**	5	\$5,600
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Stairs</i>								
Marble Panels	3%	Now	\$38,400	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Main Entrance</i>								
Plaster	80%	Now	\$103,100	LIFE		**	5	\$36,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 410 And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 410 And Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$11,400	2043		**	5	\$5,700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	90%	Now	\$72,300	LIFE		**	5	\$64,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 410 And Throughout 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 410 And Throughout 5th Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050		**		
Iron Picket	25%	4+	\$500	2050		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$200	2050		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaway Exit From Basement</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,200	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exits 2, 5 And Main</i>								
Activity Yard								
Asphalt	80%	4+	\$2,800	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	20%			2030	\$45,000			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Electrical Service Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	10%			2046	**	5	\$200	
Molded Case Bkrs	75%			2029	\$107,700	5	\$1,600	
Wiring								
Braided Cloth	85%	2-4	\$157,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2043	**	5	\$300	
Locally Mounted	50%			2028	\$40,300	5	\$300	

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting Fluorescent	100%			2035	**	10	\$73,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Crawl Space</i>								
Egress Lighting Emergency, Battery	50%			2035	**	10	\$9,700	
Exit, Service	50%			2035	**	1		
Exterior Lighting HID	20%	Now	\$32,300	2030	\$64,500			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2030	\$176,900	1-3	\$10,200	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 78,000 Gallon Tank Using No. 2 Oil</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$79,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2040	**	4	\$3,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2030	\$225,000	1	\$9,900	
Convactor/Radiator	70%			2035	**	1	\$18,100	
Unit Heater - Hot Water	10%			2030	\$30,000			
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2025	\$66,700	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,600	
Exhaust Fans								
Interior	100%	Now	\$284,600	2040	**	2	\$2,000	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Has Not Been Working For 20 Years - In Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	\$596,300	1		
Water Heater								
Gas Fired	100%			2028	\$48,800	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 200 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$33,300	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Damages And Leaking Roof Drain</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$12,200	4	\$2,500	
Backflow Preventer								
No Component	50%							
Generic	50%			2035	**	1	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2040	**	1-2	\$500	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 174 - Q
Address : 65-10 DIETERLE CRESCENT
Borough : QUEENS **Agency's Number** : Q174
Program / Asset # : BOE0818.000 / 1510 **Yr Built/Renovated** : 1949 / 2003
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3134 **Lot** : 24 **BIN** : 4073904

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$70,500	\$194,600
Interior Architecture	\$197,900	\$36,800
Electrical	\$334,000	\$472,900
Mechanical		\$1,074,500
Total	\$602,400	\$1,778,900
Importance Code A	\$70,500	\$693,600
Importance Code B	\$531,900	\$1,085,200
Total	\$602,400	\$1,778,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,800			
Interior Architecture	\$3,100	\$6,300	\$1,200	\$12,400
Electrical	\$40,400	\$6,100	\$5,100	\$12,500
Mechanical	\$73,400	\$10,800	\$16,500	\$74,300
Total	\$166,800	\$23,200	\$22,800	\$99,100
Importance Code A	\$56,800	\$7,000	\$7,000	\$7,200
Importance Code B	\$110,000	\$16,100	\$14,600	\$92,000
Importance Code C			\$1,200	
Total	\$166,800	\$23,200	\$22,800	\$99,100



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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$79,400	
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Masonry: Limestone	3%	Now	\$15,400	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Tower</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,300	
Windows								
Aluminum	25%	Now	\$34,400	2045	**	5	\$1,900	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium, Auditorium</i>								
Wood	75%			2045	**	5	\$115,300	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,700	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof								
Built-Up (BUR)	90%			2034	**	10	\$70,500	
Copper/Terne	10%			2057	**	10	\$19,600	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$12,900	
Ceramic Tile	3%	4+	\$1,000	2032	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	60%			2034	**	3	\$18,900	
Vinyl Tile 9" X 9"	20%			2024	\$197,900	3	\$8,400	
Wood	5%			2044	**	5	\$7,900	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$2,400	
Marble Panels	2%			LIFE	**			
Plaster	68%			LIFE	**	5	\$16,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	2%			LIFE	**	5	\$6,300	
Ceilings								
AcousTile,Adhered	15%			2034	**	5	\$12,600	
Exposed Concrete	15%			LIFE	**	5	\$2,000	
Plaster	70%			LIFE	**	5	\$36,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2064		**		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042		**		
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On-Site Walkways

Cast in Place Concrete	97%			2042		**		
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Masonry: Granite	3%			LIFE		**		
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Activity Yard

Asphalt	70%			2038		**		
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Rubber Matting	30%			2034		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Vertical Sections

Raceway

Conduit	90%			2029	\$119,000	1		
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Conduit	10%			2049	**	1		
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Panelboards

Fused Knife Sw	5%	2-4	\$7,200	2054	**	5		
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

Fused Toggle Switch	20%	2-4	\$28,700	2054	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Explanation : On Extended Life

Molded Case Bkrs	65%			2028	\$93,400	5	\$1,200	
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Molded Case Bkrs	10%			2045	**	5	\$200	
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Wiring

Braided Cloth	90%	2-4	\$167,100	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2049	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$400	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$63,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T- 8 Lamps</i>						
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$7,600	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
Fluorescent	10%			2029	\$24,300	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Of The Building</i>						
HID	20%			2024	\$57,300	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$45,900	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm System; Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$43,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$22,000	
Conversion Equipment								
Steam Boiler	100%			2027	\$459,500	1	\$70,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$15,700	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2029	\$199,700	1	\$8,800	
Convactor/Radiator	80%			2034	**	1	\$18,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%	0-2	\$30,300	2039	**			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Communication Room</i>								
Window/Wall Unit	10%			2024	\$14,800	1		
No Component	88%							
Terminal Devices								
Fan Coil - 2 Pipe	2%			2024	\$3,200	1	\$500	
No Component	98%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2024	\$300	2	\$1,000	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	95%			2029	\$240,000	2	\$2,100	
Roof	5%			2024	\$5,900	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$62,300	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$113,100	4	\$10,500	
Sanitary Piping								
Cast Iron	100%	0-2	\$10,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backs Up At West Side Of The Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$10,800	4	\$2,300	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$4,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2037	**	1	\$4,400
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,000
	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$4,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 175 - BX
Address : 200 CITY ISLAND AVENUE BTWN: WINTERS ST., CENTRE ST.
Borough : BRONX **Agency's Number** : X175
Program / Asset # : BOE0303.000 / 365 **Yr Built/Renovated** : 1975 / 2015
Area Sq Ft : 47,000 **Project Type** : EDUCATION
Date of Survey : 30-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5641 **Lot** : 280 **BIN** : 2082444

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$96,700
Electrical		\$457,500
Mechanical		\$1,333,000
Total		\$1,887,200
Importance Code A		\$400,800
Importance Code B		\$1,486,400
Total		\$1,887,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$73,900			
Interior Architecture	\$113,500	\$7,700	\$12,800	\$3,300
Electrical	\$35,900	\$3,200	\$4,100	\$3,600
Mechanical	\$72,000	\$13,000	\$12,700	\$12,000
Site Enclosure	\$4,900			
Site Pavements	\$11,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$315,900	\$27,900	\$33,600	\$22,900
Importance Code A	\$89,100	\$4,700	\$4,700	\$4,700
Importance Code B	\$192,300	\$23,200	\$28,900	\$16,800
Importance Code C	\$34,500			\$1,400
Total	\$315,900	\$27,900	\$33,600	\$22,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	**	5	\$68,100	
Metal Panel	20%			2050	**	5-10	\$58,500	
Windows								
Aluminum	100%			2046	**	5	\$11,800	
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$37,200	
Metal Panel	20%			2050	**	5	\$5,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,600	
Roof								
Built-Up (BUR)	90%			2038	**	10	\$54,100	
Copper/Terne	10%			2065	**	10	\$15,000	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,900	
Ceramic Tile	5%			2039	**	5	\$3,900	
Quarry Tile	5%			2043	**	5	\$5,800	
Slate	15%			LIFE	**	5	\$24,700	
Vinyl Tile	65%			2035	**	3	\$18,900	
Wood	5%			2058	**	5	\$7,300	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$2,800	
Concrete Masonry Unit	40%			LIFE	**	5	\$18,000	
Gypsum Board	20%			LIFE	**	5-10	\$19,100	
Masonry: Brick	15%			LIFE	**	10	\$2,500	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$5,600	
Ceilings								
AcousTileConcealSpLn	30%	4+	\$10,000	2035	**	5	\$14,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 114, 115 And Kitchen</i>								
AcousTileSusp.Lay-In	20%			2047	**	5	\$15,500	
Exposed Concrete	23%			LIFE	**	5-10	\$22,300	
Exposed Struc: Steel	15%			LIFE	**	10	\$23,200	
Metal Panel	2%			LIFE	**	5	\$3,900	
Plaster	10%			LIFE	**	5-10	\$13,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Free Standing Walls								
Cast in Place Concrete	75%			2065	**			
Masonry: Brick	25%	2-4	\$4,900	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : City Island Avenue And Rear Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	95%	4+	\$11,400	2039	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Play Yard</i>					
Rubber Matting	5%	Now	\$400	2035	**			
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Play Yard</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$22,200	5	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes And 800 Amperes.</i>					
Switchgear / Switchboard								
Fused Disc Sw	70%			2030	\$91,300	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two Vertical Sections</i>					
Fused Disc Sw	30%			2050	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One Vertical Section</i>					
Raceway								
Conduit	90%			2030	\$66,700	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$11,200	5	\$100	
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	65%			2029	\$72,600	5	\$800	
Molded Case Bkrs	20%			2046	**	5	\$200	
Wiring								
Thermoplastic	90%			2030	\$87,800	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2028	\$24,200	5	\$200	
Locally Mounted	50%			2035	**	5	\$200	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Flourescent	92%			2035	**	10	\$39,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Flourescent	3%			2035	**	10	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Flourescent Light</i>						
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	30%			2025	\$20,300	10	\$3,400	
Emergency, Battery	20%			2038	**	10	\$2,300	
Exit, Service	40%			2025	\$5,400	1		
Exit, Service	10%			2038	**	1		
Exterior Lighting								
HID	15%			2025	\$28,400	10		
HID	15%	Now	\$28,400	2040	**			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Perimeter Of The Building</i>						
		<i>Explanation : Not Functional</i>						
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$45,500	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2035	**	1-3	\$29,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$92,400	5	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One 10,000 Gallon Tank. 1 Temporary Transfer Pump Being Used In Oil Supply.</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$15,200	2028	\$304,200	1	\$41,900	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bottom Of The Units</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : No.2 Boiler</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tubes Of No. 1 Unit, Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Old Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	\$700	2038	**	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Steam Piping/Pump	80%	0-2	\$16,600	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rusted Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	40%			2030	\$264,400	1	\$11,600	
Convactor/Radiator	50%	0-2	\$6,300	2035	**	1	\$6,800	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircases A And B</i>								
Fan Coil Unit/Heat	10%			2030	\$70,400	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2030	\$119,700	1	\$6,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	5%			2030	\$19,000	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ext Pkg Unit - Heating/Cooling	50%			2038	**	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Unit, R-410a</i>								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2040	**	4	\$700	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2030	\$89,600	1	\$5,800	
Fan Coil - 4 Pipe	10%			2030	\$93,500	1	\$1,500	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2030	\$24,200	2	\$9,800	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	\$1,100	LIFE	**	2-5	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Actuator In Boiler Room</i>								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$39,400	
Exhaust Fans								
Interior	60%			2030	\$100,300	2	\$900	
Roof	40%			2030	\$31,200	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2040	**	1		
Galvanized Steel	60%	0-2	\$6,200	2028	\$123,700	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
HW Heat Exchanger								
Steam Fired	100%	0-2	\$7,500	2030	\$74,800	4	\$4,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$7,200	4	\$1,500
	Sewage Ejector(s)							
	Electric	100%	0-2	\$300	2030	\$13,500	4	\$1,900
			<i>Broken, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Auto Start Component, Basement</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	10%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Freight Unit</i>					
	No Component	90%						
Fire Suppression								
	Standpipe							
	Generic	100%			2040	**	1-5	\$23,700
	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 175 - M (P175M-SIE VII)
Address : 175 WEST 134 STREET
Borough : MANHATTAN **Agency's Number** : M175
Program / Asset # : BOE0106.000 / 1657 **Yr Built/Renovated** : 1958 / 2008
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 15-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 1919 **Lot** : 6 **BIN** : 1058248

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$273,300	\$68,500
Interior Architecture	\$1,439,100	\$812,200
Electrical	\$259,200	\$1,098,200
Mechanical	\$622,000	\$1,555,500
Site Pavements	\$60,000	\$600,100
Total	\$2,653,600	\$4,134,500
Importance Code A	\$823,400	\$108,000
Importance Code B	\$1,485,500	\$3,990,000
Importance Code C	\$344,700	\$36,500
Total	\$2,653,600	\$4,134,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,100			
Interior Architecture	\$47,200			\$12,500
Electrical	\$36,000	\$9,000	\$9,200	\$9,500
Mechanical	\$3,600	\$13,200	\$31,800	\$18,300
Site Enclosure	\$14,100			
Total	\$109,100	\$22,200	\$41,000	\$40,300
Importance Code A	\$8,100	\$8,400	\$8,600	\$8,400
Importance Code B	\$86,800	\$13,800	\$32,400	\$31,900
Importance Code C	\$14,100			
Total	\$109,100	\$22,200	\$41,000	\$40,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$2,500	
Masonry: Brick	85%	Now	\$110,300	LIFE	**	5	\$68,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
Stucco Cement	5%			2041	**	5	\$10,100	
Windows								
Aluminum	100%	Now	\$91,700	2044	**	5	\$10,300	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hroughout</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$900	
Masonry: Limestone	65%			LIFE	**	5	\$7,000	
Metal Rail	25%	Now	\$3,100	2041	**	5	\$15,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	100%	Now	\$71,300	2033	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 301, 319</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,700	
Ceramic Tile	5%	Now	\$12,900	2037	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Toilet Rooms</i>								
Vinyl Tile	65%	Now	\$36,800	2028	\$736,700	3	\$30,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%	Now	\$220,200	2038	**	3	\$7,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 310, 301, 302.</i>								
Wood	10%	Now	\$87,900	2043	**	5	\$11,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$41,100	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Brick	5%			LIFE		**		
Mosaic Tile	15%			LIFE		**		
Plaster	50%	Now	\$52,100	LIFE		**	5	\$36,500
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 212, 214.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 212, 214.</i>								
SGFT/Glazed Masonry	25%	Now	\$251,500	LIFE		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Stair 1-2 First And Second Floors</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 1-2, Between 2nd And 3rd Floors</i>								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$8,100	2033		**	5	\$11,700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
Exposed Concrete	45%	Now	\$193,000	LIFE		**	5	\$8,800
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Entrance And Bulkhead At Stair 5, 214</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance, 214</i>								
Metal Panel	25%	Now	\$556,400	LIFE		**	5	\$39,000
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st, 2nd Floors</i>								
Plaster	15%	Now	\$26,200	LIFE		**	5	\$11,700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 301, 319</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$14,100	2048		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

100% Now \$60,000 2028 \$600,100

*Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%**Location : Playground*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2028 \$39,500 5 \$400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Switches Rated At 800 Amperes Each*

Switchgear / Switchboard

Molded Case Bkrs

100% 2028 \$182,600 5 \$2,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Sections Of Main Distribution Board*

Raceway

Conduit

95% 2028 \$175,100 1

Conduit

5% 2038 * * 1

Panelboards

Fused Disc Sw

2% 2027 \$3,800 5

Molded Case Bkrs

3% 2036 * * 5 \$100

Molded Case Bkrs

95% 2027 \$181,900 5 \$2,100

Wiring

Braided Cloth

95% 0-2 \$259,200 2053 * * 1

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

5% 2038 * * 1

Motor Controllers

Locally Mounted

50% 2026 \$40,300 5 \$300

Locally Mounted

20% 0-2 \$16,100 2048 * * 5 \$100

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Mechanical Room*

Locally Mounted

30% 2045 * * 5 \$200

Ground

Grounding Devices

Generic

100% 0-2 \$10,200 LIFE * * 5 \$1,200

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Corroded*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
P. S. 175 - M (P175M-SIE VII)
Asset # : 1657

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2036	**	10	\$74,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2036	**	10	\$800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	4%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Light Fixtures</i>								
Egress Lighting Emergency, Battery	50%			2028		10	\$10,300	
Exit, Service	50%			2028		1		
Exterior Lighting HID	100%			2028		10	\$300	
Alarm								
Security System Generic	100%			2036	**	1	\$31,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$54,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Toilet, Basement</i>								
<i>Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2038	**	5	\$26,300	
Conversion Equipment Steam Boiler	100%	0-2	\$550,100	2048	**	1	\$75,800	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 175 - M (P175M-SIE VII)
Asset # : 1657

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$71,900	2038	**	4	\$4,200	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Condensate Lines</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	25%			2028	\$298,800	1	\$13,100	
Convactor/Radiator	75%			2026	\$341,300	1	\$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	5%			2028	\$90,700			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd Floor Communication Room</i>								
<i>Explanation : R-410a</i>								
Window/Wall Unit	60%			2026	\$106,300	1		
No Component	35%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$52,600	1	\$1,400	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2028	\$8,600	2	\$3,000	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,400	
Exhaust Fans								
Interior	100%			2028	\$302,400	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$186,500	1		
HW Heat Exchanger								
Steam Fired	100%			2028	\$135,400	4	\$8,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$13,000	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2028	\$41,600	1-2	\$1,200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 175 - Q
Address : 64-35 102 STREET
Borough : QUEENS **Agency's Number** : Q175
Program / Asset # : BOE0819.000 / 1511 **Yr Built/Renovated** : 1951 /
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 02-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 2128 **Lot** : 14 **BIN** : 4051200

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,211,200
Interior Architecture	\$52,000	\$840,200
Electrical	\$563,800	\$80,600
Mechanical	\$434,800	\$947,200
Total	\$1,050,600	\$3,079,300
Importance Code A		\$1,741,900
Importance Code B	\$998,600	\$1,286,800
Importance Code C	\$52,000	\$50,600
Total	\$1,050,600	\$3,079,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,900		\$1,500
Interior Architecture	\$46,400	\$10,200	\$7,500	\$8,300
Electrical	\$33,500	\$2,700	\$1,900	\$11,500
Mechanical	\$42,700	\$12,400	\$17,900	\$59,200
Site Enclosure	\$18,400			
Site Pavements	\$11,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$156,300	\$36,200	\$31,300	\$84,500
Importance Code A	\$27,900	\$15,000	\$8,100	\$9,700
Importance Code B	\$98,800	\$17,400	\$23,200	\$74,800
Importance Code C	\$29,600	\$3,800		
Total	\$156,300	\$36,200	\$31,300	\$84,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$109,200	
Masonry: Limestone	5%			LIFE	**	5	\$4,300	
Windows								
Aluminum	98%			2045	**	5	\$27,100	
Glass Block	2%			LIFE	**	5	\$300	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,700	
Masonry: Limestone	10%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	95%			2029	\$1,030,900	10	\$71,200	
Metal Panel	5%			2042	**	10	\$6,900	
Soffits								
Wood	100%			2034	**	5	\$2,900	
Interior								
Floors								
Carpet	2%	Now	\$33,500	2031	**	3	\$3,700	
								<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Penthouse</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Penthouse</i>
								<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Penthouse</i>
Cast in Place Concrete	5%			LIFE	**	5	\$13,400	
Ceramic Tile	3%			2032	**	5	\$3,700	
Sheet Vinyl/Rubber	1%			2029	\$38,900	5	\$1,800	
Terrazzo	5%			LIFE	**	5	\$4,800	
Vinyl Tile	30%			2034	**	3	\$13,800	
Vinyl Tile 9" X 9"	49%			2029	\$707,900	3	\$22,600	
Wood	5%	Now	\$10,800	2044	**	5	\$5,800	
								<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Gymnasium</i>
								<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 1%</i>
								<i>Location : Gymnasium</i>
								<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>
								<i>Location : Gymnasium</i>
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$7,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,000	
Plaster	67%			LIFE	**	5	\$50,600	
SGFT/Glazed Masonry	25%	4+	\$52,000	LIFE	**			
								<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout Corridors And Cafeteria</i>

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2034	**	5	\$6,100	
AcousTileSusp.Lay-In	5%			2034	**	5	\$6,100	
Exposed Concrete	70%			LIFE	**	5	\$13,400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiber Board	5%	Now	\$2,100	2029	\$42,800			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Plaster	15%			LIFE	**	5	\$11,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%	2-4	\$18,400	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Pavers/Stone	10%			2038	**			
Parking/Driveway								
Asphalt	100%	0-2	\$11,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	75%			2038	**			
Rubber Matting	25%			2029	\$7,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%	4+	\$19,800	2059	**	5	\$100
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	50%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Disconnect Switch, One 100 Ampere Main Disconnet Switch - Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	70%	4+	\$127,800	2059	**	5	\$100
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
	Fused Disc Sw	30%			2049	**	5	\$100
Raceway								
	Conduit	95%			2039	**	1	
	Conduit	5%			2055	**	1	
Panelboards								
	Fused Disc Sw	5%			2028	\$9,600	5	\$100
	Fused Toggle Switch	5%	4+	\$9,600	2054	**	5	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
	Molded Case Bkrs	50%	4+	\$95,800	2054	**	5	\$500
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Molded Case Bkrs	40%			2045	**	5	\$900
Wiring								
	Braided Cloth	75%	2-4	\$204,600	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	25%			2055	**	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$80,600	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Reported Excessive Voltage Drop When Elevator Motor Starts</i>								
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
	Generic	50%			LIFE	**	5	\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent	80%			2034	**	10	\$60,200	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	10%			2024	\$19,300	10	\$7,500	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Incandescent	5%			2024	\$48,600	2	\$100	
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LED	5%			2037	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Auditorium And Gymnasium

Explanation : LED Fixtures

Egress Lighting

Emergency, Battery	48%			2034	**	10	\$9,500	
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Emergency, Battery	2%	Now	\$2,400	2039	**			
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Damaged Fixtures, Extent : Moderate, Area Affected : 100%

Location : Gymnasium

Exit, Service	50%			2034	**	1		
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Exterior Lighting

LED	10%			2037	**			
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No Component	90%							
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Alarm

Fire/Smoke Detection

No Component	60%							
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Generic, Analog	40%			2034	**	1-3	\$20,200	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2039	**	5	\$25,400	
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Conversion Equipment

Steam Boiler	100%			2027	\$530,700	1	\$81,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Steam Piping/Pump	95%			2039	**			
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Steam Piping/Pump	5%	Now	\$18,100	2059	**			
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Sub-basement

Explanation : Condensate Steam Pumps: 2 Pumps Are Leaking.

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2024	\$230,600	1	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Units Are Supply Fans With Heating Coils In The Ductworks</i>								
Convector/Radiator	80%			2027	\$351,200	1	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Staircase B Between 1st And 2nd Floor</i>								
<i>Explanation : Leaky Danfoss Valve</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mdf Room And Elevator Machine Room</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	20%			2024	\$34,200	1		
No Component	78%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700	
Exhaust Fans								
Interior	70%			2024	\$204,200	2	\$1,800	
Interior	5%	Now	\$7,300	2039	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Broken Bearing On The Auditorium Exhaust Fan.</i>								
Roof	25%			2029	\$34,000	2	\$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	99%			2034	**	1		
Galvanized Steel	1%			2049	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Pipe That Feeds The Gas Fired Water Heater Is Leaking. Quantity 10 Feet</i>								
Water Heater								
Gas Fired	50%			2028	\$25,000	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit Installed In 2015</i>								
No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger								
Steam Fired	50%			2029	\$65,300	4	\$6,100	
No Component	50%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	70%			2034	**	4	\$1,800	
Non-Submersible	30%	Now	\$3,800	2039	**	4	\$500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Sump Pump Not Working.</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,200	
Chemical System								
No Component	98%							
Generic	2%			2024	\$600	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 176 - BK
Address : 1225 BAY RIDGE AVE. @ 12TH AVENUE
Borough : BROOKLYN **Agency's Number** : K176
Program / Asset # : BOE0970.000 / 1186 **Yr Built/Renovated** : 1914 / 2006
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 24-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 5774 **Lot** : 1 **BIN** : 3143190

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$476,700	\$220,000
Interior Architecture	\$1,111,200	\$235,700
Electrical	\$136,400	\$1,038,100
Mechanical	\$942,700	\$2,228,400
Total	\$2,666,900	\$3,722,200
Importance Code A	\$476,700	\$259,500
Importance Code B	\$1,841,600	\$3,419,900
Importance Code C	\$348,600	\$42,800
Total	\$2,666,900	\$3,722,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$12,900	\$21,600	
Interior Architecture	\$31,900	\$15,800	\$4,100	\$8,300
Electrical	\$3,100	\$13,500	\$2,800	\$2,200
Mechanical	\$48,200	\$57,400	\$24,900	\$13,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$88,200	\$104,500	\$58,400	\$29,300
Importance Code A	\$9,100	\$22,200	\$30,700	\$9,100
Importance Code B	\$72,800	\$82,300	\$27,700	\$20,200
Importance Code C	\$6,300			
Total	\$88,200	\$104,500	\$58,400	\$29,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$59,800	LIFE	**	5	\$53,700	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 453, 553 - Above Window Heads</i>								
Copper/Terne	2%			2062	**	10	\$6,500	
Masonry: Brick	85%	Now	\$376,800	LIFE	**	5	\$117,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Masonry: Granite	3%			LIFE	**	5	\$3,100	
Masonry: Limestone	5%	4+	\$40,100	LIFE	**	5	\$5,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Elements - All Facades</i>								
Windows								
Aluminum	50%			2043	**	5	\$21,600	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Windows Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Windows Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Windows Have Lexan Panes</i>								
<i>Explanation : Thermally Inefficient</i>								
Aluminum	50%			2043	**	5	\$21,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles Or Pointed Arch Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,900	
Masonry: Brick	85%			LIFE	**	5	\$15,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,600	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$49,300	
Copper/Terne	5%			2062	**	10	\$6,500	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,000	
Ceramic Tile	5%	Now	\$54,800	2030	\$137,000	5	\$3,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Bathrooms And Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Marble Panels	5%	2-4	\$25,600	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2032	**	3	\$12,400	
Vinyl Tile	20%	Now	\$240,500	2037	**	3	\$9,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd / 4th Classrooms</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Corridor And Classrooms</i>								
Vinyl Tile 9" X 9"	30%	Now	\$467,300	2037	**	3	\$14,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors / Classrooms</i>								
Wood	5%			2042	**	5	\$12,400	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$12,500	
Glass: Single Pane	3%			LIFE	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell Partitions</i>								
<i>Explanation : Safety Glass</i>								
Masonry: Brick	10%	2-4	\$104,200	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls</i>								
Metal Panel	2%			LIFE	**			
Metal: Cage/Fence	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	57%	Now	\$244,400	LIFE	**	5	\$42,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2032	**	5	\$19,200	
Exposed Concrete	15%			LIFE	**	5	\$3,000	
Plaster	70%			LIFE	**	5	\$55,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2027	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room On 1st Floor</i>								
<i>Explanation : One 1200 Ampers Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2027	\$109,600	5	\$200	
Fused Disc Sw	40%			2053	**	5	\$200	
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	80%			2026	\$153,200	5	\$1,900	
Molded Case Bkrs	10%			2049	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$54,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	10%			2053	**	1		
Thermoplastic	70%			2027	\$191,000	1		
Motor Controllers								
Locally Mounted	90%			2040	**	5	\$600	
Locally Mounted	10%			2025	\$8,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2032	**	10	\$81,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2027	\$4,700	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$11,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2027	\$371,000	10	\$300	

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2032

* *

1-3

\$22,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$91,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

95%

2027

\$1,479,200

4

\$4,300

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Central Plant Steam Piping/Pmp

5%

0-2

\$77,900

2057

* *

4

\$200

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Basement, 1 Of 2 Defective Vacuum Pumps**Steam Traps Faulty, Extent : Moderate, Area Affected : 50%**Location : Throughout Classrooms*

Terminal Devices

Air Handler

30%

2022

\$388,100

1

\$17,100

*On Extended Life, Extent : Moderate, Area Affected : 30%**Location : Basement Fan Room*

Convactor/Radiator

5%

0-2

\$24,600

2047

* *

1

\$1,300

*Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Throughout, 25 Of 100 Defective Thermostats*

Convactor/Radiator

65%

2025

\$320,100

1

\$19,300

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	95%			2022	\$182,100	1		
Window/Wall Unit	5%	0-2	\$9,600	2027	\$9,600	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms Throughout, 5 Of 100 Defective Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	
Exhaust Fans								
Interior	90%	0-2	\$294,600	2037	**	2	\$2,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Roof	10%			2022	\$15,300	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2047	**	1		
Galvanized Steel	90%			2025	\$363,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2027	\$56,100	2	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor And Basement</i>								
<i>Explanation : Backup In Bathrooms And Kitchen When It Rains</i>								
Sump Pump(s)								
Non-Submersible	100%			2027	\$14,000	4	\$1,900	
Backflow Preventer								
Generic	100%			2032	**	1	\$5,600	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 5th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,300
Chemical System	Generic	100%			2022	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 176 - Q
Address : 120-45 235 STREET BTWN: 120 AVE., 121 AVE.
Borough : QUEENS **Agency's Number** : Q176
Program / Asset # : BOE0820.000 / 2529 **Yr Built/Renovated** : 1949 / 2016
Area Sq Ft : 107,000 **Project Type** : EDUCATION
Date of Survey : 13-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 12820 **Lot** : 1 **BIN** : 4276382

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$168,300	\$1,138,300
Interior Architecture	\$214,600	\$861,400
Electrical	\$127,400	\$207,600
Mechanical		\$1,479,700
Total	\$510,300	\$3,686,900
Importance Code A	\$168,300	\$1,553,800
Importance Code B	\$191,700	\$2,097,000
Importance Code C	\$150,300	\$36,100
Total	\$510,300	\$3,686,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,500	\$5,800	\$9,000	
Interior Architecture	\$143,100	\$25,600	\$32,900	\$8,400
Electrical	\$20,600	\$17,800	\$17,100	\$14,600
Mechanical	\$55,400	\$34,300	\$29,000	\$31,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$299,400	\$91,300	\$96,000	\$62,000
Importance Code A	\$81,200	\$14,300	\$17,500	\$8,500
Importance Code B	\$167,700	\$77,100	\$63,400	\$53,600
Importance Code C	\$50,600		\$15,100	
Total	\$299,400	\$91,300	\$96,000	\$62,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$71,900	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
Masonry: Brick Cavity	25%			LIFE	**	5	\$27,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2016 Addition</i>								
Masonry: Granite	3%			LIFE	**	5	\$2,500	
Masonry: Limestone	5%			LIFE	**	5	\$4,100	
Granite Panels	2%			LIFE	**	5	\$1,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2016 Addition</i>								
Windows								
Aluminum	50%			2046	**	5	\$14,400	
Aluminum	40%			2052	**	5	\$11,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2016 Addition</i>								
Glass Block	5%			LIFE	**	5	\$1,800	
Metal Louvers	2%			2033	**	10	\$3,600	
Steel	3%			2038	**	5	\$10,800	
Parapets								
Masonry: Brick	45%			LIFE	**	5-10	\$44,400	
Masonry: Brick Cavity	25%			LIFE	**	5-10	\$24,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2016 Addition</i>								
Masonry: Limestone	25%			LIFE	**	5-10	\$44,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2016 Addition</i>								
Roof								
Built-Up (BUR)	60%	Now	\$55,100	2030			\$1,102,400	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Room 207</i>								
Copper/Terne	5%			2058	**	10	\$15,900	
Plaza Roof: Stone Panels	35%	4+	\$20,800	2056	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Elevator Corridor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Of 2016 Addition</i>								
<i>Explanation : New Construction</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$36,700	
Ceramic Tile	10%			2043	**	5	\$16,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2016 Addition And In Old School Bathrooms</i>								
Mosaic Tile	3%			2047	**	5	\$12,600	
Quarry Tile	2%			2047	**	5	\$5,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2016 Addition</i>								
Terrazzo	10%			LIFE	**	5	\$26,200	
Vinyl Tile	25%			2038	**	3	\$15,700	
Vinyl Tile 9" X 9"	40%			2025	\$790,100	3	\$33,600	
Wood	5%			2045	**	5	\$15,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$37,600	
Ceramic Tile	10%			2043	**	5	\$30,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$24,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$12,000	
Gypsum Board	20%			LIFE	**	5-10	\$102,400	
Marble Panels	2%			LIFE	**	10	\$2,400	
Plaster	28%			LIFE	**	5-10	\$71,700	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$30,100	
Ceilings								
AcousTile,Adhered	15%			2035	**	5	\$25,200	
AcousTileSusp.Lay-In	5%			2043	**	5	\$8,400	
AcousTileSusp.Lay-In	20%			2047	**	5	\$33,600	
Exposed Concrete	35%			LIFE	**	5-10	\$73,500	
Exposed Struc: Steel	2%			LIFE	**	10	\$6,700	
Fiber Board	3%			2030	\$35,100			
Gypsum Board	5%			LIFE	**	5-10	\$28,900	
Plaster	15%			LIFE	**	5-10	\$43,300	
Site Enclosure								
Fence/Gates								
Iron Picket	70%			2050	**			
Iron Picket	30%			2074	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2047	**			
Cast in Place Concrete	5%			2035	**			
Pavers/Stone	5%			2043	**			
On-Site Walkways								
Cast in Place Concrete	85%			2035	**			
Cast in Place Concrete	10%			2047	**			
Masonry: Granite	5%			LIFE	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Cast in Place Concrete	95%			2043	**			
Rubber Matting	5%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Transformers

Dry Type	100%			2047	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 12 Kilovolt-ampere, 208/480/ 277 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2056	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Three Vertical Sections

Raceway

Conduit	50%			2030	\$111,400	1		
Conduit	50%			2056	**	1		

Panelboards

Fused Disc Sw	15%			2052	**	5	\$400	
Fused Knife Sw	1%	2-4	\$1,900	2055	**	5		

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

Molded Case Bkrs	34%			2038	**	5	\$1,000	
Molded Case Bkrs	50%			2052	**	5	\$1,400	

Wiring

Braided Cloth	40%	2-4	\$127,400	2055	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Old Sections Of The Building

Thermoplastic	60%			2056	**	1		
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Motor Controllers

Locally Mounted	5%			2028	\$6,100	5		
Locally Mounted	15%			2047	**	5	\$100	
Variable Frequency Drive	80%			2047	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,100	
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DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$32,900	
Generators								
Diesel	100%			2043	**	1	\$41,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$4,000	
Fuel Storage								
Day Tank								
	20%			2052	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 60 Gallons Rated Capacity</i>								
Main Tank								
	80%			2065	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2038	**	10	\$96,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED								
	2%			2038	**			
Egress Lighting								
Emergency, Battery								
	50%			2038	**	10	\$12,900	
Exit, Service								
	50%			2038	**	1		
Exterior Lighting								
HID								
	30%			2038	**	10	\$100	
No Component								
	70%							
Lightning Protection								
Arresters/Cabling								
No Component								
	60%							
Generic								
	40%			2065	**	5	\$1,300	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2038	**	1	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital								
	100%			2038	**	1-3	\$65,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	60%			2030	\$126,200	5	\$19,900	
Natural Gas	40%			2056	**	1		
Conversion Equipment								
Hot Water Boiler	40%			2047	**	1	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room Of New Wing</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	60%			2028	\$415,500	1	\$63,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Basement Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2052	**	4	\$2,100	
Steam Piping/Pump	60%			2030	\$283,900			
Terminal Devices								
Air Handler	15%			2038	**	1	\$9,900	
Air Handler	30%			2038	**	1	\$19,900	
Convactor/Radiator	45%			2028	\$257,800	1	\$15,600	
Convactor/Radiator	10%			2047	**	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	60%			2038	**	1		
Electricity	40%			2052	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2038	**	1	\$19,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 1 Multistack Unit, R-410a.</i>								
Exterior Pkg Unit - Cooling	5%			2038	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, R-410a, For Dance Room.</i>								
Window/Wall Unit	30%			2025	\$66,900	1		
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2056	**	4	\$2,100	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2038	**	1	\$26,500	
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	40%			2038	**	2	\$29,800
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$28,300
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$37,800
	No Component	30%						
Exhaust Fans								
	Interior	30%			2035	**	2	\$1,000
	Roof	40%			2038	**	2	\$1,300
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2050	**	1	
	Galvanized Steel	20%	0-2	\$1,900	2028	\$93,900	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main Valve, Boiler Room</i>								
Water Heater								
	Gas Fired	100%			2029	\$65,300	2	\$1,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing 3rd Floor Mechanical Room</i>								
<i>Explanation : One 100 Gallon Tank</i>								
HW Heat Exchanger								
	Steam Fired	100%			2030	\$170,400	4	\$15,900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2025	\$16,300	4	\$3,400
Backflow Preventer								
	No Component	50%						
	Generic	50%			2038	**	1	\$3,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 3rd Floor</i>								
<i>Explanation : 3 Units, 1 Of Them Is Still Under Construction.</i>								
Fire Suppression								
Standpipe								
	No Component	60%						
	Generic	40%			2056	**	1-5	\$21,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%		2056	* *	1-2	\$12,000	
Fire Pump								
	Generic	100%		2043	* *	1	\$20,000	
Chemical System								
	No Component	99%						
	Generic	1%		2029	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 177 - BK
Address : 346 AVENUE P BTWN: WEST 1 ST, - DAHILL RD.
Borough : BROOKLYN **Agency's Number** : K177
Program / Asset # : BOE0474.000 / 7 **Yr Built/Renovated** : 1924 / 2010
Area Sq Ft : 104,238 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 6631 **Lot** : 1 **BIN** : 3175834

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$712,100	\$1,116,100
Interior Architecture	\$814,900	\$449,100
Electrical	\$556,600	\$1,452,000
Mechanical	\$462,400	\$1,626,100
Total	\$2,546,100	\$4,643,300
Importance Code A	\$914,500	\$1,143,000
Importance Code B	\$1,185,000	\$3,429,900
Importance Code C	\$446,600	\$70,300
Total	\$2,546,100	\$4,643,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,800		\$56,600	
Interior Architecture	\$100,800		\$33,300	\$2,000
Electrical	\$21,900	\$3,100	\$3,100	\$5,200
Mechanical	\$49,000	\$15,600	\$23,400	\$14,500
Site Pavements	\$23,200			
Total	\$205,800	\$18,700	\$116,500	\$21,600
Importance Code A	\$10,900	\$10,300	\$66,900	\$10,300
Importance Code B	\$146,100	\$8,400	\$49,500	\$11,300
Importance Code C	\$48,700			
Total	\$205,800	\$18,700	\$116,500	\$21,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$496,000	LIFE	**	5	\$154,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$102,100	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$60,100	
Granite Panels	2%			LIFE	**	5	\$5,300	
Windows								
Aluminum	97%			2038	**	5	\$54,100	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2033	**	10	\$10,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$49,400	
Masonry: Brick	77%			LIFE	**	5-10	\$91,500	
Metal Rail	10%			2043	**	5-10	\$31,400	
Pre-Cast Concrete	3%			LIFE	**	5	\$6,600	
Roof								
Built-Up (BUR)	95%			2030	\$859,100	10	\$59,300	
Copper/Terne	4%			2058	**	10	\$6,200	
Skylight, Metal/Glass	1%	Now	\$4,900	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Skylight On Lower Roof</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$8,700	LIFE	**	5	\$17,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$16,100	2033	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	3%			2043	**	5	\$7,000	
Sheet Vinyl/Rubber	5%	Now	\$247,100	2040	**	5	\$5,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Classrooms On 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Classrooms On 2nd Floor</i>								
Terrazzo	5%			LIFE	**	5	\$12,200	
Vinyl Tile	62%			2035	**	3	\$36,300	
Vinyl Tile 9" X 9"	10%			2025	\$183,500	3	\$7,800	
Wood	5%	Now	\$54,900	2045	**	5	\$7,300	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$29,600	2033	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	10%			LIFE	**	5-10	\$56,900	
Masonry: Brick	15%	Now	\$209,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	2%			LIFE	**	10	\$2,700	
Plaster	70%	Now	\$200,700	LIFE	**	5	\$70,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2028	\$136,200	5	\$19,700	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	10%			2043	**	5	\$15,800	
Exposed Concrete	15%			LIFE	**	5-10	\$29,600	
Metal Panel	5%			LIFE	**	5	\$19,700	
Plaster	60%	Now	\$66,300	LIFE	**	5	\$59,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	35%			2050	**			
Iron Picket	65%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	90%			2035	**			
Pavers/Stone	10%			2033	**			
Parking/Driveway								
Asphalt	70%	Now	\$16,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Area Drain</i>								
<i>Explanation : Inadequate</i>								
Cast in Place Concrete	30%			2035	**			
Activity Yard								
Asphalt	90%	Now	\$6,800	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Play Yard</i>								
Rubber Matting	10%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2030	\$26,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2,000 Ampere Service Switch</i>								
Fused Disc Sw	40%			2056	**	5	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$208,700	5	\$400	
Raceway								
Conduit	100%			2030	\$222,800	1		
Panelboards								
Fused Disc Sw	25%			2029	\$47,900	5	\$600	
Fused Knife Sw	5%	2-4	\$9,600	2055	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	70%			2029	\$134,100	5	\$1,900	
Wiring								
Braided Cloth	30%	2-4	\$95,600	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Thermoplastic	70%			2030	\$223,000	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$76,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps Type Lighting Fixtures</i>								
Fluorescent	10%			2025	\$24,500	10	\$9,600	
LED	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Lighting Fixtures Installed</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service

50%

2030

\$27,400

1

Exit, Service

50%

2030

\$15,000

1

Exterior Lighting

HID

100%

2025

\$420,300

10

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Fixtures Control Requires Frequent Maintenance.*

Alarm

Security System

No Component

80%

Generic

20%

2025

\$67,300

1

\$7,800

Fire/Smoke Detection

No Component

60%

Generic, Analog

40% 0-2

\$461,100

2040

* *

1-3

\$23,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : The Fire Alarm Is An Obsolete System Which Consists Of Bells And Pull Stations.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2050

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : No. 2 Oil One Tank Of 1,000 Gallons*

Conversion Equipment

Steam Boiler

100%

0-2

\$202,400

2035

* *

1

\$92,900

*Corroded, Extent : Severe, Area Affected : 20%**Location : Bottom Of Both Boilers In Boiler Room**Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Both Boilers Have Small Leak In Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$46,100	2040	**			
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vaccum Pump</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Room At Vaccum Pump Causing Ponding</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vacuum Pump</i>								
Terminal Devices								
Air Handler	20%	Now	\$14,700	2030	\$293,100	1	\$11,600	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Two Basement Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Air Handlers In The Basement</i>								
<i>Explanation : Pneumatic System Does Not Work Properly</i>								
Convactor/Radiator	70%	0-2	\$39,100	2035	**	1	\$21,200	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 50 Percent Of Stream Traps Faulty</i>								
Fan Coil Unit/Heat	10%			2030	\$156,100	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$111,300			
Window/Wall Unit	80%			2025	\$173,800	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$92,000	
Exhaust Fans								
Interior	100%	Now	\$111,300	2025	\$370,900	2	\$2,600	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Three Basement Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$457,400	1		
Water Heater								
Gas Fired	100%	Now	\$63,600	2030	\$63,600	2	\$1,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank, 400 Gallons</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - BK

Asset # : 7

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$15,900	4	\$3,300
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2050	**	1-2	\$1,500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 177 - Q
Address : 56-37 188 STREET
Borough : QUEENS **Agency's Number** : Q177
Program / Asset # : BOE0821.000 / 1512 **Yr Built/Renovated** : 1951 / 2005
Area Sq Ft : 58,000 **Project Type** : EDUCATION
Date of Survey : 20-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5674 **Lot** : 2 **BIN** : 4128231

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$181,700	\$65,400
Interior Architecture		\$62,200
Electrical	\$363,800	\$696,400
Mechanical		\$1,052,000
Site Pavements	\$53,700	
Total	\$599,200	\$1,876,000
Importance Code A	\$181,700	\$65,400
Importance Code B	\$417,500	\$1,810,600
Total	\$599,200	\$1,876,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,500		\$7,700
Interior Architecture	\$12,100	\$8,900	\$2,200	\$5,600
Electrical	\$3,900	\$2,100	\$2,600	\$2,100
Mechanical	\$10,300	\$5,100	\$15,600	\$44,900
Site Enclosure	\$1,200			
Site Pavements	\$3,900			
Total	\$31,300	\$22,700	\$20,400	\$60,300
Importance Code A		\$6,500		\$7,800
Importance Code B	\$30,100	\$16,100	\$20,400	\$52,500
Importance Code C	\$1,200			
Total	\$31,300	\$22,700	\$20,400	\$60,300



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DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$65,400	
Masonry: Granite	5%			LIFE	**	5	\$2,900	
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Metal Panel	5%			2049	**	5-10	\$26,500	
Windows								
Aluminum	100%	4+	\$93,500	2045	**	5	\$2,600	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	83%			LIFE	**	5	\$9,900	
Masonry: Limestone	10%			LIFE	**	5	\$1,500	
Metal Panel	2%			2049	**	5	\$900	
Metal Rail	5%			2042	**	5-10	\$10,700	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$88,200	
Copper/Terne	5%			2057	**	10	\$11,600	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$9,900	LIFE	**	5	\$19,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2038	**	5	\$4,500	
Terrazzo	5%			LIFE	**	5	\$3,500	
Vinyl Tile	80%			2037	**	3	\$26,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$300	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2034	**	5	\$11,200	
AcousTileSusp.Lay-In	5%			2046	**	5	\$4,500	
Exposed Concrete	50%			LIFE	**	5	\$7,000	
Fiber Board	10%			2029			\$62,200	
Plaster	25%			LIFE	**	5	\$13,900	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%	4+	\$1,200	2064	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 189th Street And 58th Avenue</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	90%	0-2	\$53,700	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%	Now	\$3,900	2037	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2059	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059	**	5	\$200	
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2059	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$11,200	5	\$100	
Fused Knife Sw	2%	2-4	\$2,200	2054	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room Basement</i>								
Molded Case Bkrs	78%			2028	\$87,100	5	\$1,200	
Molded Case Bkrs	10%			2054	**	5	\$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$37,100	1		
Thermoplastic	10%			2059	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$24,200	5	\$200	
Motor Control Center	50%			2027	\$156,100	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	30%			2039	**	10	\$16,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Cafeteria, Bathroom and Offices</i>								
LED	70%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$41,800	10	\$7,000	
Exit, Service	50%			2029	\$8,400	1		
Exterior Lighting								
HID	100%			2024	\$233,900	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$56,200	1	\$6,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$192,400	1-3	\$10,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside of The Building</i>								
<i>Explanation : Boiler Room Is Under Construction. 1 Temporary Steam Boiler Is Being Used.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside of The Building</i>								
<i>Explanation : Boiler Room Is Under Construction. 1 Temporary Steam Boiler Is Being Used.</i>								
Distribution								
Steam Piping/Pump	100%			2029	\$256,500			
Terminal Devices								
Air Handler	25%			2029	\$203,900	1	\$9,000	
Convactor/Radiator	75%			2034	**	1	\$14,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2029	\$295,400	1	\$16,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Sets In Lower Roof Penthouse</i>								
Window/Wall Unit	25%			2024	\$30,200	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2039	**	4	\$1,700	
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	60%			2034	**	1	\$11,200	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2029	\$59,600	2	\$24,200	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,300	
Exhaust Fans								
Interior	90%			2029	\$185,700	2	\$1,600	
Roof	10%			2024	\$9,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$50,900	1		
Water Heater								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Room Is Under Construction.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Room Is Under Construction.</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Room Is Under Construction.</i>								
Backflow Preventer Under Construction	100%							
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	98%							
Generic	2%			2029	\$11,400	1-2	\$300	
Chemical System Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : The Kitchen Is Under Construction</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 178 - BK
Address : 2163 DEAN STREET @ HOPKINSON AVE.
Borough : BROOKLYN **Agency's Number** : K178
Program / Asset # : BOE0475.000 / 1339 **Yr Built/Renovated** : 1915 / 2000
Area Sq Ft : 81,000 **Project Type** : EDUCATION
Date of Survey : 22-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1440 **Lot** : 56 **BIN** : 3038718

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,768,500	\$337,300
Interior Architecture	\$1,417,500	\$319,200
Electrical	\$853,900	\$805,800
Mechanical	\$2,240,200	\$174,100
Total	\$6,280,100	\$1,636,400
Importance Code A	\$1,768,500	\$376,800
Importance Code B	\$4,036,400	\$1,038,000
Importance Code C	\$475,200	\$221,600
Total	\$6,280,100	\$1,636,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,900			
Interior Architecture	\$23,300	\$4,300		\$8,800
Electrical	\$66,200	\$1,800	\$1,800	\$2,500
Mechanical	\$50,600	\$11,500	\$18,000	\$11,500
Elevators/Escalators	\$8,300	\$8,300	\$8,300	\$8,300
Total	\$204,300	\$25,900	\$28,100	\$31,100
Importance Code A	\$64,100	\$8,000	\$8,000	\$8,000
Importance Code B	\$127,700	\$17,900	\$20,100	\$19,300
Importance Code C	\$12,500			\$3,800
Total	\$204,300	\$25,900	\$28,100	\$31,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	2-4	\$316,800	LIFE	**	5	\$40,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Banding Detail - North Facade</i>								
Masonry: Brick	80%	Now	\$810,100	LIFE	**	5	\$83,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor Classroom North Facade, Auditorium East Facade</i>								
Masonry: Limestone	10%	2-4	\$61,100	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2046	**	5-10	\$36,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Penthouse</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	75%	2-4	\$243,000	2034	**	5	\$13,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Aluminum	20%	2-4	\$111,800	2034	**	5	\$3,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Protective Gate Covering</i>								
Wood	5%	0-2	\$54,300	2051	**	5	\$9,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$15,800	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	2-4	\$128,900	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parapet - Interior Wall</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	45%	Now	\$29,000	2031	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium Roof</i>								
Metal Panel	5%	2-4	\$1,300	2039	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	50%	Now	\$42,500	2029	\$212,600			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classrooms On 5th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Penthouse</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Fifth Floor</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,200	LIFE	**	5	\$12,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	2%	4+	\$4,700	2029	\$47,400	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	3%			LIFE	**	5	\$2,700	
Traffic Topping	5%	Now	\$75,900	2036	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells</i>								
Vinyl Tile	30%			2031	**	3	\$12,900	
Vinyl Tile	35%	4+	\$364,100	2036	**	3	\$15,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium Floor</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper Floor Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Wood	20%	2-4	\$80,700	2041	**	5	\$21,500	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%			2029	\$221,600	5	\$7,500	
Glass: Single Pane	3%			LIFE	**	5	\$3,400	
Masonry: Brick	10%	Now	\$12,500	LIFE	**			

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement*

Marble Panels	5%			LIFE	**			
Plaster	65%	Now	\$251,300	LIFE	**	5	\$29,300	

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Throughout**Water Penetration, Extent : Severe, Area Affected : 30%**Location : Throughout*

SGFT/Glazed Masonry	12%	2-4	\$223,900	LIFE	**			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Throughout*

Ceilings

AcousTile,Adhered	5%			2031	**	5	\$5,700	
Exposed Concrete	25%	Now	\$196,800	LIFE	**	5	\$4,500	

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster	70%	Now	\$224,800	LIFE	**	5	\$50,100	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Stair Bulkheads**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Stair Bulkheads*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$182,600	5	\$300	
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Raceway

Conduit	10%			2036	**	1		
Conduit	90%			2026	\$165,900	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Fused Toggle Switch	5%	2-4	\$9,600	2051	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	80%			2025	\$153,200	5	\$1,700	
Molded Case Bkrs	10%			2034	**	5	\$200	
Wiring								
Thermoplastic	10%			2036	**	1		
Thermoplastic	90%			2026	\$245,500	1		
Motor Controllers								
Locally Mounted	20%			2031	**	5	\$100	
Locally Mounted	80%			2024	\$64,500	5	\$400	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Disconnected</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2026	\$9,500	10	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	85%			2021	\$162,100	10	\$63,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2026	\$9,500	10	\$3,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
HID	3%			2021	\$4,200	10	\$100	
Incandescent	2%			2021	\$19,200	2		
Egress Lighting								
Emergency, Battery	50%			2021	\$58,300	10	\$9,800	
Exit, Service	50%			2021	\$11,700	1		
Exterior Lighting								
HID	100%			2021	\$326,600	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$9,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Kitchen And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 0-2

\$179,100

2036

* *

1-3

\$9,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (1) 100,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2031

* *

1

\$80,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam
Piping/Pmp

100%

0-2

\$1,370,900

2056

* *

4

\$4,000

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Throughout, Deteriorating Steam And Condensate Return Lines**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout, Steam And Condensate Return Piping Is Beyond Useful Life Cycle Rating*

Terminal Devices

Air Handler

20%

2021

\$227,800

1

\$10,000

*Not in Service, Extent : Moderate, Area Affected : 20%**Location : Basement**Obsolete Equipment, Extent : Moderate, Area Affected : 20%**Location : Basement*

Convactor/Radiator

80%

2024

\$346,900

1

\$20,900

*On Extended Life, Extent : Moderate, Area Affected : 80%**Location : Radiators Throughout Are Beyond Their Useful Life Cycle Rating*

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	40%	0-2	\$3,400	2021	\$67,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inlets Are Blocked Out For Long Time</i>								
Exhaust Fans								
Roof	100%	Now	\$26,900	2026	\$134,500	2	\$2,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof, Defective Kitchen And Toilet Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	**	1		
Galvanized Steel	50%	Now	\$8,900	2024	\$177,700	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Main, Boiler Room</i>								
Water Heater								
Gas Fired	100%			2024	\$49,400	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Throughout Is Beyond Useful Life Cycle Rating</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Throughout Is Beyond Useful Life Cycle Rating</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$200	2026	\$12,400	4	\$1,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room, Defective Water Level Controls</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2026	\$39,700	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 178 - BK ANNEX (BED STUY ECC 1)
 Address : 1784 PARK PLACE BTWN: HOWARD AVE., SARATOGA AV
 Borough : BROOKLYN Agency's Number : K854
 Program / Asset # : BOE0475.010 / 1340 Yr Built/Renovated : 1969 / 2002
 Area Sq Ft : 10,000 Project Type : EDUCATION
 Date of Survey : 12-Jun-2019 Landmark Status : NONE
 Areas Surveyed : Floors 1
 Block : 1467 Lot : 27 BIN : 3039391

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$451,100
Electrical		\$92,500
Mechanical		\$212,700
Total		\$756,300
Importance Code A		\$451,100
Importance Code B		\$305,200
Total		\$756,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,500		\$1,900	
Interior Architecture	\$26,300		\$2,400	
Electrical	\$33,500	\$300	\$300	\$400
Mechanical	\$1,200	\$1,000	\$9,600	\$1,000
Site Enclosure	\$100			
Site Pavements	\$7,200			
Total	\$105,900	\$1,300	\$14,300	\$1,400
Importance Code A	\$37,700	\$600	\$2,100	\$600
Importance Code B	\$58,900	\$700	\$11,800	\$900
Importance Code C	\$9,300		\$300	
Total	\$105,900	\$1,300	\$14,300	\$1,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$15,700	
Concrete Masonry Unit	75%	0-2	\$10,300	LIFE	**	5	\$7,300	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Facade</i>								
Masonry: Brick Cavity	10%			LIFE	**	5	\$3,100	
Metal Panel	5%			2040	**	5-10	\$5,400	
Windows								
Aluminum	95%			2038	**	5	\$2,300	
Metal Louvers	5%			2033	**	10	\$700	
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5-10	\$3,400	
Metal Panel	5%			2040	**	5	\$1,200	
Metal Security Bars	75%			2045	**			
Pre-Cast Concrete	10%			LIFE	**	5	\$7,700	
Roof								
Built-Up (BUR)	100%			2030		10	\$31,100	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$22,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2033	**	5	\$800	
Vinyl Tile	90%			2035	**	3	\$5,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Rooms</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$700	
Concrete Masonry Unit	80%			LIFE	**	5	\$8,600	
Metal Panel	5%			LIFE	**	10	\$300	
Plaster	10%			LIFE	**	5-10	\$1,100	
Ceilings								
Exposed Concrete	80%			LIFE	**	5-10	\$14,700	
Gypsum Board	20%			LIFE	**	5-10	\$10,100	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	0-2	\$100	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Wall</i>								
Iron Picket	90%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,400	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Sidewalk</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	5%			2033	**			
Cast in Place Concrete	5%			2035	**			
Pavers/Stone	90%	0-2	\$3,800	2033	**			

Broken/Missing Elements, Extent : Moderate, Area Affected : 2%

Location : Throughout

Activity Yard

Rubber Matting	100%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$2,700	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$52,200	5		
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Raceway

Conduit	90%			2030	\$13,300	1		
Conduit	10%			2040	**	1		

Panelboards

Fused Disc Sw	30%			2029	\$7,200	5	\$100	
Molded Case Bkrs	10%			2038	**	5		
Molded Case Bkrs	60%			2029	\$14,400	5	\$200	

Wiring

Thermoplastic	90%			2030	\$17,800	1		
Thermoplastic	10%			2040	**	1		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	100%			2038	**	10	\$9,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps Type Fixtures

Egress Lighting

Emergency, Battery	50%			2030	\$7,300	10	\$1,200	
Exit, Service	50%			2030	\$1,500	1		

Exterior Lighting

HID	100%			2025	\$40,300	10		
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Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2025

\$9,700

1

\$1,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2-4

\$33,200

2040

* *

1-3

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System.*

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

100%

2040

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : Building Has No Gas Service. Electric Unit Heaters In Hallways And Vestibule, Unit Ventilators And Heat Pumps In Classrooms.*

Conversion Equipment

Furnace

40%

2030

\$9,600

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Electrical Furnaces*

Heat Pump Air Sourced

60%

2028

2

\$1,900

*R-22 Refrigerant, Extent : Light, Area Affected : 60%**Location : 8 Units, Classrooms*

Terminal Devices

Fan Coil Unit/Heat

100%

2030

\$152,300

1

\$3,300

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Heat Pump Air Sourced

60%

2028

\$60,400

2

\$400

*Other Observation, Extent : Light, Area Affected : 60%**Location : Classrooms**Explanation : 8 Units*

No Component

40%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 178 - BK ANNEX (BED STUY ECC 1)
Asset # : 1340

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Ceiling</i>								
<i>Explanation : Toilet Exhaust</i>								
No Component	80%							
Exhaust Fans								
Interior	20%			2030	\$7,200	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2023	\$9,000	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classroom Sinks</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 178 - BX
Address : 850 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.
Borough : BRONX **Agency's Number** : X178
Program / Asset # : BOE0304.000 / 1099 **Yr Built/Renovated** : 1972 / 2003
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 08-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 5141 **Lot** : 150 **BIN** : 2097470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$405,500	\$377,900
Interior Architecture	\$267,300	\$51,500
Electrical	\$210,100	\$1,436,000
Mechanical	\$110,600	\$3,005,500
Site Pavements		\$129,900
Total	\$993,400	\$5,000,900
Importance Code A	\$405,500	\$417,400
Importance Code B	\$524,300	\$4,583,400
Importance Code C	\$63,600	
Total	\$993,400	\$5,000,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,600			
Interior Architecture	\$117,500		\$13,100	\$7,200
Electrical	\$2,300	\$2,800	\$3,300	\$4,500
Mechanical	\$41,400	\$35,000	\$30,500	\$39,700
Site Pavements	\$11,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$201,900	\$41,800	\$50,900	\$55,400
Importance Code A	\$39,300	\$4,700	\$4,700	\$4,700
Importance Code B	\$100,900	\$37,100	\$46,200	\$50,700
Importance Code C	\$61,700			
Total	\$201,900	\$41,800	\$50,900	\$55,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$150,300	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout For Window Replacement</i>								
Pre-Cast Concrete	40%			LIFE	**	5	\$355,200	
Slate Panels	5%			LIFE	**	5	\$10,200	
Windows								
Aluminum	100%			2055	**	5	\$22,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	45%			LIFE	**	5-10	\$60,400	
Metal Rail	10%			2035	**	5-10	\$35,400	
Pre-Cast Concrete	45%	Now	\$101,200	LIFE	**	5	\$55,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Roof</i>								
<i>Explanation : Coping Stone Joints Were Raked And Never RegROUTed</i>								
Roof								
Built-Up (BUR)	85%			2035	**	10	\$69,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								
Cast in Place Concrete	15%			LIFE	**	10	\$20,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,200	
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Connector Corridor</i>								
Ceramic Tile	5%			2039	**	5	\$7,400	
Vinyl Tile	19%	Now	\$152,200	2035	**	3	\$10,500	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	71%			2035	**	3	\$39,200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$22,600	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Column</i>								
Concrete Masonry Unit	10%	Now	\$63,600	LIFE		**	5	\$5,400
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	60%	0-2	\$13,800	LIFE		**	5	\$24,100
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : First Floor</i>								
SGFT/Glazed Masonry	25%			LIFE		**	10	\$16,800
Ceilings								
AcousTileSusp.Lay-In	70%			2043		**	5	\$103,000
Exposed Concrete	15%			LIFE		**	5-10	\$27,600
Plaster	15%			LIFE		**	5-10	\$37,900
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050		**		
Iron Picket	50%			2065		**		
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	0-2	\$6,300	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%	Now	\$300	2039		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Entry Threshold</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$1,900	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	25%			2039		**		
Traffic Topping	75%	0-2	\$2,600	2030	\$129,900			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Play Area</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$39,500	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 6,000 And Two At 2,500 Amperes</i>								
Transformers								
	Dry Type	50%			2028	\$8,400	5	\$200
	Dry Type	50%			2043	**	5	\$200
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$182,600	5	\$400
Raceway								
	Conduit	90%			2030	\$165,900	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$19,200	5	\$200
	Fused Disc Sw	10%			2046	**	5	\$200
	Molded Case Bkrs	70%			2029	\$134,100	5	\$1,800
	Molded Case Bkrs	10%			2046	**	5	\$300
Wiring								
	Thermoplastic	90%			2030	\$245,500	1	
	Thermoplastic	10%			2050	**	1	
Motor Controllers								
	Locally Mounted	100%			2028	\$80,600	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
	Fluorescent	100%			2035	**	10	\$87,100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
	Emergency, Service	50%			2025	\$24,900	1	
	Exit, Service	50%			2025	\$13,700	1	
Exterior Lighting								
	LED	30%			2035	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
	No Component	70%						
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2030

\$61,400

1

\$7,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors**Explanation : Intrusion Alarm, Cameras And Motion Sensors*

Fire/Smoke Detection

No Component

60%

Generic, Analog

40% 4+

\$210,100

2030

\$420,200

1-3

\$21,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Fire Alarm System Is Old . Parts Are Obsolete And No Longer Available*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

HTHW/HW

100%

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Hot Water Supplied From Co-op City*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

0-2

\$13,700

2033

* *

1

\$42,300

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Coil Connection**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2029

\$148,100

4

\$7,000

Terminal Devices

Air Handler

50% 0-2

\$66,800

2030

\$667,900

1

\$26,400

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Basement**Explanation : No Heating And Bad Controls*

Convactor/Radiator

50%

2035

* *

1

\$15,300

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

100%

2030

\$806,300

1

\$44,100

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$11,600	2040	**	4	\$4,700
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Of Four Pumps Corroded</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	\$1,065,500	1	\$58,800
Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$191,500	2	\$66,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Located Outside Of Building</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$43,800	LIFE	**	2-5	\$53,000
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Explanation : Blockage</i>								
Exhaust Fans								
	Interior	20%			2035	**	2	\$600
	Roof	80%			2030	\$126,200	2	\$2,300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	High Temp	100%			2040	**	4	\$9,400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$47,900
Sprinkler								
	No Component	97%						
	Generic	3%			2050	**	1-2	\$800

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 178 - M
Address : 12-18 ELLWOOD STREET @ BOGARDUS PL.
Borough : MANHATTAN **Agency's Number** : M178
Program / Asset # : BOE1019.000 / 13446 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 66,206 **Project Type** : EDUCATION
Date of Survey : 19-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 2171 **Lot** : 36 **BIN** : 1064128

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$220,800	\$87,900
Interior Architecture	\$197,300	
Electrical	\$122,300	\$1,364,300
Mechanical		\$40,400
Total	\$540,400	\$1,492,600
Importance Code A	\$220,800	\$87,900
Importance Code B	\$196,100	\$1,404,700
Importance Code C	\$123,500	
Total	\$540,400	\$1,492,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,400			
Interior Architecture	\$60,600	\$17,300	\$4,600	\$10,200
Electrical	\$21,500	\$15,700	\$12,000	\$13,000
Mechanical	\$25,100	\$33,200	\$26,900	\$38,700
Site Pavements	\$15,300			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$143,700	\$76,200	\$53,400	\$71,700
Importance Code A	\$17,900	\$6,600	\$6,600	\$6,700
Importance Code B	\$95,300	\$69,600	\$44,800	\$65,000
Importance Code C	\$30,400		\$2,100	
Total	\$143,700	\$76,200	\$53,400	\$71,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$24,400	
Masonry: Brick	90%	2-4	\$141,600	LIFE	**	5	\$87,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$11,400	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Elevation</i>								
Windows								
Aluminum	100%	2-4	\$79,200	2045	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Left Wall Of Gymnasium</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5		
Masonry: Brick	75%			LIFE	**	5		
Metal: Cage/Fence	20%			2034	**	5-10		
Roof								
Cast in Place Concrete	25%			LIFE	**			
Modified Bitumen	75%			2037	**	10	\$33,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roofs</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$5,000	
Quarry Tile	5%			2042	**	5	\$7,400	
Terrazzo	4%			LIFE	**	5	\$3,100	
Vinyl Tile	82%	0-2	\$73,800	2034	**	3	\$30,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	4%			2057	**	5	\$7,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,300	
Concrete Masonry Unit	15%	Now	\$30,400	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Left Wall Of Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Left Wall Of Gymnasium</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Gypsum Board	10%			LIFE	**	5	\$5,100	
SGFT/Glazed Masonry	70%	Now	\$123,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	50%	2-4	\$21,400	2042	**	5	\$31,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%			2042	**	5	\$19,800	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$12,400	
Metal Panel	5%	Now	\$8,800	LIFE	**	5	\$6,200	
<i>Loose Units, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over Cafeteria</i>								
<i>Explanation : Rooftop Playground</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,300	2034	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	100%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over Cafeteria</i>								
<i>Explanation : Rooftop Playground</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$300	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	20%			2037	**	5	\$300	
Molded Case Bkrs	80%			2037	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$20,400	
Generators								
Diesel	100%			2032	**	1	\$25,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 134 Kilowatt Capacity</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,500	
Fuel Storage								
Day Tank	20%			2037	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Approximately 50 Gallon Capacity</i>								
Main Tank	80%			2044	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	79%			2029	\$123,200	10	\$48,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2029	\$31,200	10	\$12,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby, First Floor Corridors, Throughout Stairs And Bathrooms</i>								
HID	1%			2029	\$1,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : HID Lighting</i>								
Egress Lighting								
Emergency, Service	50%			2029	\$17,400	1		
Exit, Service	50%			2029	\$9,500	1		
Exterior Lighting								
HID	10%	Now	\$10,700	2029	\$26,700			
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Incandescent	90%	Now	\$122,300	2029	\$203,900	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Building Perimeter, Roof And Play Yard</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2044	**	5	\$1,900	
Alarm								
Security System								
Generic	100%			2029	\$213,900	1	\$24,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2029	\$732,100	1-3	\$40,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Horns/strobes And Smoke Detection</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2042	**	1	\$65,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$4,900	
Terminal Devices								
Air Handler	20%			2034	**	1	\$8,200	
Convactor/Radiator	80%			2042	**	1	\$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	**	1	\$30,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$4,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$40,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$46,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,900	
Exhaust Fans								
Interior	60%			2034	**	2	\$1,200	
Roof	40%			2034	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$40,400	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 200-gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2034	**	4	\$4,000	
Backflow Preventer Generic	100%			2034	**	1	\$4,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 2 Units - 1 Currently Not In Operation</i>						
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$33,400	
Sprinkler Generic	100%			2049	**	1-2	\$18,500	
Fire Pump Generic	100%			2038	**	1	\$12,400	
Chemical System No Component Generic	98% 2%			2027	\$600	1-3	\$100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 178 - Q
Address : 189-10 RADNOR ROAD
Borough : QUEENS **Agency's Number** : Q178
Program / Asset # : BOE0822.000 / 1513 **Yr Built/Renovated** : 1951 / 2011
Area Sq Ft : 58,000 **Project Type** : EDUCATION
Date of Survey : 27-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7277 **Lot** : 1 **BIN** : 4156558

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$121,300	\$135,400
Interior Architecture	\$352,700	\$181,500
Electrical	\$461,800	\$426,500
Mechanical	\$132,100	\$206,300
Total	\$1,067,800	\$949,800
Importance Code A	\$121,300	\$135,400
Importance Code B	\$946,600	\$814,300
Total	\$1,067,800	\$949,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,200		\$9,700	
Interior Architecture	\$25,200	\$2,500	\$17,200	\$7,500
Electrical	\$24,400	\$2,100	\$17,300	\$2,100
Mechanical	\$21,300	\$10,200	\$13,000	\$9,400
Total	\$77,000	\$14,800	\$57,200	\$19,000
Importance Code A	\$11,900	\$5,700	\$15,500	\$5,800
Importance Code B	\$63,400	\$9,000	\$41,700	\$13,100
Importance Code C	\$1,700			
Total	\$77,000	\$14,800	\$57,200	\$19,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$61,500	
Masonry: Limestone	5%			LIFE	**	5	\$2,400	
Windows								
Aluminum	85%			2036	**	5	\$12,300	
Steel	15%	Now	\$121,300	2053	**	5	\$13,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Gymnasium, Auditorium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria, Gymnasium, Auditorium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria, Gymnasium, Auditorium</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,200	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	95%			2036	**	10	\$73,900	
Copper/Terne	5%			2063	**	10	\$9,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2031	**	5	\$5,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	20%			2028	\$181,500	3	\$7,500	
Vinyl Tile 9" X 9"	60%	4+	\$352,700	2033	**	3	\$22,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Hallways, Classrooms, Offices</i>								
Wood	5%			2043	**	5	\$9,400	
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$3,400	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	67%			LIFE	**	5	\$22,800	
SGFT/Glazed Masonry	27%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2033	**	5	\$15,000	
AcousTileSusp.Lay-In	10%			2033	**	5	\$10,000	
Exposed Concrete	60%			LIFE	**	5	\$9,300	
Plaster	15%	Now	\$21,000	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	**			
Iron Picket	10%			2072	**			
Free Standing Walls								
Cast in Place Concrete	100%			2072	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2072		**		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041		**		
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On-Site Walkways

Cast in Place Concrete	90%			2041		**		
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Masonry: Granite	10%			LIFE		**		
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Activity Yard

Asphalt	95%			2037		**		
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Rubber Matting	5%			2033		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	30%			2028	\$6,700	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Fused Disc Sw	70%			2054	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 400 Ampere Main Disconnect Switches

Switchgear / Switchboard

Fused Disc Sw	80%			2028	\$125,200	5	\$200	
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Fused Disc Sw	20%			2054	**	5	\$100	
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Raceway

Conduit	90%			2028	\$119,000	1		
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Conduit	10%			2054	**	1		
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Panelboards

Fused Disc Sw	8%			2027	\$8,900	5	\$100	
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Fused Disc Sw	2%			2050	**	5		
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Fused Toggle Switch	20%	2-4	\$22,300	2053	**	5	\$100	
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Obsolete Equipment, Extent : Moderate, Area Affected : 20%

Location : Throughout

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Molded Case Bkrs	50%			2027	\$55,900	5	\$800	
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Molded Case Bkrs	20%			2050	**	5	\$300	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$37,100	1		
Thermoplastic	10%			2054	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$38,700	5	\$300	
Locally Mounted	20%			2045	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	2%			2036	**	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	93%			2036	**	10	\$49,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$41,800	10	\$7,000	
Exit, Service	50%			2023	\$8,400	1		
Exterior Lighting								
HID	100%			2023	\$233,900	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$56,200	1	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Offices</i>								
<i>Explanation : Only Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$11,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$57,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2054	**	4	\$4,300	
Terminal Devices								
Air Handler	20%			2033	**	1	\$7,200	
Convactor/Radiator	80%			2041	**	1	\$15,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023		1	\$96,700	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,300	
Exhaust Fans								
Interior	100%			2028		2	\$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$12,700	2033	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Workshop Room In The Basement</i>								
Water Heater								
Gas Fired	100%			2021		2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$1,200	
Backflow Preventer								
Generic	100%			2033	**	1	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

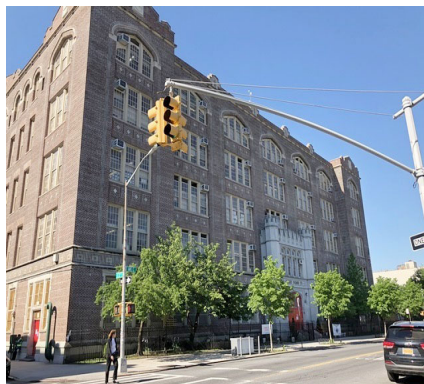
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 179 - BK
Address : 202 AVENUE C BTWN E. 2ND ST - E. 3RD ST
Borough : BROOKLYN **Agency's Number** : K179
Program / Asset # : BOE0476.000 / 1341 **Yr Built/Renovated** : 1915 / 2009
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 5371 **Lot** : 1 **BIN** : 3126001

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$236,000	\$142,500
Interior Architecture	\$1,383,900	\$91,500
Electrical	\$673,800	\$775,100
Mechanical	\$210,900	\$555,100
Total	\$2,504,600	\$1,564,200
Importance Code A	\$236,000	\$182,000
Importance Code B	\$1,707,700	\$1,342,500
Importance Code C	\$560,800	\$39,700
Total	\$2,504,600	\$1,564,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$900	\$5,800		
Interior Architecture	\$53,800			\$6,700
Electrical	\$5,600	\$2,200	\$2,500	\$2,900
Mechanical	\$14,100	\$10,300	\$15,800	\$10,300
Site Enclosure	\$1,200			
Site Pavements	\$4,400			
Total	\$80,100	\$18,300	\$18,300	\$19,900
Importance Code A	\$8,200	\$13,100	\$7,300	\$7,500
Importance Code B	\$57,500	\$5,200	\$11,000	\$12,400
Importance Code C	\$14,300			
Total	\$80,100	\$18,300	\$18,300	\$19,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$142,500	
Masonry: Granite	5%	Now	\$50,000	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$46,200	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$102,100	2045	**	5	\$2,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$900	2037	**	5	\$1,500	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$300	
Masonry: Limestone	10%			LIFE	**	5		
Roof								
Built-Up (BUR)	60%			2034	**	10	\$37,800	
Built-Up (BUR)	35%			2037	**	10	\$22,000	
Metal Panel	5%			2042	**	10	\$5,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$11,100	2044	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$26,700	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Lobby</i>								
Traffic Topping	5%	Now	\$42,800	2039	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair Landings</i>								
Vinyl Tile	30%	0-2	\$146,600	2034	**	3	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	20%	Now	\$253,200	2039	**	3	\$8,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%	4+	\$227,400	2044	**	5	\$30,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$13,000	2032	**	5	\$4,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Masonry: Brick	10%	0-2	\$220,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Marble Panels	5%			LIFE	**			
Plaster	75%	0-2	\$340,300	LIFE	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	20%	0-2	\$37,000	LIFE	**	5	\$3,400	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Metal Panel	3%			LIFE	**	5	\$4,000	
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Plaster	77%	Now	\$116,100	LIFE	**	5	\$51,800	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Water Penetration, Extent : Light, Area Affected : 10%

Location : Throughout

Site Enclosure

Fence/Gates

Chain Link	80%			2049	**			
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Iron Picket	20%	Now	\$1,200	2049	**			
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Impact Damage, Extent : Light, Area Affected : 5%

Location : Front Elevation

Site Pavements

Public Sidewalk

Cast in Place Concrete	97%	Now	\$3,700	2042	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Pavers/Stone	3%	Now	\$600	2032	**			
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Broken/Missing Elements, Extent : Light, Area Affected : 3%

Location : Along E 3rd Street

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Along E 2nd Street

On-Site Walkways

Asphalt	95%			2038	**			
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Cast in Place Concrete	5%	Now	\$100	2042	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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Raceway

Conduit	90%			2029	\$119,000	1		
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Conduit	10%			2039	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	30%			2037	**	5	\$600	
Molded Case Bkrs	60%			2028	\$86,200	5	\$1,200	
Wiring								
Braided Cloth	70%	0-2	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$300	
Locally Mounted	50%			2027	\$40,300	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	96%			2029	\$167,300	10	\$65,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	4%	0-2	\$5,100	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$53,300	10	\$8,900	
Exit, Service	50%			2029	\$10,700	1		
Exterior Lighting								
HID	100%			2024	\$298,400	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$47,800	1	\$5,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	0-2	\$245,500	2039	**	1-3	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : A Newer Panel Added Next To The Old Existing; However, All Devices Are Obsolete.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$73,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Two Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	10%			2024	\$104,100	1	\$4,600	
Convactor/Radiator	90%			2027	\$356,500	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	5%			2034	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	40%			2024	\$61,700	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,300	
Exhaust Fans								
Roof	20%			2034	**	2	\$500	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	**	1		
Galvanized Steel	50%	0-2	\$3,200	2027	\$162,400	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Main</i>								
Water Heater								
Gas Fired	100%			2022	\$45,100	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$11,300	4	\$2,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
No Component	98%							
Generic	2%			2029	\$400	1	\$100	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	\$36,200	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 179 - Q
Address : 196-25 PECK AVE. @ 64 AVENUE
Borough : QUEENS **Agency's Number** : Q179
Program / Asset # : BOE0973.000 / 2882 **Yr Built/Renovated** : 1955 / 2010
Area Sq Ft : 74,103 **Project Type** : EDUCATION
Date of Survey : 10-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7128 **Lot** : 10 **BIN** : 4153407

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$97,200	\$40,300
Interior Architecture	\$326,100	\$724,200
Electrical	\$507,200	\$265,900
Mechanical	\$340,900	\$740,700
Total	\$1,271,500	\$1,771,200
Importance Code A	\$97,200	\$519,900
Importance Code B	\$1,174,200	\$1,181,500
Importance Code C		\$69,800
Total	\$1,271,500	\$1,771,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$12,800	
Interior Architecture	\$1,700	\$13,400	\$27,400	
Electrical	\$9,600	\$1,900	\$13,100	\$2,500
Mechanical	\$10,300	\$10,500	\$68,400	\$10,500
Site Pavements	\$30,600			
Total	\$52,200	\$25,700	\$121,700	\$13,000
Importance Code A	\$7,300	\$7,300	\$20,100	\$7,500
Importance Code B	\$39,900	\$14,000	\$101,600	\$5,500
Importance Code C	\$4,900	\$4,400		
Total	\$52,200	\$25,700	\$121,700	\$13,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$40,300	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%			2050	**	5	\$32,400	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$2,400	
Metal Rail	35%			2045	**	5-10	\$25,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$97,200	
Copper/Terne	5%			2043	**	10	\$12,800	
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Ceramic Tile	3%			2031	**	5	\$3,300	
Terrazzo	2%			LIFE	**	5	\$1,700	
Vinyl Tile	65%			2028	\$654,500	3	\$27,000	
Vinyl Tile 9" X 9"	25%			2023	\$326,100	3	\$10,400	
Wood	5%			2043	**	5	\$10,400	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$8,700	
Concrete Masonry Unit	60%			LIFE	**	5	\$69,800	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	12%			LIFE	**	5	\$10,500	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	23%			2033	**	5	\$31,900	
AcousTileSusp.Lay-In	5%			2033	**	5	\$5,500	
Exposed Concrete	70%			LIFE	**	5	\$12,100	
Exposed Struc: Steel	2%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,300	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sidewalk On Peck Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sidewalk On Peck Avenue</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	60%	4+	\$300	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	35%			2041	**			
Pavers/Stone	5%			2037	**			
Parking/Driveway								
Asphalt	100%	4+	\$4,600	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
Activity Yard								
Asphalt	100%	4+	\$16,400	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2054	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$300	
Raceway								
Conduit	95%			2028	\$125,600	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	2%			2050	**	5		
Fused Disc Sw	8%			2027	\$11,500	5	\$100	
Fused Knife Sw	5%	2-4	\$7,200	2053	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	85%			2050	**	5	\$1,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	Now	\$139,200	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2028	\$18,600	1		
Thermoplastic	15%			2054	**	1		
Motor Controllers								
Locally Mounted	70%			2026	\$56,500	5	\$400	
Locally Mounted	30%			2045	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	**	10	\$63,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2038	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	30%			2033	**	10	\$5,400	
Emergency, Battery	20%			2023	\$21,300	10	\$3,600	
Exit, Service	40%			2033	**	1		
Exit, Service	10%			2023	\$2,100	1		
Exterior Lighting								
HID	100%			2023	\$298,800	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2023	\$47,900	1	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Cafeteria And Some Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Detector</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$14,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$23,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2026	\$479,600	1	\$73,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$62,700	2038	**	4	\$3,700	
<i>On Extended Life, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2028	\$208,400	1	\$9,200	
Convactor/Radiator	80%			2033	**	1	\$19,200	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2023	\$61,800	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,300	
Exhaust Fans								
Interior	20%			2028	\$52,700	2	\$500	
Roof	80%	Now	\$98,400	2038	**	2	\$1,500	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$118,000	2058	**	4	\$7,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hot Water Heater</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hot Water Heater</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Non-Submersible	100%			2023	\$11,300	4	\$1,600	
Sewage Ejector(s) Electric	100%			2023	\$21,300	4	\$3,000	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	95% 5%			2038	**	1-2	\$1,000	
Chemical System No Component Generic	80% 20%			2023	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 18 - BX
Address : 502 MORRIS AVENUE @E. 148 STREET
Borough : BRONX **Agency's Number** : X018
Program / Asset # : BOE0167.000 / 498 **Yr Built/Renovated** : 1952 / 2013
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 11-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2324 **Lot** : 8 **BIN** : 2000816

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,000	\$1,796,200
Interior Architecture	\$742,900	\$430,200
Electrical	\$982,800	\$342,700
Mechanical	\$58,300	\$488,600
Total	\$1,819,100	\$3,057,700
Importance Code A	\$35,000	\$1,835,700
Importance Code B	\$1,784,100	\$1,222,000
Total	\$1,819,100	\$3,057,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,600	\$10,200	\$26,200	\$1,200
Interior Architecture	\$14,800	\$5,100	\$23,300	
Electrical	\$20,600	\$2,200	\$11,200	\$2,000
Mechanical	\$9,700	\$12,800	\$15,100	\$10,400
Site Pavements	\$10,400			
Total	\$58,100	\$30,300	\$75,800	\$13,600
Importance Code A	\$9,600	\$17,100	\$33,300	\$8,200
Importance Code B	\$45,400	\$13,200	\$42,500	\$5,400
Importance Code C	\$3,200			
Total	\$58,100	\$30,300	\$75,800	\$13,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2048	**	10	\$6,400	
Fiberglass Panel	10%			2037	**	5	\$20,400	
Masonry: Brick	84%			LIFE	**	5	\$45,600	
Pre-Cast Concrete	1%			LIFE	**	5	\$1,800	
Windows								
Aluminum	100%			2053	**	5	\$36,400	
Parapets								
Masonry: Brick	73%			LIFE	**	5	\$8,100	
Metal Panel	20%			2048	**	5	\$8,500	
Metal Rail	2%			2041	**	5-10	\$4,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,500	
Roof								
Built-Up (BUR)	97%	4+	\$35,000	2028	\$1,750,600			
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Around Perimeter And Isolated Spots</i>								
IRMA/Protected Membrane	3%			2033	**	10	\$3,700	
Soffits								
Cast in Place Concrete	30%			LIFE	**	5	\$1,200	
Masonry: Granite	20%			LIFE	**	5	\$100	
Metal Panel	30%			2054	**	5-10	\$1,700	
Stucco Cement	20%			2041	**	5	\$400	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,500	LIFE	**	5	\$13,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2031	**	5	\$3,800	
Terrazzo	5%	4+	\$6,300	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	32%			2028	\$367,000	3	\$15,200	
Vinyl Tile 9" X 9"	50%			2023	\$742,900	3	\$23,700	
Wood	5%			2043	**	5	\$11,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2031	**	5	\$6,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	
Gypsum Board	5%			LIFE	**	5	\$6,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	40%			LIFE	**	5	\$25,200	
SGFT/Glazed Masonry	32%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Metal Cage Fence In Stairwells</i>								
Wood	2%			LIFE	**	5	\$16,800	
Ceilings								
AcousTile,Adhered	15%			2033	**	5	\$19,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Gypsum Board	4%			LIFE	**	5	\$6,300	
Plaster	80%			LIFE	**	5	\$63,200	
Wood	1%			LIFE	**	5	\$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	45%	4+	\$10,400	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : E. 148th Street; Morris Avenue</i>								
Cast in Place Concrete	55%			2041	**			
On-Site Walkways								
Asphalt	10%			2041	**			
Cast in Place Concrete	80%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrances</i>								
<i>Explanation : Handicap Access Ramps</i>								
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	Now	\$156,500	2058	**	5	\$200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Fused Knife Sw	5%	Now	\$7,200	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	60%	Now	\$86,200	2053	**	5	\$500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	20%			2027	\$28,700	5	\$400	
Molded Case Bkrs	5%			2050	**	5	\$100	
Wiring								
Braided Cloth	85%	2-4	\$157,800	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2054	**	1		
Thermoplastic	10%			2028	\$18,600	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2038	**	10	\$61,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$8,400	
Exit, Service	50%			2033	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	100%			2023	\$282,200	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2031	**	5	\$2,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$67,800	1	\$7,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$232,200	1-3	\$12,900	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2058	**	1		
Conversion Equipment								
Steam Boiler	100%			2048	**	1	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 New Boilers Installed</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2058	**	4	\$5,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2028	\$196,900	1	\$8,700	
Convactor/Radiator	80%			2033	**	1	\$18,100	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2023	\$58,300	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,000	
Exhaust Fans								
Interior	100%			2028	\$249,000	2	\$2,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 18 - BX

Asset # : 498

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2028	\$42,700	2	\$1,000	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2038	* *	4	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Newly Installed</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2048	* *	1-2	\$1,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 180 - BK
Address : 16 AVE AND 57 STREET
Borough : BROOKLYN **Agency's Number** : K180
Program / Asset # : BOE0477.000 / 1342 **Yr Built/Renovated** : 1925 / 2009
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 5492 **Lot** : 1 **BIN** : 3130809

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$472,100	\$202,300
Interior Architecture	\$689,200	\$929,600
Electrical	\$841,000	\$974,000
Mechanical	\$1,422,600	\$728,900
Total	\$3,424,800	\$2,834,700
Importance Code A	\$472,100	\$247,100
Importance Code B	\$2,683,700	\$2,539,500
Importance Code C	\$269,000	\$48,200
Total	\$3,424,800	\$2,834,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,300			
Interior Architecture	\$26,500			\$20,000
Electrical	\$3,100	\$3,500	\$4,700	\$33,000
Mechanical	\$34,600	\$16,000	\$24,300	\$14,800
Site Enclosure	\$24,200			
Site Pavements	\$42,100			
Total	\$165,800	\$19,500	\$29,000	\$67,900
Importance Code A	\$46,100	\$10,800	\$10,800	\$11,000
Importance Code B	\$95,400	\$8,700	\$18,200	\$55,700
Importance Code C	\$24,200			\$1,100
Total	\$165,800	\$19,500	\$29,000	\$67,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
Masonry: Brick	85%			LIFE	**	5	\$138,600	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%			LIFE	**	5	\$3,700	
Masonry: Marble	2%			LIFE	**	5	\$2,400	
Metal Panel	5%	Now	\$6,300	2049	**	5	\$15,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
Windows								
Aluminum	95%	Now	\$423,700	2045	**	5	\$23,700	
<i>Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Glass Block	5%	Now	\$26,600	LIFE	**	5	\$1,600	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Stairs And Penthouse</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$21,000	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Roof								
Built-Up (BUR)	95%	Now	\$48,400	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Wing</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side</i>								
Copper/Terne	5%	Now	\$2,500	2057	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$5,600	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	5%	Now	\$62,500	2032	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Toilets</i>								
Marble Panels	5%			LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lobby Stair</i>								
Vinyl Tile	42%	Now	\$76,800	2029	\$768,300	3	\$31,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	28%			2039	**	3	\$28,200	
Vinyl Tile 9" X 9"	5%	2-4	\$118,500	2039	**	3	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor</i>								
Wood	10%	Now	\$35,500	2044	**	5	\$18,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Classroom</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$77,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	4%	Now	\$54,100	2032	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Toilets Throughout</i>								
Ceramic Tile	1%			2044	**	5	\$2,300	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	70%	Now	\$137,500	LIFE	**	5	\$48,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Penthouse And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Penthouse And Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%	0-2	\$13,800	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	90%	Now	\$126,900	LIFE	**	5	\$113,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Penthouse And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stair Towers, Penthouse And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Towers, Penthouse And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	\$19,100	2039	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	0-2	\$4,900	2049	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$200	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Areaway</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Areaway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Areaway</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$27,300	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Pavers/Stone	5%	0-2	\$200	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Stair</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	100%	2-4	\$14,600	2038	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$44,900	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	75%			2029	\$156,500	5	\$400	
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Fused Disc Sw	25%			2039	**	5	\$100	
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Raceway

Conduit	20%			2039	**	1		
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Conduit	80%			2029	\$178,200	1		
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Panelboards

Fused Disc Sw	10%			2028	\$19,200	5	\$300	
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Molded Case Bkrs	30%			2037	**	5	\$900	
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Molded Case Bkrs	60%			2028	\$114,900	5	\$1,700	
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Wiring

Braided Cloth	70%	2-4	\$223,000	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	30%			2039	**	1		
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Motor Controllers

Locally Mounted	90%			2034	**	5	\$700	
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Locally Mounted	10%			2027	\$12,300	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2034	**	10	\$98,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2034	**	10	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Compact Fluorescent</i>								
Egress Lighting Emergency, Battery	50%			2024	\$78,500	10	\$13,200	
Exit, Service	50%			2024	\$15,700	1		
Exterior Lighting HID	100%			2024	\$439,500	10	\$300	
Alarm								
Security System No Component	70%							
Generic	30%			2029	\$105,600	1	\$12,200	
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2029	\$361,600	1-3	\$20,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment Steam Boiler	100%			2042	**	1	\$108,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$92,200	2039	**	4	\$5,400	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Steam Traps And Thermostats, Various Areas</i>								
Terminal Devices Air Handler	10%			2024	\$153,300	1	\$6,700	
Convactor/Radiator	50%			2027	\$291,800	1	\$17,600	
Fan Coil Unit/Heat	40%			2024	\$653,000	1	\$14,100	
Air Conditioning								
Energy Source Electricity	100%			2028	\$197,700	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	60%		2022	\$136,300	1		
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$60,800	
Exhaust Fans								
	Interior	100%	Now	2024	\$387,800	2	\$2,700	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Fan Room</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	75%		2039	**	1		
	Galvanized Steel	25%		2027	\$119,600	1		
Water Heater								
	Gas Fired	100%		2027	\$66,500	2	\$1,600	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2034	**	4	\$3,500	
Backflow Preventer								
	No Component	90%						
	Generic	10%		2034	**	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Boiler Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2029	\$53,400	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 180 - M
Address : 370 WEST 120 STREET @ MORNINGSIDE AVE.
Borough : MANHATTAN **Agency's Number** : M180
Program / Asset # : BOE0107.000 / 1658 **Yr Built/Renovated** : 1960 / 2002
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 06-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1946 **Lot** : 1 **BIN** : 1059111

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$102,700	\$803,200
Interior Architecture		\$829,500
Electrical	\$387,600	\$685,800
Mechanical	\$114,800	\$44,800
Total	\$605,000	\$2,363,300
Importance Code A	\$102,700	\$838,800
Importance Code B	\$502,400	\$1,524,600
Total	\$605,000	\$2,363,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$25,400	\$14,300
Interior Architecture	\$11,700	\$8,900	\$39,500	
Electrical	\$9,900	\$7,800	\$28,700	\$10,300
Mechanical	\$16,200	\$12,400	\$16,600	\$12,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,700	\$33,100	\$114,100	\$40,800
Importance Code A	\$7,300	\$7,300	\$32,800	\$21,500
Importance Code B	\$29,300	\$25,900	\$81,300	\$19,300
Importance Code C	\$5,100			
Total	\$41,700	\$33,100	\$114,100	\$40,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$31,700	
Masonry: Brick	85%			LIFE	**	5	\$114,900	
Metal Panel	10%			2038	**	5-10	\$93,000	
Windows								
Aluminum	100%			2044	**	5	\$28,500	
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$3,100	
Metal Rail	75%			2041	**	5-10	\$169,100	
Roof								
IRMA/Protected Membrane	100%			2028	\$496,000	10	\$58,300	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$48,100	
Ceramic Tile	5%			2031	**	5	\$5,500	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	20%			2028	\$199,600	3	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 12x12 Vinyl Tile On First Floor And Stair Landings</i>								
Vinyl Tile 9" X 9"	45%			2028	\$581,800	3	\$18,600	
Wood	5%			2043	**	5	\$10,300	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$10,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$12,200	
Mosaic Tile	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$27,500	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	50%			2033	**	5	\$68,700	
Exposed Concrete	20%			LIFE	**	5	\$3,400	
Fiber Board	5%	2-4	\$3,800	2033	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Gymnasium</i>								
<i>Explanation : Acoustical Application</i>								
Plaster	25%			LIFE	**	5	\$17,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2028	\$35,600	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2048	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$182,600	5	\$2,200
Raceway								
	Conduit	90%			2028	\$165,900	1	
	Conduit	10%			2048	**	1	
Panelboards								
	Fused Disc Sw	7%			2027	\$13,400	5	\$100
	Fused Disc Sw	3%			2044	**	5	\$100
	Molded Case Bkrs	90%			2044	**	5	\$2,000
Wiring								
	Braided Cloth	80%			2027	\$218,200	1	
	Thermoplastic	20%			2048	**	1	
Motor Controllers								
	Locally Mounted	80%			2041	**	5	\$400
	Locally Mounted	20%			2026	\$16,100	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
Lighting								
Interior Lighting								
	Fluorescent	90%			2036	**	10	\$60,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st, 2nd, 3rd And 4th Floor</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	10%			2036	**	10	\$6,700
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium And Fan Room Basement</i>								
Egress Lighting								
	Emergency, Battery	50%			2023	\$52,900	10	\$8,900
	Exit, Service	50%			2023	\$10,600	1	
Exterior Lighting								
	HID	100%			2023	\$334,700	10	\$300
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2031	**	5	\$600
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System
Generic

100% 2036 * * 1 \$31,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : Thirty Five CCTV Cameras*

Fire/Smoke Detection

Generic, Digital

100% 2036 * * 1-3 \$52,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100% 2048 * * 1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : (1) 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100% 2033 * * 1 \$72,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam
Piping/Pmp

100% 2038 * * 4 \$5,400

Terminal Devices

Air Handler

25% 2033 * * 1 \$11,400

Convactor/Radiator

75% 2033 * * 1 \$17,800

Air Conditioning

Energy Source

Electricity

100% 2044 * * 1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

1% 2028 \$9,200 2

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Supply Science Room*

Window/Wall Unit

75% 2023 \$114,800 1

No Component

24%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$41,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	20%			2033	**	2	\$500
	Roof	80%	Now	\$4,900	2033	**	2	\$1,400
			<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2033	**	1	
	Water Heater							
	Gas Fired	100%			2026	\$44,800	2	\$1,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit - 432 Gallon Storage</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2033	**	4	\$2,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Dual Unit</i>					
	Sewage Ejector(s)							
	Electric	100%			2028	\$23,900	4	\$3,300
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2048	**	1-2	\$1,000
	Chemical System							
	Wet	10%			2026	\$2,800	1-3	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul 102 Wet System</i>					
	No Component	70%						
	Generic	20%			2026	\$5,600	1-3	\$700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 181 - BK
Address : 1023 NEW YORK AVENUE BTWN SNYDER AVE - TILDEN AVE
Borough : BROOKLYN **Agency's Number** : K181
Program / Asset # : BOE0478.000 / 2598 **Yr Built/Renovated** : 1922 / 2007
Area Sq Ft : 128,000 **Project Type** : EDUCATION
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 4904 **Lot** : 10 **BIN** : 3327776

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,506,600	\$248,400
Interior Architecture	\$251,100	\$1,029,100
Electrical	\$348,600	\$841,800
Mechanical	\$57,500	\$2,050,300
Total	\$2,163,800	\$4,169,600
Importance Code A	\$1,506,600	\$261,900
Importance Code B	\$564,800	\$3,211,200
Importance Code C	\$92,400	\$696,500
Total	\$2,163,800	\$4,169,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,400	\$29,300		
Interior Architecture	\$133,000		\$17,800	\$1,200
Electrical	\$17,700	\$34,200	\$19,600	\$13,200
Mechanical	\$94,800	\$99,300	\$45,100	\$25,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$299,700	\$172,700	\$92,300	\$49,500
Importance Code A	\$57,100	\$42,200	\$12,700	\$12,700
Importance Code B	\$195,400	\$130,500	\$79,600	\$36,900
Importance Code C	\$47,300			
Total	\$299,700	\$172,700	\$92,300	\$49,500



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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$118,000	LIFE	**	5	\$61,000	
			<i>Spalling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Concrete Masonry Unit	5%			LIFE	**	5	\$4,900	
Masonry: Brick	25%			LIFE	**	5	\$39,000	
Masonry: Brick	45%	Now	\$226,400	LIFE	**	5	\$70,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Granite	2%	Now	\$19,700	LIFE	**	5	\$2,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	5%	Now	\$45,600	LIFE	**	5	\$5,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Panel	10%			2047	**	5-10	\$107,400	
Pre-Cast Concrete	3%	Now	\$8,300	LIFE	**	5	\$15,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	95%	Now	\$910,600	2043	**	5	\$25,400	
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rooms 202, 204, 318, 418, 518, 509</i>					
Metal Louvers	5%			2036	**	10	\$16,700	
Parapets								
Concrete Masonry Unit	25%	Now	\$16,400	LIFE	**	5	\$6,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	65%	0-2	\$47,300	LIFE	**	5	\$15,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	10%			LIFE	**	5	\$3,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	20%	Now	\$39,200	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
IRMA/Protected Membrane	70%			2032	**	10	\$80,600	
Single Ply Membrane	10%	Now	\$38,900	2032	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$5,300	LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$19,600	2030	\$196,300	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%	Now	\$5,900	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	3%	Now	\$14,100	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%			2032	**	3	\$53,400	
Vinyl Tile	5%	Now	\$4,300	2027	\$86,100	3	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : General Office And Auditorium</i>								
Wood	5%	4+	\$33,400	2042	**	5	\$8,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$29,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2030	\$638,000	5	\$21,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$34,600	
Glass Block	2%			LIFE	**			
Masonry: Brick	5%	0-2	\$18,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	3%	0-2	\$55,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	**	5	\$32,500	
Plaster	20%	Now	\$37,100	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium, Room 506</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%	Now	\$46,200	2040	**	5	\$33,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$3,100	2040	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,400	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$11,100	
Plaster	45%	Now	\$112,500	LIFE	**	5	\$50,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	30%			2027	\$13,500	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
	Fused Disc Sw	70%			2047	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4000 Amperes And 1600 Amperes.</i>								
Transformers								
	Dry Type	100%			2040	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Kilovolt-ampere, 480/220/120 Volts And 1- 45 Kilovolt-ampere, 208/120 Volts</i>								
Switchgear / Switchboard								
	Fused Disc Sw	50%			2027	\$104,400	5	\$300
	Fused Disc Sw	50%			2047	**	5	\$300
Raceway								
	Conduit	40%			2047	**	1	
	Conduit	60%			2027	\$133,700	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$23,900	5	\$300
	Fused Disc Sw	5%			2043	**	5	\$100
	Molded Case Bkrs	65%			2043	**	5	\$2,200
	Molded Case Bkrs	20%			2026	\$47,900	5	\$700
Wiring								
	Braided Cloth	60%	2-4	\$191,200	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	40%			2047	**	1	
Motor Controllers								
	Locally Mounted	20%			2025	\$24,600	5	\$200
	Motor Control Center	80%			2040	**	5	\$2,800
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2040	**	1	\$39,400
Generators								
	Diesel	100%			2036	**	1	\$49,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$4,700	
Fuel Storage								
Day Tank	50%			2043	**	5	\$11,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 50 Gallons Rated Capacity</i>						
Main Tank	50%			2055	**	5	\$1,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	18%			2022	\$54,300	10	\$21,100	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	80%			2035	**	10	\$93,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	2%			2027	\$4,400	10	\$100	
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2022	\$103,200	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$14,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$424,600	1-3	\$24,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$126,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units. There Are 2 Hot Water Exchangers.</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2035	**	4	\$3,800	
Central Plant Steam Piping/Pmp	40%			2037	**	4	\$3,800	
Terminal Devices								
Air Handler	20%	Now	\$18,000	2027	\$360,000	1	\$14,200	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Pneumatic Control Is Out Of Service</i>								
Convactor/Radiator	50%	Now	\$34,300	2032	**	1	\$18,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Control Valves, Various In Old Wing.</i>								
Fan Coil Unit/Heat	30%	Now	\$57,500	2027	\$575,100	1	\$11,200	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout In New Wing</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2027	\$325,900	1	\$17,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Chillers In Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	10%			2022	\$26,700	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$2,800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	\$172,300	1	\$23,800	
No Component	70%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Heat Rejection							
	Dry Cooler	30%			2027	\$83,500	2	\$26,700
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units</i>					
	No Component	70%						
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$71,400
	Exhaust Fans							
	Interior	100%			2027	\$455,400	2	\$3,900
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Penthouse</i>					
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	Water Heater							
	Gas Fired	100%			2025	\$78,100	2	\$1,900
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$13,300	LIFE	**	1	
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Backs Up When It Rains</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$19,500	4	\$2,700
	Backflow Preventer							
	Generic	100%			2032	**	1	\$7,800
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 5th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2037	**	1-5	\$64,500
	Sprinkler							
	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,800
	Chemical System							
	Generic	100%			2022	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

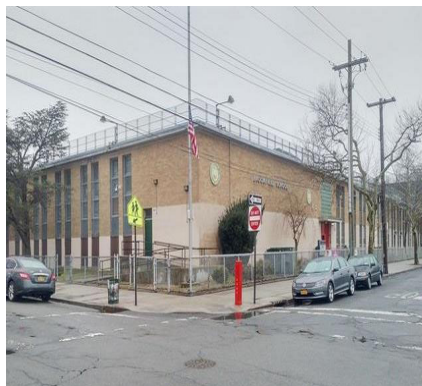
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 181 - Q
Address : 148-15 230 STREET
Borough : QUEENS **Agency's Number** : Q181
Program / Asset # : BOE0824.000 / 1514 **Yr Built/Renovated** : 1964 / 2001
Area Sq Ft : 72,000 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 13718 **Lot** : 1 **BIN** : 4291453

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,071,300	
Interior Architecture	\$130,400	\$94,500
Electrical	\$92,800	\$374,900
Mechanical	\$75,000	\$841,000
Total	\$1,369,600	\$1,310,500
Importance Code A	\$1,071,300	\$466,000
Importance Code B	\$298,300	\$844,500
Total	\$1,369,600	\$1,310,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,700	\$41,300		\$6,700
Interior Architecture	\$27,600	\$23,600	\$1,700	\$11,600
Electrical	\$7,000	\$8,400	\$7,600	\$27,800
Mechanical	\$26,800	\$17,700	\$20,400	\$43,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,000	\$95,000	\$33,600	\$93,100
Importance Code A	\$15,800	\$48,400	\$7,100	\$14,000
Importance Code B	\$58,200	\$46,500	\$26,500	\$68,900
Importance Code C				\$10,200
Total	\$74,000	\$95,000	\$33,600	\$93,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	4+	\$3,800	LIFE	**	5	\$6,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Near Staircase A</i>								
Glazed Ceramic Panel	10%			LIFE	**	5	\$19,900	
Masonry: Brick Cavity	20%			LIFE	**	5	\$8,500	
Masonry: Brick Cavity	60%	Now	\$102,000	LIFE	**	5	\$25,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Of 1964 Wing, Exit 10 Door</i>								
Masonry: Limestone	2%			LIFE	**	5	\$600	
Metal Panel	2%			2049	**	5-10	\$5,800	
Granite Panels	3%			LIFE	**	5	\$1,000	
Windows								
Aluminum	30%			2051	**	5	\$9,700	
Aluminum	60%	Now	\$869,000	2054	**	5	\$9,700	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,000	
Metal Louvers	5%			2042	**	10	\$10,100	
Parapets								
Masonry: Brick Cavity	25%			LIFE	**	5	\$1,000	
Metal Rail	70%			2042	**	5-10	\$51,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	58%			2034	**	10	\$59,400	
Copper/Terne	2%			2044	**	10	\$5,100	
Modified Bitumen	40%			2034	**	10	\$40,900	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	13%			LIFE	**	5	\$31,500	
Cast in Place Concrete	10%	4+	\$12,300	LIFE	**	5	\$24,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	2%			2042	**	5	\$2,200	
Ceramic Tile	3%			2038	**	5	\$3,300	
Vinyl Tile	22%			2037	**	3	\$9,200	
Vinyl Tile	40%			2034	**	3	\$16,600	
Vinyl Tile 9" X 9"	10%			2024		3	\$5,500	
					\$130,400			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Concrete Masonry Unit	20%			LIFE	**	5	\$23,300	
Concrete Masonry Unit	8%			LIFE	**	5	\$9,300	
Operable Wall	2%			2049	**	5	\$20,400	
Plaster	25%			LIFE	**	5	\$21,800	
SGFT/Glazed Masonry	25%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			

Ceilings

AcousTileConcealSpLn	20%			2042	**	5	\$27,700	
AcousTileSusp.Lay-In	25%			2046	**	5	\$27,700	
Exposed Concrete	10%			LIFE	**	5	\$1,700	
Exposed Concrete	35%			LIFE	**	5	\$6,100	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029			\$38,700	

Site Enclosure

Fence/Gates

Chain Link	85%			2049	**			
Iron Picket	15%			2064	**			

Retaining Walls

Cast in Place Concrete	100%			2064	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout*

On-Site Walkways

Asphalt	10%			2038	**			
Cast in Place Concrete	85%			2042	**			
Masonry: Granite	5%			LIFE	**			

Activity Yard

Asphalt	95%			2038	**			
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Three Vertical Sections</i>								
Fused Disc Sw	30%			2029	\$47,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$92,600	1		
Conduit	30%			2049	**	1		
Panelboards								
Fused Disc Sw	15%			2028	\$21,500	5	\$200	
Molded Case Bkrs	40%			2045	**	5	\$800	
Molded Case Bkrs	45%			2028	\$64,600	5	\$900	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	50%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$400	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$22,200	
Generators								
Diesel	100%			2038	**	1	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$16,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	30%			2045	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 75 Gallons Rated Capacity</i>								
Main Tank	70%			2057	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$62,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Service	25%			2034	**	1		
Emergency, Battery	25%			2034	**	10	\$4,300	
Exit, Service	25%			2034	**	1		
Exit, Service	25%			2024		1	\$5,200	
Exterior Lighting								
HID	15%			2029		10	\$43,500	
No Component	70%							
Under Construction	15%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$13,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Toilets, Basement, Gymnasium</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$22,300	
Conversion Equipment								
Steam Boiler	100%			2027	\$466,000	1	\$71,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : There Is No Condensate Tank</i>								
Terminal Devices								
Air Handler	30%			2034	**	1	\$13,400	
Air Handler	15%			2029	\$151,900	1	\$6,700	
Convactor/Radiator	55%			2034	**	1	\$12,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2034	**	1	\$10,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2 Sets In New Wing Penthouse</i>								
Window/Wall Unit	50%			2024	\$75,000	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2049	**	4	\$1,600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2034	**	1	\$13,400	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2034	**	2	\$15,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%	0-2	\$10,000	LIFE	**	2-5	\$12,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Actuators Of Dampers, Penthouse And 3 Classrooms In New Wing 2nd Floor.</i>								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$28,100	
Exhaust Fans								
Interior	20%			2034	**	2	\$400	
Interior	70%			2029	\$179,300	2	\$1,500	
Roof	10%			2029	\$12,000	2	\$200	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2039	**	1	
Water Heater	Gas Fired	100%			2028	\$43,900	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : An Abandoned Unit Remains</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2024	\$11,000	4	\$1,500
Sewage Ejector(s)	Electric	100%			2029	\$20,700	4	\$4,300
Backflow Preventer	Generic	100%			2034	**	1	\$4,400
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To Penthouse</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe	No Component	70%						
	Generic	30%			2049	**	1-5	\$10,900
Sprinkler	No Component	67%						
	Generic	33%			2039	**	1-2	\$6,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 182 - BX
Address : 601 STICKBALL BLVD. @RANDALL AVENUE
Borough : BRONX **Agency's Number** : X182
Program / Asset # : BOE0307.000 / 367 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 18-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3564 **Lot** : 1 **BIN** : 2021923

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$77,100	\$149,200
Interior Architecture	\$1,041,600	\$1,450,400
Electrical	\$591,900	\$1,090,600
Mechanical	\$136,500	\$1,244,400
Total	\$1,847,100	\$3,934,500
Importance Code A	\$77,100	\$188,700
Importance Code B	\$1,141,700	\$3,333,400
Importance Code C	\$628,300	\$412,400
Total	\$1,847,100	\$3,934,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,900	\$7,500		\$8,900
Interior Architecture	\$27,400	\$28,400		\$12,400
Electrical	\$4,000	\$44,600	\$1,000	\$1,000
Mechanical	\$66,700	\$72,100	\$31,700	\$18,000
Total	\$102,900	\$152,500	\$32,600	\$40,300
Importance Code A	\$13,500	\$16,100	\$8,400	\$17,300
Importance Code B	\$89,400	\$136,400	\$24,200	\$22,900
Importance Code C				
Total	\$102,900	\$152,500	\$32,600	\$40,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$65,700	
Metal Panel	5%			2037	**	5-10	\$24,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$7,000	
Windows								
Aluminum	100%			2049	**	5	\$17,800	
Parapets								
Cast in Place Concrete	95%			LIFE	**	5	\$83,500	
Metal Panel	5%			2047	**	5	\$1,600	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$77,100	
Metal Panel	5%	Now	\$4,900	2032	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,500	
Ceramic Tile	5%	0-2	\$27,400	2030	\$136,900	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2032	**	5	\$9,900	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	75%	0-2	\$180,200	2027	\$901,100	3	\$37,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$233,000	2067	**	5	\$6,200	
<i>Uneven Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2030	\$363,100	5	\$12,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Folding Partition	5%	0-2	\$628,300	2035	**	5	\$15,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Cafeteria</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Cafeteria</i>								
<i>Explanation : Custodian Disengaged The Automatic Settings And Now Moves Them Manually</i>								
Metal Panel	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$33,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$49,300	
Ceilings								
AcousTileConcealSpLn	30%			2032	**	5	\$46,800	
Exposed Concrete	65%			LIFE	**	5	\$12,700	
Exposed Struc: Steel	5%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	1%	2-4	\$1,900	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	89%			2026	\$170,400	5	\$2,000	
Wiring								
Thermoplastic	95%			2027	\$259,200	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	40%			2025	\$32,300	5	\$200	
Motor Control Center	60%			2025	\$187,400	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$76,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2022	\$20,200	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$61,200	10	\$10,300	
Exit, Service	50%			2022	\$12,200	1		
Exterior Lighting								
HID	100%			2022	\$342,700	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$188,000	1-3	\$10,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$26,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (2) 7500 Gallon Tanks, Energy Source Has Been Converted From #6 Oil To #4 Oil</i>								
Conversion Equipment								
Steam Boiler	1%	Now	\$300	2047	**	1	\$800	
<i>Leak Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Leaky Mud Leg On 1 Of 2 Boilers</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : (2) #4 Oil Burning Steam Boilers</i>								
Steam Boiler	99%			2032	**	1	\$83,300	
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$6,300	
Terminal Devices								
Air Handler	20%			2027	\$239,000	1	\$10,500	
Convactor/Radiator	60%	Now	\$27,300	2032	**	1	\$14,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stream Trap Faulty</i>								
Induction Unit	20%	Now	\$3,500	2030	\$69,300	1	\$4,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Class Rooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	5%	Now	\$48,100	2042	**	1	\$4,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Equipment Room Above Kitchen, 1 Of 2 Defective Chiller Compressor</i>								
Centrifugal, Elec Chiller	25%			2030	\$240,500	1	\$23,000	
Exterior Pkg Unit - Cooling	10%			2027	\$68,800	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : Split Units Serves Second Floor Coves And Office Spaces</i>								
Window/Wall Unit	5%	Now	\$8,900	2027	\$8,900	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Class Rooms, Multiple Mechanical And Electrical Defects</i>								
Window/Wall Unit	30%			2022	\$53,100	1		
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Is Not Serviced By Cooling Equipment</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	35%			2037	**	4	\$2,200	
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2027	\$143,000	1	\$10,500	
Fan Coil - 4 Pipe	15%			2027	\$223,900	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Fan Coil Units In All First Floor Classrooms</i>								
No Component	65%							
Heat Rejection								
Air Cooled Condenser Unit	35%			2027	\$45,000	2	\$20,700	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,400	
Exhaust Fans								
Interior	20%			2027	\$60,500	2	\$500	
Roof	30%			2032	**	2	\$800	
Roof	50%	Now	\$35,300	2027	\$70,600	2	\$1,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	100%			2025	\$74,900	4	\$700	
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$12,600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	10%			2035	**	4	\$200	
Non-Submersible	90%			2027	\$11,700	4	\$1,600	
Sewage Ejector(s) Electric	10%			2035	**	4	\$300	
Electric	90%			2027	\$22,000	4	\$3,000	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$42,900	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sprinkler No Component	95%							
Generic	5%			2037	**	1-2	\$1,200	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System Generic	100%			2022	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 182 SAMANTHA SMITH - Q
Address : 153-27 88TH AVENUE
Borough : QUEENS **Agency's Number** : Q277
Program / Asset # : BOE1152.000 / 14898 **Yr Built/Renovated** :
Area Sq Ft : 96,066 **Project Type** : EDUCATION
Date of Survey : 05-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9763 **Lot** : 23 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$166,500
Interior Architecture	\$55,100	\$178,000
Electrical	\$85,500	
Mechanical		\$58,600
Total	\$140,500	\$403,200
Importance Code A		\$166,500
Importance Code B	\$140,500	\$113,700
Importance Code C		\$123,000
Total	\$140,500	\$403,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,500	\$7,400		
Interior Architecture	\$6,100	\$60,800		\$6,700
Electrical	\$9,400	\$13,100	\$12,800	\$9,800
Mechanical	\$43,100	\$13,200	\$52,200	\$13,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$93,800	\$109,300	\$79,800	\$44,500
Importance Code A	\$25,200	\$12,200	\$4,800	\$5,000
Importance Code B	\$64,600	\$65,600	\$75,000	\$39,600
Importance Code C	\$3,900	\$31,500		
Total	\$93,800	\$109,300	\$79,800	\$44,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 182 SAMANTHA SMITH - Q

Asset # : 14898

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$112,700	
Windows								
Aluminum	90%			2051	**	5	\$25,800	
Glass Block	10%			LIFE	**	5	\$1,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$8,900	
Masonry: Brick	89%			LIFE	**	5	\$10,200	
Metal Rail	1%			2046	**	5-10	\$2,100	
Roof								
IRMA/Protected Membrane	87%			2037	**	10	\$53,800	
Metal Panel	5%			2046	**	10	\$5,700	
Paver: Asphalt	8%			2042	**	10	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pavers Are Pre-cast Concrete</i>								
Soffits								
Stucco Cement	100%			2046	**	5	\$13,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$15,700	
Ceramic Tile	25%			2042	**	5	\$35,900	
Quarry Tile	2%			2046	**	5	\$4,300	
Vinyl Tile	63%			2037	**	3	\$34,000	
Wood	5%			2064	**	5	\$13,500	
Interior Walls								
Ceramic Tile	20%			2042	**	5	\$63,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$12,600	
Fiberglass Panel	1%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Tectum Panels</i>								
Folding Partition	1%			2051	**	5	\$7,900	
Glass: Single Pane	1%			LIFE	**	5	\$2,400	
Gypsum Board	65%			LIFE	**	5	\$123,000	
Metal Panel	2%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	85%			2046	**	5	\$110,100	
Exposed Struc: Steel	7%			LIFE	**			
Gypsum Board	3%			LIFE	**	5	\$4,900	
Metal Panel	5%			LIFE	**	5	\$8,100	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2055	**			
Iron Picket	5%			2073	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 182 SAMANTHA SMITH - Q

Asset # : 14898

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete

90%

2073

* *

Masonry: Brick

10%

2055

* *

*Other Observation, Extent : Light, Area Affected : 10%**Location : Rear, North Of Building**Explanation : Efflorescence*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2046

* *

On-Site Walkways

Cast in Place Concrete

100%

2046

* *

Activity Yard

Asphalt

65%

2042

* *

Rubber Matting

35%

2037

* *

Electrical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3000 Amperes And 1600 Amperes Switches*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$400

Raceway

Conduit

100%

2049

* *

1

Panelboards

Molded Case Bkrs

100%

2045

* *

5

\$2,500

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2042

* *

5

\$600

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,400

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$29,600

Generators

Diesel

100%

2038

* *

1

\$37,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Size Not Known*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 182 SAMANTHA SMITH - Q

Asset # : 14898

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,600	
Fuel Storage								
Main Tank	100%			2057	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2034	**	10	\$85,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	3%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : LED Lighting Observed</i>								
Egress Lighting								
Exit, LED	50%			2057	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$2,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$17,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$47,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 182 SAMANTHA SMITH - Q

Asset # : 14898

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$7,100	
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$31,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	95%			2034	**	2	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Units</i>						
Split Unit	5%	Now	\$5,100	2034	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 1of 6 Units On Roof</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$125,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,600	
Exhaust Fans								
Roof	100%			2034	**	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027		2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	50%	Now	\$13,800	2039	**	4	\$1,900	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Electric	50%	Now	\$6,900	2034	**	4	\$1,900	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 2 Passenger Units, 1 Service Unit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 182 SAMANTHA SMITH - Q

Asset # : 14898

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Standpipe								
	Not Accessible	100%						
Sprinkler								
	Generic	100%			2049	**	1-2	\$26,900
Fire Pump								
	Generic	100%	Now	\$3,100	2038	**	1	\$16,100
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Chemical System								
	No Component	99%						
	Generic	1%			2027	\$300	1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Kitchen Hood</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 183 - BK
Address : 76 RIVERDALE AVE. BTWN: STRAUSS ST, HERZL ST.
Borough : BROOKLYN **Agency's Number** : K183
Program / Asset # : BOE0479.000 / 29 **Yr Built/Renovated** : 1923 / 2010
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3597 **Lot** : 11 **BIN** : 3082253

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$220,500	\$256,700
Interior Architecture	\$399,900	\$439,200
Electrical		\$394,700
Mechanical	\$329,000	\$565,600
Total	\$949,400	\$1,656,100
Importance Code A	\$220,500	\$296,200
Importance Code B	\$487,500	\$1,252,700
Importance Code C	\$241,500	\$107,200
Total	\$949,400	\$1,656,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$70,600			
Interior Architecture	\$93,000		\$18,300	\$8,300
Electrical	\$15,200	\$7,300	\$9,000	\$7,300
Mechanical	\$82,300	\$11,700	\$14,300	\$11,700
Total	\$261,100	\$19,000	\$41,700	\$27,300
Importance Code A	\$95,800	\$7,700	\$7,700	\$7,700
Importance Code B	\$134,900	\$11,300	\$20,600	\$19,500
Importance Code C	\$30,400		\$13,300	
Total	\$261,100	\$19,000	\$41,700	\$27,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$109,400	
	Masonry: Brick	80%			LIFE	**	5	\$224,100	
									<i>Efflorescence, Extent : Light, Area Affected : 10%</i>
									<i>Location : North Elevation</i>
	Metal Panel	7%			2050	**	5-10	\$67,400	
	Granite Panels	5%			LIFE	**	5	\$10,500	
	Pre-Cast Concrete	3%			LIFE	**	5	\$27,300	
Windows									
	Aluminum	100%			2046	**	5	\$36,600	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$34,800	
	Masonry: Brick	75%			LIFE	**	5-10	\$62,900	
	Metal Panel	15%			2050	**	5	\$7,100	
Roof									
	Cast in Place Concrete	10%			LIFE	**	10	\$8,000	
									<i>Other Observation, Extent : Light, Area Affected : 100%</i>
									<i>Location : Rear Of School</i>
									<i>Explanation : Oil Tank Room Vault</i>
	Copper/Terne	5%			2058	**	10	\$6,000	
	IRMA/Protected Membrane	85%			2035	**	10	\$40,900	
									<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>
									<i>Location : Throughout</i>
Interior									
Floors									
	Cast in Place Concrete	18%			LIFE	**	5	\$98,300	
	Ceramic Tile	5%			2033	**	5	\$6,200	
	Sheet Vinyl/Rubber	2%			2038	**	5	\$3,700	
									<i>Other Observation, Extent : Light, Area Affected : 100%</i>
									<i>Location : Gymnasium Area</i>
									<i>Explanation : Recent Installation</i>
	Terrazzo	5%			LIFE	**	5	\$9,800	
	Traffic Topping	2%	Now	\$33,100	2040	**	5	\$1,600	
									<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>
									<i>Location : Bulkheads</i>
									<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>
									<i>Location : Bulkheads</i>
	Vinyl Tile	38%	Now	\$8,600	2035	**	3	\$17,800	
									<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>
									<i>Location : Cafeteria</i>
									<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>
									<i>Location : Throughout</i>
	Vinyl Tile 9" X 9"	15%			2025	**	3	\$9,400	
	Wood	15%			2045	**	5	\$35,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	10%	Now	\$180,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Oil Tank Room</i>								
Ceramic Tile	5%			2033	**	5	\$26,700	
Masonry: Brick	15%			LIFE	**	10	\$24,000	
Marble Panels	3%			LIFE	**	10	\$6,400	
Plaster	67%	4+	\$61,200	LIFE	**	5	\$107,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Bulkheads</i>								

Ceilings

Acous Tile, Adhered	10%			2035	**	5	\$12,500	
Exposed Concrete	10%			LIFE	**	5-10	\$15,600	
Plaster	75%			LIFE	**	5-10	\$161,000	
Plaster	5%			LIFE	**	5-10	\$10,700	

Site Enclosure

Fence/Gates

Chain Link	60%			2050	**			
Iron Picket	40%			2065	**			

Retaining Walls

Masonry: Brick	100%			2040	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	100%			2035	**			
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Parking/Driveway

Asphalt	100%			2033	**			
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Activity Yard

Asphalt	95%			2039	**			
Rubber Matting	5%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$300	
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Raceway

Conduit	80%			2030	\$105,800	1		
Conduit	20%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	95%			2046	**	5	\$2,000	
Wiring								
Braided Cloth	30%			2029	\$55,700	1		
Thermoplastic	70%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$68,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2035	**			
Egress Lighting								
Emergency, Service	20%			2030	\$8,200	1		
Emergency, Battery	30%			2025	\$33,700	10	\$5,600	
Exit, Service	40%			2025	\$9,000	1		
Exit, Battery	10%			2030	\$7,700	10	\$500	
Exterior Lighting								
Fluorescent	60%			2035	**	10	\$4,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
HID	40%			2025	\$125,800	10	\$100	
Alarm								
Security System								
Generic	100%			2038	**	1	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System. Upgraded In 2018.</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout the Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$25,200	2035	**	1	\$69,500	
<i>Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler No 2 Brick Refractory</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$34,500	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pumps And Boiler Feed In Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Piping Mains In Basement</i>								
Terminal Devices								
Air Handler	30%	Now	\$329,000	2040	**	1	\$13,000	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 3 Of 4 Blowers Not Working In Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1 Of 4 Blowers</i>								
Convector/Radiator	70%			2028	\$292,300	1	\$17,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2025	\$32,500	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$27,500	
No Component	60%							
Exhaust Fans								
Interior	65%			2025	\$180,400	2	\$1,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Roof	35%	Now	\$9,100	2030	\$45,300	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium Exhaust At 3rd Floor Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$47,600	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - BK

Asset # : 29

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2025	\$11,900	4	\$2,500	
	Backflow Preventer							
	Generic	100%		2035	**	1	\$4,800	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2030	\$15,300	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 183 - M
Address : 419 EAST 66 STREET BTWN YORK AVE - FIRST AVE
Borough : MANHATTAN **Agency's Number** : M183
Program / Asset # : BOE0108.000 / 1659 **Yr Built/Renovated** : 1904 / 2010
Area Sq Ft : 54,356 **Project Type** : EDUCATION
Date of Survey : 17-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 1461 **Lot** : 7 **BIN** : 1045569

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$158,100
Interior Architecture	\$70,100	\$800,700
Electrical	\$488,800	\$222,000
Mechanical	\$499,700	\$522,800
Total	\$1,058,500	\$1,703,600
Importance Code A	\$70,400	\$158,100
Importance Code B	\$988,200	\$1,487,900
Importance Code C		\$57,700
Total	\$1,058,500	\$1,703,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$18,700	\$4,600	\$15,400
Interior Architecture		\$8,500	\$8,300	\$9,600
Electrical	\$1,500	\$2,000	\$1,700	\$30,300
Mechanical	\$3,900	\$43,200	\$13,000	\$24,500
Site Pavements	\$9,100			
Total	\$14,600	\$72,400	\$27,600	\$79,900
Importance Code A		\$24,100	\$10,000	\$20,900
Importance Code B	\$14,600	\$48,300	\$11,600	\$59,000
Importance Code C			\$6,000	
Total	\$14,600	\$72,400	\$27,600	\$79,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$76,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2073	**	10	\$4,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkhead Stair</i>								
Glass Block	3%			LIFE	**	5	\$1,800	
Masonry: Brick	83%			LIFE	**	5	\$81,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2049	**	5-10	\$13,500	
Windows								
Aluminum	100%			2045	**	5	\$12,800	
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$5,900	
Masonry: Brick	70%			LIFE	**	5	\$6,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	4%			LIFE	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	18%			2042	**	5-10	\$30,800	
Roof								
IRMA/Protected Membrane	25%			2034	**	10	\$7,900	
Modified Bitumen	75%			2037	**	10	\$23,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Building</i>								
Soffits								
Metal Panel	100%			2049	**	5-10	\$14,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$19,900	
Ceramic Tile	5%			2038	**	5	\$4,500	
Vinyl Tile	85%	0-2	\$70,100	2029	\$700,700	3	\$28,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$12,000	
Gypsum Board	5%			LIFE	**	5	\$7,200	
Masonry: Brick	10%			LIFE	**			
Plaster	80%			LIFE	**	5	\$57,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	20%			2042	**	5	\$16,900		
Plaster	80%			LIFE	**	5	\$42,400		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2049	**				
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Retaining Walls									
Cast in Place Concrete	100%			2049	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Areaways</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	2-4	\$3,300	2042	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Asphalt	90%			2032	**				
Cast in Place Concrete	10%			2042	**				
Activity Yard									
Asphalt	75%	2-4	\$5,800	2032	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Rubber Matting	25%			2029			\$25,200		
Electrical									
Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2049	**	5	\$200		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2049	**	5	\$200		
Raceway									
Conduit	90%			2029	\$119,000	1			
Conduit	10%			2049	**	1			
Panelboards									
Fused Disc Sw	10%			2028	\$11,200	5	\$100		
Molded Case Bkrs	70%			2045	**	5	\$1,000		
Molded Case Bkrs	20%			2028	\$22,300	5	\$300		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Wiring

Braided Cloth	70%	2-4	\$129,900	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2029	\$37,100	1		
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Thermoplastic	10%			2049	**	1		
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Motor Controllers

Locally Mounted	90%			2027	\$43,600	5	\$300	
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Locally Mounted	10%			2042	**	5		
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Ground

Grounding Devices

Generic	50%			LIFE	**	5	\$400	
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Generic	50%			LIFE	**	5	\$400	
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Lighting

Interior Lighting

Fluorescent	96%			2034	**	10	\$47,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID	2%			2024	\$1,900	10		
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Incandescent	2%			2024	\$12,900	2		
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Egress Lighting

Emergency, Battery	50%			2024	\$39,100	10	\$6,600	
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Exit, Service	45%			2024	\$7,000	1		
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Exit, Service	5%			2034	**	1		
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Exterior Lighting

HID	100%			2024	\$219,200	10	\$200	
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Alarm

Security System

No Component	70%							
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Generic	30%			2024	\$52,700	1	\$6,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway, Offices And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor Only*

Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%			2034	**	1-3	\$10,100	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2039	**	5	\$16,800	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$70,400	2034	**	1	\$48,400	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Feed Tank</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$184,000	2039	**	4	\$2,700	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Condensate Return Lines</i>								
Terminal Devices Air Handler	20%			2029	\$152,900	1	\$6,700	
Convactor/Radiator	80%			2034	**	1	\$14,000	
Air Conditioning								
Energy Source Electricity	100%			2028	\$131,500	1		
Conversion Equipment Window/Wall Unit	80%			2024	\$90,600	1		
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,300	
Exhaust Fans Interior	80%			2024	\$154,700	2	\$1,300	
Roof	20%			2029	\$18,000	2	\$300	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2027	\$238,500	1		
Water Heater Gas Fired	100%			2022	\$33,200	2	\$800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2037	**	4	\$1,700	
Fixtures Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$27,400	
Sprinkler No Component	90%							
Generic	10%			2049	**	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 183 - Q
Address : 2-45 BEACH 79 STREET
Borough : QUEENS **Agency's Number** : Q183
Program / Asset # : BOE0825.000 / 1515 **Yr Built/Renovated** : 1962 / 2013
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 19-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 16112 **Lot** : 1 **BIN** : 4303354

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$131,900
Interior Architecture	\$795,300	\$46,200
Electrical	\$314,800	\$307,200
Mechanical	\$80,300	\$809,600
Total	\$1,190,400	\$1,294,900
Importance Code A		\$539,700
Importance Code B	\$1,190,400	\$755,200
Total	\$1,190,400	\$1,294,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,000	\$24,700		\$4,700
Interior Architecture	\$66,500	\$24,400	\$5,200	\$21,100
Electrical	\$11,500	\$13,100	\$12,400	\$25,100
Mechanical	\$12,500	\$11,300	\$16,700	\$74,700
Total	\$107,500	\$73,500	\$34,300	\$125,700
Importance Code A	\$26,200	\$32,000	\$7,300	\$12,200
Importance Code B	\$81,300	\$41,600	\$21,900	\$113,500
Importance Code C			\$5,200	
Total	\$107,500	\$73,500	\$34,300	\$125,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$23,600	
Masonry: Brick Cavity	80%			LIFE	**	5	\$40,200	
Metal Panel	5%			2055	**	5-10	\$17,300	
Window Wall	5%			2049	**	5	\$9,400	
Windows								
Aluminum	30%			2051	**	5	\$7,200	
Aluminum	65%			2037	**	5	\$15,600	
Metal Louvers	5%			2038	**	10	\$7,500	
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5	\$4,100	
Metal Rail	30%			2046	**	5-10	\$34,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Modified Bitumen	100%			2037	**	10	\$91,700	
Soffits								
Stucco Cement	100%			2042	**	5	\$33,800	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$30,000	LIFE	**	5	\$29,600	
								<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Basement</i>
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Basement</i>
								<i>Explanation : High Water Table</i>
Ceramic Tile	5%	0-2	\$28,000	2038	**	5	\$3,400	
								<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>
								<i>Location : Throughout Toilet Rooms</i>
Terrazzo	3%			LIFE	**	5	\$3,200	
Vinyl Tile	22%			2034	**	3	\$11,200	
Vinyl Tile 9" X 9"	50%			2024	\$795,300	3	\$33,800	
Wood	10%			2044	**	5	\$25,400	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$10,300	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Toilet Room 244</i>
Concrete Masonry Unit	15%			LIFE	**	5	\$12,400	
Plaster	25%			LIFE	**	5	\$15,500	
SGFT/Glazed Masonry	55%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2042	**	5	\$41,400	
Exposed Concrete	45%			LIFE	**	5	\$9,300	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$46,200			
Plaster	20%			LIFE	**	5	\$16,500	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	45%			2038	**			
Rubber Matting	55%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	80%			2029	\$147,400	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	75%			2028	\$143,600	5	\$1,700	
Molded Case Bkrs	10%			2045	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	20%			2027	\$16,100	5	\$100	
Locally Mounted	60%	2-4	\$48,400	2049	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	20%			2046	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$25,800	
Generators								
Natural Gas	100%			2042	**	1	\$32,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 60 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$74,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2034	**	10	\$1,500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
HID	2%			2029	\$2,900	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$10,100	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2037	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$9,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Perimeter Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$51,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detector, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	75%			2029	\$123,800	5	\$19,500	
Natural Gas	25%			2049	**	1		
Conversion Equipment								
Furnace	25%			2034	**	1	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : H Wing Roof</i>								
<i>Explanation : 4 Rooftop Units</i>								
Steam Boiler	75%	0-2	\$8,200	2027	\$407,700	1	\$56,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	75%			2039	**			
No Component	25%							
Terminal Devices								
Air Handler	15%			2029	\$177,200	1	\$7,800	
Convactor/Radiator	60%			2034	**	1	\$16,300	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2024	\$26,300	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,800	
Exhaust Fans								
Interior	20%			2029	\$59,800	2	\$500	
Roof	80%			2034	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$80,300	2049	**	4	\$8,300	
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%			2034	**	4	\$2,700
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2029	\$41,100	1-2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Store Rooms And Kitchen</i>								
<i>Explanation : Limited Area Served</i>								
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 183 GYM - M
Address : 408 EAST 67TH STREET
Borough : MANHATTAN **Agency's Number** : M390
Program / Asset # : BOE1143.000 / 14889 **Yr Built/Renovated** :
Area Sq Ft : 5,170 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1461 **Lot** : 37 **BIN** :

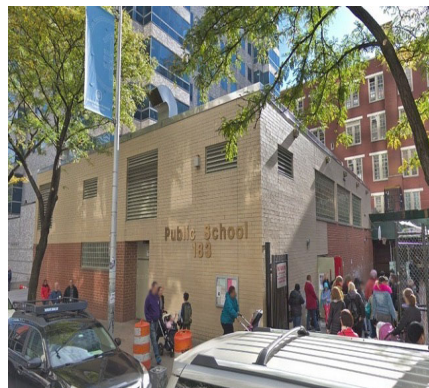
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$1,300		\$700	\$5,200
Electrical	\$500	\$600	\$500	\$2,400
Mechanical	\$200	\$100	\$200	\$100
Total	\$2,000	\$700	\$1,400	\$7,800
Importance Code A				
Importance Code B	\$2,000	\$700	\$900	\$7,800
Importance Code C			\$500	
Total	\$2,000	\$700	\$1,400	\$7,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 183 GYM - M

Asset # : 14889

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	**	5	\$800	
Masonry: Brick	90%			LIFE	**	5	\$12,200	
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	
Ceramic Tile	5%			2038	**	5	\$400	
Sheet Vinyl/Rubber	90%			2034	**	5	\$10,400	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,000	
Concrete Masonry Unit	95%			LIFE	**	5	\$7,400	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,300	2042	**	5	\$200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Exposed Struc: Steel	90%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Service Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5		
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$100	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2042	**			

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 GYM - M

Asset # : 14889

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Back Room, Storage And Mechanical Spaces</i>					
Fluorescent	1%			2034	**	10		
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Storage Room</i>					
HID	79%			2034	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$600	
Exit, Battery	50%			2034	**	10	\$200	
Exterior Lighting								
HID	100%			2034	**	10		
Alarm								
Security System								
Generic	100%			2034	**	1	\$1,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Exits</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$3,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Manual Pull Stations, Horns, Strobes And Smoke Detection</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 183 GYM - M

Asset # : 14889

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	Not Accessible	100%						
Ventilation	Exhaust Fans							
	Not Accessible	100%						
Plumbing	H/C Water Piping							
	Galvanized Steel	100%			2042	**	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2034	**	1	\$300
	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%			2049	**	1-2	\$1,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 184 - BK
 Address : 273 NEWPORT STREET BTWN: WATKINS ST., MOTHER GAST
 Borough : BROOKLYN Agency's Number : K184
 Program / Asset # : BOE0480.000 / 1343 Yr Built/Renovated : 1923 / 2005
 Area Sq Ft : 79,000 Project Type : EDUCATION
 Date of Survey : 02-Apr-2019 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
 Block : 3606 Lot : 1 BIN : 3082391

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$430,300	\$935,600
Interior Architecture	\$301,600	\$228,100
Electrical		\$888,800
Mechanical	\$204,500	\$578,900
Site Pavements	\$73,900	\$38,200
Total	\$1,010,400	\$2,669,600
Importance Code A	\$634,800	\$975,100
Importance Code B	\$333,700	\$1,694,500
Importance Code C	\$41,900	
Total	\$1,010,400	\$2,669,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,600		\$6,400	
Interior Architecture	\$110,600			\$11,500
Electrical	\$14,900	\$7,400	\$8,900	\$8,400
Mechanical	\$40,700	\$11,000	\$14,200	\$11,000
Site Pavements	\$7,500			
Total	\$193,300	\$18,400	\$29,400	\$30,900
Importance Code A	\$19,600	\$7,800	\$14,200	\$7,800
Importance Code B	\$129,100	\$10,600	\$15,200	\$23,100
Importance Code C	\$44,600			
Total	\$193,300	\$18,400	\$29,400	\$30,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$81,900	
Masonry: Brick	90%	Now	\$151,900	LIFE	**	5	\$94,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
Masonry: Limestone	5%			LIFE	**	5	\$7,900	
Windows								
Wood	100%	Now	\$108,500	2052	**	5	\$181,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library And Classroom 512</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$16,500	
Masonry: Brick	90%	Now	\$128,900	LIFE	**	5	\$10,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
Metal Rail	5%			2043	**	5-10	\$10,500	
Roof								
Built-Up (BUR)	90%			2030	\$579,400	10	\$40,000	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								
Cast in Place Concrete	5%			LIFE	**	10	\$3,700	
Copper/Terne	5%			2058	**	10	\$5,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	Now	\$11,900	2039	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%	Now	\$17,600	2035	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Sheet Vinyl/Rubber	5%	Now	\$3,600	2030	\$181,500	5	\$4,300	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
Terrazzo	5%			LIFE	**	5	\$9,000	
Vinyl Tile	70%	Now	\$72,800	2035	**	3	\$30,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium, Corridors And Classrooms</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Defective Substrate Under Tiles</i>								
Vinyl Tile 9" X 9"	10%	Now	\$134,800	2040	**	3	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria And Various Other Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	5%	Now	\$22,200	2033	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Masonry: Brick	20%			LIFE	**	10	\$9,000	
Marble Panels	5%			LIFE	**	10	\$3,000	
Plaster	65%	Now	\$41,900	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms And Corridors Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$9,900	2035	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 5th Floor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout 5th Floor</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$21,500	
Plaster	65%	Now	\$52,200	LIFE	**	5	\$46,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2050	**			
Iron Picket	35%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,200	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Newport Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$300	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	50%	Now	\$73,900	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard</i>								
Cast in Place Concrete	40%			2043	**			
Rubber Matting	10%			2030			\$38,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%			2030	\$156,500	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	50%			2030	\$66,100	1		
Conduit	50%			2040	**	1		
Panelboards								
Fused Disc Sw	1%			2038	**	5		
Fused Knife Sw	1%			2029	\$1,400	5		
Molded Case Bkrs	95%			2029	\$136,400	5	\$2,000	
Molded Case Bkrs	3%			2038	**	5	\$100	
Wiring								
Braided Cloth	60%			2029	\$111,400	1		
Thermoplastic	40%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$71,000	
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	2%			2035	**	10	\$1,400	
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse And Library</i>				
Egress Lighting								
Emergency, Service	5%			2030	\$2,100	1		
Emergency, Battery	45%			2030	\$51,200	10	\$8,600	
Exit, Battery	50%			2035	**	10	\$2,700	
Exterior Lighting								
HID	100%	Now	\$6,400	2035	**			
				<i>Malfunctioning, Extent : Moderate, Area Affected : 90%</i>				
				<i>Location : Roof And Building Perimeter</i>				
Alarm								
Security System								
Generic	100%			2025	\$255,200	1	\$29,500	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Intrusion Alarm System</i>				
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$48,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$204,500	2035	**	1	\$70,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$17,500	2040	**			
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pumps In Basement.</i>								
Terminal Devices								
Air Handler	25%			2025	\$277,700	1	\$12,200	
Convactor/Radiator	75%			2035	**	1	\$19,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2028	\$24,700	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$27,900	
No Component	60%							
Exhaust Fans								
Interior	90%			2025	\$253,000	2	\$2,200	
Roof	10%			2025	\$13,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$48,200	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$8,200	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2025	\$12,000	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2040	**	1-2	\$700	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040**P. S. 184 - BK****Asset # : 1343**

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 184 - Q
Address : 163-15 21 ROAD
Borough : QUEENS **Agency's Number** : Q184
Program / Asset # : BOE0826.000 / 1516 **Yr Built/Renovated** : 1952 / 2014
Area Sq Ft : 57,000 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5756 **Lot** : 1 **BIN** : 4129072

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$81,700	\$52,700
Interior Architecture	\$353,300	\$148,900
Electrical	\$641,200	\$251,100
Mechanical	\$83,900	\$1,528,500
Total	\$1,160,000	\$1,981,200
Importance Code A	\$81,700	\$52,700
Importance Code B	\$918,000	\$1,928,500
Importance Code C	\$160,300	
Total	\$1,160,000	\$1,981,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,900	\$11,400		\$18,200
Interior Architecture	\$29,100		\$1,600	\$22,900
Electrical	\$2,400	\$1,800	\$1,900	\$9,000
Mechanical	\$47,600	\$8,000	\$13,000	\$26,800
Total	\$93,000	\$21,200	\$16,400	\$76,900
Importance Code A	\$19,500	\$17,000	\$5,600	\$23,900
Importance Code B	\$73,500	\$4,200	\$9,200	\$53,000
Importance Code C			\$1,600	
Total	\$93,000	\$21,200	\$16,400	\$76,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	4+	\$42,200	LIFE	**	5	\$52,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Windows								
Aluminum	100%	Now	\$13,900	2045	**	5	\$7,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Classrooms</i>								
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5	\$2,200	
Masonry: Limestone	5%			LIFE	**	5	\$200	
Metal Rail	30%			2042	**	5-10	\$18,700	
Roof								
Built-Up (BUR)	65%			2034	**	10	\$39,400	
Copper/Terne	5%			2057	**	10	\$7,600	
IRMA/Protected Membrane	30%			2034	**	10	\$18,200	
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 2%</i>								
<i>Location : Above 2nd Floor Classrooms</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,400	
Ceramic Tile	3%	Now	\$4,100	2038	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets Near Auditorium</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets Near Auditorium</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	2%	4+	\$1,300	LIFE	**	5	\$1,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	25%	0-2	\$7,400	2029	\$148,900	3	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	50%	2-4	\$192,900	2034	**	3	\$12,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$12,300	
Interior Walls								
Ceramic Tile	2%			2038	**	5	\$3,100	
Glazed Ceramic Panel	3%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Plaster	60%			LIFE	**	5	\$27,900	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Toilet, Cafeteria, Classrooms</i>								
SGFT/Glazed Masonry	25%	Now	\$160,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$21,200	
AcousTileSusp.Lay-In	10%	4+	\$5,900	2042	**	5	\$3,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,100	
Plaster	55%	Now	\$10,500	LIFE	**	5	\$23,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Toilet</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Iron Picket	75%			2064	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Masonry: Granite	5%			LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entry Stair</i>								
Activity Yard								
Asphalt	90%			2032	**			
Cast in Place Concrete	5%			2042	**			
Pavers/Stone	5%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$200	
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2028	\$5,600	5	\$100	
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	60%			2051	**	5	\$900	
Molded Case Bkrs	30%			2028	\$33,500	5	\$500	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$50,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$6,900	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$229,800	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$55,200	1	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Intrusion Alarm System Only; Motion Sensors Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$189,100	1-3	\$10,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2049	**	1	\$56,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$48,200	2029	\$964,700	4	\$2,800	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	30%			2029	\$240,500	1	\$10,600	
Convactor/Radiator	70%			2034	**	1	\$12,900	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	30%			2024	\$35,600	1		
No Component	70%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,800	
Exhaust Fans Interior	90%	0-2	\$18,300	2029	\$182,500	2	\$1,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Roof	10%	0-2	\$1,900	2024	\$9,500	2	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Kitchen Exhaust Is Under Sized</i>								
Plumbing								
H/C Water Piping Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$50,000	1		
Water Heater Gas Fired	100%			2029	\$34,800	2	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger Steam Fired	100%			2029	\$90,800	4	\$8,500	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2024	\$8,700	4	\$1,200	
Sewage Ejector(s) Electric	100%	0-2	\$16,400	2039	* *	4	\$2,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	97%							
Generic	3%			2039	* *	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 185 - BK
Address : 8601 RIDGE BLVD BTWN: 86 ST., 87 ST.
Borough : BROOKLYN **Agency's Number** : K185
Program / Asset # : BOE0481.000 / 2621 **Yr Built/Renovated** : 1921 / 2010
Area Sq Ft : 54,000 **Project Type** : EDUCATION
Date of Survey : 18-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 6043 **Lot** : 1 **BIN** : 3153416

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$97,600	\$46,400
Interior Architecture	\$254,500	\$46,900
Electrical		\$604,800
Mechanical		\$600,600
Total	\$352,100	\$1,298,700
Importance Code A	\$97,600	\$46,400
Importance Code B	\$254,500	\$1,252,300
Total	\$352,100	\$1,298,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,800		\$10,700	
Interior Architecture	\$81,600		\$8,900	
Electrical	\$6,300	\$5,000	\$6,200	\$5,300
Mechanical	\$59,500	\$8,100	\$11,900	\$7,600
Site Enclosure	\$9,100			
Site Pavements	\$13,500			
Total	\$200,900	\$13,200	\$37,700	\$12,900
Importance Code A	\$36,100	\$5,300	\$16,000	\$5,300
Importance Code B	\$105,700	\$7,800	\$21,600	\$7,500
Importance Code C	\$59,100			
Total	\$200,900	\$13,200	\$37,700	\$12,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$92,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,700	
Windows								
Aluminum	100%	0-2	\$51,300	2055	**	5	\$11,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,200	
Masonry: Brick	90%			LIFE	**	5-10	\$24,300	
Roof								
Built-Up (BUR)	75%			2038	**	10	\$21,400	
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof Edges At Parapet</i>								
Paver: Asphalt	25%			2043	**	10	\$10,700	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$1,900	LIFE	**	5	\$18,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%			2033	**	5	\$8,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Third Floor Boys Bathroom</i>								
Terrazzo	5%	0-2	\$20,700	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%			2035	**	3	\$14,100	
Wood	30%	0-2	\$44,100	2045	**	5	\$23,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%	0-2	\$6,800	2039	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Boys Bathroom</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,100	
Masonry: Brick	10%			LIFE	**	10	\$2,300	
Marble Panels	2%	0-2	\$13,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	80%	0-2	\$26,300	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	10%			LIFE	**	5-10	\$10,400	
Plaster	90%	0-2	\$210,400	LIFE	**	5	\$46,900	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Auditorium**Paint Peeling, Extent : Moderate, Area Affected : 2%**Location : Auditorium*

Site Enclosure

Fence/Gates

Chain Link	55%	0-2	\$7,000	2040	**			
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Iron Picket	45%	2-4	\$2,200	2065	**			
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*Deteriorated Finish, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Retaining Walls

Cast in Place Concrete	100%			2050	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$2,700	2043	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete	90%			2043	**			
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Masonry: Granite	10%			LIFE	**			
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Activity Yard

Asphalt	100%	0-2	\$10,800	2039	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor Electrical Room**Explanation : Main Service Switch Rated At 2,500 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$200	
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Raceway

Conduit	70%			2030	\$92,600	1		
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Conduit	30%			2050	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2046	**	5		
Fused Knife Sw	2%			2029	\$2,200	5		
Molded Case Bkrs	60%			2046	**	5	\$900	
Molded Case Bkrs	36%			2029	\$40,200	5	\$500	
Wiring								
Braided Cloth	40%			2029	\$74,300	1		
Thermoplastic	60%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	99%			2030	\$125,900	10	\$49,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Incandescent	1%			2025	\$6,400	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Auditorium</i>					
			<i>Explanation : Incandescent Fixtures</i>					
Egress Lighting								
Emergency, Service	5%			2035	**	1		
Emergency, Battery	45%			2035	**	10	\$5,900	
Emergency, Battery	50%			2035	**	10	\$6,500	
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Security System								
Generic	100%			2030	\$174,400	1	\$20,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$33,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station, Alarm Bells, Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil No. 2 With 7,500 Gallon Capacity Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$53,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$11,900	2040	**			
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Crawl Space</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump</i>								
Terminal Devices								
Air Handler	15%			2025	\$113,900	1	\$5,000	
Convactor/Radiator	85%	Now	\$4,900	2035	**	1	\$13,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Classroom</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$57,600			
Window/Wall Unit	30%			2028	\$33,800	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,700	
Exhaust Fans								
Interior	100%	Now	\$19,200	2030	\$192,100	2	\$1,300	
<i>Abandoned in Place, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen And Cafeteria</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse And Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handlers</i>								
<i>Explanation : Motors And Bearings Need Replacement</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$236,900	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2028	\$32,900	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank With 225 Gallon Capacity</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$8,200	4	\$1,700	
Backflow Preventer No Component Generic	90% 10%			2030	\$1,400	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Service Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	98% 2%			2040	**	1-2	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 186 - BK
Address : 7601 19 AVENUE BTWN: 76 ST., 77 ST.
Borough : BROOKLYN **Agency's Number** : K186
Program / Asset # : BOE0482.000 / 2620 **Yr Built/Renovated** : 1923 / 2010
Area Sq Ft : 81,592 **Project Type** : EDUCATION
Date of Survey : 23-Oct-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 6239 **Lot** : 1 **BIN** : 3160923

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$243,800	\$143,900
Interior Architecture	\$633,200	\$292,700
Electrical	\$412,300	\$385,900
Mechanical	\$185,800	\$152,500
Total	\$1,475,100	\$975,000
Importance Code A	\$243,800	\$183,400
Importance Code B	\$1,136,700	\$791,600
Importance Code C	\$94,600	
Total	\$1,475,100	\$975,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,900	\$15,100		\$29,900
Interior Architecture	\$54,600	\$2,300	\$3,100	\$3,800
Electrical	\$2,800	\$2,000	\$1,500	\$2,100
Mechanical	\$23,800	\$14,600	\$18,200	\$11,700
Total	\$85,200	\$33,900	\$22,800	\$47,600
Importance Code A	\$12,200	\$23,200	\$8,100	\$38,000
Importance Code B	\$43,200	\$10,800	\$14,700	\$9,600
Importance Code C	\$29,800			
Total	\$85,200	\$33,900	\$22,800	\$47,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$41,900	
Masonry: Brick	95%			LIFE	**	5	\$101,900	
Windows								
Aluminum	15%	Now	\$243,800	2051	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Aluminum	83%			2042	**	5	\$30,100	
Glass Block	2%			LIFE	**	5	\$500	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$7,400	
Masonry: Limestone	10%			LIFE	**	5	\$1,000	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$29,900	
Copper/Terne	5%			2061	**	10	\$3,900	
Interior								
Floors								
Ceramic Tile	3%			2035	**	5	\$3,700	
Marble Panels	2%	0-2	\$9,500	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$15,300	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2031	**	3	\$6,900	
Vinyl Tile	20%			2026	\$223,100	3	\$9,200	
Vinyl Tile	25%	Now	\$278,900	2036	**	3	\$11,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%	0-2	\$259,700	2041	**	5	\$34,600	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$94,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2035	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,600	
Masonry: Brick	12%			LIFE	**			
Marble Panels	5%	0-2	\$29,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$16,800	
Plaster	20%			LIFE	**	5	\$8,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	10%			LIFE	**	5	\$1,900	
Plaster	90%			LIFE	**	5	\$69,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1,000 Amperes Service*

Switchgear / Switchboard

Fused Disc Sw	30%			2046	**	5	\$100	
Molded Case Bkrs	70%			2046	**	5	\$1,500	

Raceway

Conduit	85%			2026	\$156,600	1		
Conduit	15%			2046	**	1		

Panelboards

Molded Case Bkrs	40%			2042	**	5	\$900	
Molded Case Bkrs	60%			2025	\$114,900	5	\$1,300	

Wiring

Braided Cloth	85%	2-4	\$231,900	2051	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	15%			2046	**	1		
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Motor Controllers

Locally Mounted	100%			2039	**	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected With Main Water Pipe*

Lighting

Interior Lighting

Fluorescent	100%			2036	**	10	\$74,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Lamp T-8*

Egress Lighting

Emergency, Service	50%			2036	**	1		
Exit, Service	50%			2036	**	1		

Exterior Lighting

HID	100%			2036	**	10	\$300	
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DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2034

* *

1

\$6,100

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2021

\$180,400

1-3

\$10,400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2046

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room, Basement**Explanation : Oil # 2, 1 Tank 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2031

* *

1

\$80,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Central Plant Steam

100%

Piping/Pmp

2046

* *

4

\$6,000

Terminal Devices

Air Handler

20%

2031

* *

1

\$10,100

Convactor/Radiator

80%

2031

* *

1

\$21,100

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Interior Pkg Unit -

5%

Cooling

2027

\$152,500

2

\$300

Window/Wall Unit

80%

2024

\$136,000

1

No Component

15%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$45,500

Exhaust Fans

Interior

80%

2031

* *

2

\$2,000

Roof

20%

2031

* *

2

\$500

Plumbing

H/C Water Piping

Galvanized Steel

100%

2039

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2024	\$49,800	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gal</i>								
	Sanitary Piping Cast Iron	100%	0-2	\$11,900	LIFE	**	1	
<i>Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement By Sanitary Trap</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2026	\$12,400	4	\$2,600
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	90%						
	Generic	10%			2046	**	1-2	\$2,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 186 - Q
Address : 252-12 72 AVENUE BTWN: 71 RD., LITTLE NECK PKWY.
Borough : QUEENS **Agency's Number** : Q186
Program / Asset # : BOE0828.000 / 1517 **Yr Built/Renovated** : 1953 / 2011
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 11-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8401 **Lot** : 375 **BIN** : 4173640

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$652,500	\$61,100
Interior Architecture	\$212,200	\$591,700
Electrical	\$129,900	\$440,700
Mechanical	\$657,600	\$1,645,200
Total	\$1,652,200	\$2,738,800
Importance Code A	\$1,150,800	\$61,100
Importance Code B	\$501,400	\$2,677,600
Total	\$1,652,200	\$2,738,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,600			
Interior Architecture	\$55,200		\$5,300	\$8,100
Electrical	\$28,800	\$2,200	\$2,800	\$2,900
Mechanical	\$79,900	\$16,700	\$19,000	\$11,700
Site Pavements	\$10,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$226,900	\$22,800	\$31,000	\$26,600
Importance Code A	\$48,600	\$7,600	\$7,600	\$7,600
Importance Code B	\$134,900	\$15,200	\$23,100	\$18,300
Importance Code C	\$43,400		\$300	\$700
Total	\$226,900	\$22,800	\$31,000	\$26,600



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DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$38,200	
Masonry: Brick	75%	0-2	\$98,400	LIFE	**	5	\$61,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Near Windows And Louver</i>								
Masonry: Brick Cavity	15%	Now	\$97,800	LIFE	**	5	\$12,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 5, Foundation</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	1%			LIFE	**	5	\$1,200	
Metal Panel	4%			2056	**	5-10	\$22,400	
Windows								
Aluminum	100%	Now	\$6,000	2046	**	5	\$700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Off Little Neck Parkway</i>								
Parapets								
Masonry: Brick Cavity	95%	Now	\$286,300	LIFE	**	5	\$29,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$18,700	
Roof								
Built-Up (BUR)	95%	Now	\$169,900	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2038	**	10	\$3,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,400	
Ceramic Tile	3%			2039	**	5	\$2,300	
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	15%			2035	**	3	\$4,200	
Vinyl Tile 9" X 9"	67%			2025		3	\$25,200	
Wood	5%			2058	**	5	\$7,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%			2033	**	5	\$700	
Ceramic Tile	2%			2039	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	
Glazed Ceramic Panel	2%			LIFE	**	10	\$1,200	
Masonry: Brick	5%			LIFE	**	10	\$1,000	
Plaster	55%			LIFE	**	5-10	\$32,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 5</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$10,300	
Ceilings								
AcousTile,Adhered	25%	2-4	\$37,300	2035	**	5	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor</i>								
<i>Explanation : Ceiling Sagging</i>								
Exposed Concrete	50%			LIFE	**	5-10	\$46,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 201, 202 Bulkheads</i>								
Metal Panel	10%	Now	\$133,900	LIFE	**	5	\$9,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Plaster	15%	0-2	\$3,200	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staircase B</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Retaining Walls								
Cast in Place Concrete	75%			2065	**			
Masonry: Brick	25%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,700	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 72nd Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$8,900	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	100%			2025				

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	3%			2046	**	5	\$100	
Fused Disc Sw	7%			2029	\$10,100	5	\$100	
Fused Knife Sw	2%	2-4	\$2,900	2055	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room And Boiler Room Basement</i>								
Fused Toggle Switch	15%	2-4	\$21,500	2055	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	63%			2029	\$90,500	5	\$1,300	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st, 2nd, 3rd Floors And Basement</i>								
Thermoplastic	10%			2050	**	1		
Thermoplastic	20%			2030	\$37,100	1		
Motor Controllers								
Locally Mounted	80%			2028	\$64,500	5	\$400	
Locally Mounted	20%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2035	**	10	\$49,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	30%			2038	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	40%			2035	**	10	\$7,400	
Emergency, Battery	5%			2025	\$5,500	10	\$900	
Exit, LED	55%			2065	**	1		
Exterior Lighting								
HID	30%			2035	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$74,600	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Some Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$14,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$151,300	5	\$23,900	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Tanks - 10,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%	2-4	\$498,300	2050	**	1	\$68,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Both Units In Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. No.2 Boiler Is Under Repair.</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$34,000	2030	\$340,500			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Head Valves And Vacuum Pumps In Boiler Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Thermostat For Auditorium</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pumps In Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Location</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$4,300	2025	\$216,500	1	\$8,600	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flexible Connection Of The Units, Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil Of The Unit For Auditorium, Basement</i>								
Convactor/Radiator	80%			2028	\$329,800	1	\$19,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units. R-410a</i>								
Window/Wall Unit	70%			2023	\$112,300	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2035	**	1	\$2,500	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2035	**	2	\$5,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans								
Interior	100%			2025	\$273,900	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2040	**	1		
Galvanized Steel	40%			2028	\$135,100	1		
Water Heater								
Gas Fired	100%			2023	\$47,000	2	\$1,100	
HW Heat Exchanger								
Steam Fired	100%			2030	\$122,600	4	\$11,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$11,700	2040	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Housing Of The Unit In Basement Boiler Room</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2030	\$22,200	4	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : 1 New Unit</i>						
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2030	\$75,400	1-2	\$2,200	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Address : 3314 NEPTUNE AVENUE BTWN: W.33 ST. - W.35 ST.
Borough : BROOKLYN **Agency's Number** : K188
Program / Asset # : BOE0483.000 / 2747 **Yr Built/Renovated** : 1924 / 2000
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 13-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 7006 **Lot** : 1 **BIN** : 3188726

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,021,400	\$196,400
Interior Architecture	\$711,500	\$495,700
Electrical	\$875,600	\$476,900
Mechanical	\$179,900	\$568,800
Total	\$3,788,300	\$1,737,800
Importance Code A	\$2,021,400	\$235,900
Importance Code B	\$1,630,800	\$1,454,200
Importance Code C	\$136,100	\$47,700
Total	\$3,788,300	\$1,737,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,700			
Interior Architecture	\$83,800		\$1,300	\$8,700
Electrical	\$2,300	\$23,300	\$1,400	\$1,300
Mechanical	\$69,500	\$4,200	\$10,300	\$3,900
Total	\$223,300	\$27,500	\$13,100	\$13,900
Importance Code A	\$67,700	\$200		
Importance Code B	\$96,100	\$27,300	\$13,100	\$13,900
Importance Code C	\$59,500			
Total	\$223,300	\$27,500	\$13,100	\$13,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$61,900	
Masonry: Brick	85%	Now	\$1,734,200	LIFE	**	5	\$134,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, Bulkheads</i>								
Masonry: Granite	3%	Now	\$120,000	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	Now	\$89,700	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%	Now	\$33,500	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$13,400	2043	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$4,500	LIFE	**	5	\$400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$400	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	85%	Now	\$77,500	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$2,300	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$13,500	2055	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	7%	Now	\$16,700	LIFE	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$5,400	
Quarry Tile	3%	Now	\$5,000	2040	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$53,400	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%	Now	\$71,300	2037	**	5	\$3,400	
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	10%			2032	**	3	\$4,000	
Vinyl Tile	40%	Now	\$78,200	2027	\$390,800	3	\$16,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$244,300	2037	**	3	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Masonry: Brick	8%	Now	\$29,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%	Now	\$30,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	90%	Now	\$136,100	LIFE	**	5	\$47,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	15%			LIFE	**	5	\$2,500	
Plaster	85%	Now	\$128,200	LIFE	**	5	\$57,200	

Cracking/Crumbling, Extent : Severe, Area Affected : 30%

Location : Throughout

Water Penetration, Extent : Severe, Area Affected : 10%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$156,500	5	\$300	
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Raceway

Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	80%			2026	\$114,900	5	\$1,700	
Molded Case Bkrs	10%			2043	**	5	\$200	

Wiring

Braided Cloth	90%	2-4	\$167,100	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2047	**	1		
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Motor Controllers

Locally Mounted	50%			2040	**	5	\$300	
Locally Mounted	50%			2025	\$40,300	5	\$300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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Lighting

Interior Lighting

Fluorescent	98%			2032	**	10	\$71,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

LED	2%			2037	**			
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	50%			2022	\$56,900	10	\$9,500	
Exit, Service	50%			2022	\$11,400	1		
Exterior Lighting								
HID	100%			2022	\$318,500	10	\$200	

Alarm

Fire/Smoke Detection								
Under Construction	70%							
Generic, Analog	30%			2022	\$262,100	1-3	\$14,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								

Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1 Temporary Boiler Supply Heat To Building From Outside.</i>								
<i>Explanation : 1 Temporary Boiler</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$26,700	2037	**	4	\$3,900	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Terminal Devices								
Air Handler	20%	Now	\$22,200	2027	\$222,200	1	\$8,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2032	**	1	\$20,400	

Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2022	\$131,700	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	2%			2027	\$24,000	1	\$500	
No Component	98%							

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 188 - BK MICHAEL E. BERDY SCHOOL
Asset # : 2747

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	2%			2027	\$2,500	2	\$1,100
	No Component	98%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100
Exhaust Fans								
	Under Construction	100%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$17,300	2025	\$346,600	1	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Pressure Tank And Booster Pumps</i>					
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
Water Heater								
	Gas Fired	100%			2022	\$48,200	2	\$1,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Under Construction	100%						
Fixtures								
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2053	**	1-2	\$4,400
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 188 - Q
Address : 218-12 HARTLAND AVENUE BTWN: KINGSBURY AVE., UNION TP.
Borough : QUEENS **Agency's Number** : Q188
Program / Asset # : BOE0829.000 / 1518 **Yr Built/Renovated** : 1952 / 2009
Area Sq Ft : 58,150 **Project Type** : EDUCATION
Date of Survey : 09-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7774 **Lot** : 165 **BIN** : 4164350

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$380,300	\$136,500
Interior Architecture	\$97,600	\$458,800
Electrical	\$129,900	\$489,100
Mechanical		\$395,500
Site Pavements	\$73,900	
Total	\$681,800	\$1,479,900
Importance Code A	\$380,300	\$136,500
Importance Code B	\$301,500	\$1,343,400
Total	\$681,800	\$1,479,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,500	\$2,400	\$1,600	
Interior Architecture	\$18,600		\$5,000	\$4,500
Electrical	\$3,600	\$1,600	\$1,900	\$2,000
Mechanical	\$30,800	\$8,200	\$13,500	\$8,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,400	\$16,100	\$26,000	\$18,600
Importance Code A	\$19,300	\$8,100	\$7,400	\$5,800
Importance Code B	\$50,300	\$8,000	\$18,600	\$12,800
Importance Code C	\$800			
Total	\$70,400	\$16,100	\$26,000	\$18,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$138,500	
Masonry: Brick Cavity	5%			LIFE	**	5	\$7,700	
Masonry: Limestone	5%			LIFE	**	5	\$5,800	
Windows								
Aluminum	90%			2052	**	5	\$4,700	
Glass Block	5%			LIFE	**	5	\$300	
Steel	5%			2038	**	5	\$3,300	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5-10	\$65,000	
Masonry: Limestone	5%	Now	\$6,600	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Metal Security Bars	15%			2045	**			
Roof								
Built-Up (BUR)	95%	Now	\$255,600	2035	**			
<i>Blisters, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over Third Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Central Bulkhead</i>								
Modified Bitumen	5%			2030	\$67,300	10	\$4,600	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$78,100	
Ceramic Tile	5%			2033	**	5	\$4,500	
Terrazzo	5%			LIFE	**	5	\$7,000	
Vinyl Tile	25%			2035	**	3	\$8,400	
Vinyl Tile 9" X 9"	40%			2025	\$419,800	3	\$17,800	
Wood	5%			2045	**	5	\$8,400	
Interior Walls								
Ceramic Tile	2%			2033	**	5		
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Glazed Ceramic Panel	5%			LIFE	**	10	\$100	
Plaster	58%			LIFE	**	5-10	\$800	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$200	
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$22,300	
Exposed Concrete	60%			LIFE	**	5-10	\$66,900	
Fiber Board	5%			2025	\$31,100			
Plaster	10%			LIFE	**	5-10	\$15,300	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%			2050	**			
Iron Picket	5%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$73,900	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hartland Avenue And Kingsbury Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Asphalt	100%			2039	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	85%			2030	\$112,400	1		
Conduit	15%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	10%			2028	\$4,800	5		
Locally Mounted	90%			2043	**	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$52,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$7,000	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2030		10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2058	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stacks Only</i>						
		<i>Explanation : Lightning Rods</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2025		1	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025		1-3	\$11,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways , Basement</i>						
		<i>Explanation : Alarm Bells And Manual Pull Stations Only</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$57,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	20%			2030	\$163,500	1	\$7,200	
Convactor/Radiator	80%			2035	**	1	\$15,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	\$12,100	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,300	
Exhaust Fans								
Interior	95%	0-2	\$3,900	2030	\$196,500	2	\$1,400	
		<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
Roof	5%			2030	\$4,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$35,500	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,200	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Various Location</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2030	\$11,400	1-2	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 188 - Q ANNEX
Address : 216-15 PECK AVENUE
Borough : QUEENS **Agency's Number** : LEASE-Q858
Program / Asset # : BOE0829.010 / 14447 **Yr Built/Renovated** :
Area Sq Ft : 20,552 **Project Type** : EDUCATION
Date of Survey : 12-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7774 **Lot** : 1 **BIN** : 4438341

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$136,200	
Interior Architecture		\$53,100
Total	\$136,200	\$53,100
Importance Code A	\$136,200	
Importance Code B		\$53,100
Total	\$136,200	\$53,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,100			
Interior Architecture	\$67,700		\$1,400	\$1,500
Electrical	\$1,100	\$600	\$800	\$600
Mechanical	\$7,300	\$2,700	\$3,600	\$2,700
Site Enclosure	\$5,700			
Site Pavements	\$21,500			
Total	\$141,400	\$3,300	\$5,800	\$4,700
Importance Code A	\$40,200	\$2,000	\$2,000	\$2,000
Importance Code B	\$83,700	\$1,200	\$3,800	\$2,100
Importance Code C	\$17,600			\$600
Total	\$141,400	\$3,300	\$5,800	\$4,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$15,500	LIFE	**	5	\$24,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,900	
Windows								
Aluminum	100%	0-2	\$2,700	2046	**	5	\$300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$17,300	LIFE	**	5	\$2,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Entrance Roof</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$1,800	
Roof								
Roll Roofing	100%	Now	\$136,200	2032	**	5	\$25,700	
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Ridging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Ceramic Tile	2%			2039	**	5	\$600	
Quarry Tile	3%			2043	**	5	\$1,400	
Terrazzo	60%			LIFE	**	5	\$28,200	
Vinyl Tile	20%			2035	**	3	\$2,300	
Vinyl Tile 9" X 9"	15%			2025	\$53,100	3	\$2,300	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,800	
Plaster	80%			LIFE	**	5-10	\$16,100	
Ceilings								
Gypsum Board	25%			LIFE	**	5-10	\$25,800	
Plaster	75%			LIFE	**	5-10	\$38,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$5,700	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Play Yard</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	95%	4+	\$21,500	2039	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Play Yard</i>					
Rubber Matting	5%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 800 Ampere Main Disconnect Switch, The Landlord Is Responsible For The Repair Of The Lease Building.</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : The Landlord Is Responsible For The Repair.</i>					
Raceway								
Conduit	100%			2050	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : The Landlord Is Responsible For The Repair.</i>					
Panelboards								
Fused Disc Sw	5%			2046	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : The Landlord Is Responsible For The Repair.</i>					
Molded Case Bkrs	95%			2046	**	5	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement And Electrical Closet Ist Floor</i>					
			<i>Explanation : The Landlord Is Responsible For The Repair.</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : The Landlord Is Responsible For The Repair.</i>								
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Landlord Is Responsible For The Repair.</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : The Landlord Is Responsible For The Repair.</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$18,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Egress Lighting								
Emergency, Battery	45%			2035	**	10	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : The Landlord Is Responsible For The Repair.</i>								
Exit, Service	55%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : The Landlord Is Responsible For The Repair.</i>								
Exterior Lighting								
HID	100%			2035	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance Door And All Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm, The Landlord Is Responsible For The Repair.</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : The Landlord Is Responsible For The Repair.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q ANNEX

Asset # : 14447

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	**	1		
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$20,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	5%	0-2	\$900	2050	**			
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Vacuum Pump, Boiler Room</i>						
Steam Piping/Pump	95%			2050	**			
Terminal Devices								
Convactor/Radiator	100%			2043	**	1	\$6,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2025		1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$9,100	
No Component	50%							
Exhaust Fans								
Roof	50%			2035	**	2	\$300	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2025		2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025		4	\$700	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

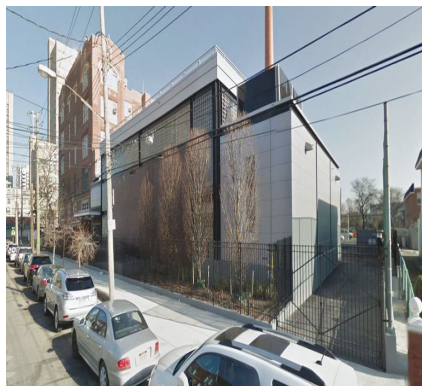
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 188 GYM - BK
Address : 2815 WEST 35TH STREET
Borough : BROOKLYN **Agency's Number** : K684
Program / Asset # : BOE1137.000 / 14883 **Yr Built/Renovated** :
Area Sq Ft : 6,913 **Project Type** : EDUCATION
Date of Survey : 16-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7006 **Lot** : 70 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$38,900
Total		\$38,900
Importance Code A		\$38,900
Total		\$38,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$40,000
Interior Architecture		\$8,800	\$1,100	
Electrical	\$800	\$800	\$600	\$1,500
Mechanical	\$700	\$500	\$3,500	\$500
Site Enclosure	\$1,700			
Total	\$3,200	\$10,100	\$5,200	\$42,000
Importance Code A	\$300	\$300	\$300	\$40,400
Importance Code B	\$2,800	\$9,800	\$4,100	\$1,700
Importance Code C			\$800	
Total	\$3,200	\$10,100	\$5,200	\$42,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 GYM - BK

Asset # : 14883

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Cast in Place Concrete	10%			LIFE	**	5	\$15,600	
Exposed Struc: Steel	2%			LIFE	**	5	\$1,900	
Glass Block	13%			LIFE	**	5	\$2,500	
Masonry: Brick	50%			LIFE	**	5	\$15,600	
Metal Panel	25%			2049	**	5-10	\$53,500	

Windows

Aluminum	100%			2045	**	5	\$600	
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Parapets

Masonry: Brick	95%			LIFE	**	5	\$3,600	
Metal Panel	5%			2049	**	5	\$700	

Roof

IRMA/Protected Membrane	95%			2034	**	10	\$19,500	
Modified Bitumen	5%			2034	**	10	\$1,000	

Soffits

Metal Panel	100%			2049	**	5-10	\$16,700	
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Interior

Floors

Ceramic Tile	5%			2038	**	5	\$500	
Quarry Tile	1%			2042	**	5	\$200	
Steel Grating	2%			2049	**	1		
Vinyl Tile	2%			2034	**	3	\$100	
Wood	90%			2057	**	5	\$17,500	

Interior Walls

Ceramic Tile	5%			2038	**	5	\$1,600	
Concrete Masonry Unit	93%			LIFE	**	5	\$11,900	
Gypsum Board	2%			LIFE	**	5	\$400	

Ceilings

Exposed Struc: Steel	95%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	Now	\$1,700	2073	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Concrete Ramps</i>								

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%			2055	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 GYM - BK

Asset # : 14883

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$200	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Area</i>								
HID	90%			2034	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : The Gymnasium Lighting System Is Composed Of HID Fixtures.</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$800	
Exit, LED	50%			2064	**	1		
Exterior Lighting								
HID	100%			2034	**	10		
Alarm								
Security System								
Generic	100%			2034	**	1	\$2,600	
Fire/Smoke Detection								
Generic, Analog	100%			2034	**	1-3	\$4,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	100%			2037	**	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$400	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$9,000	
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188 GYM - BK

Asset # : 14883

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans								
Roof	100%			2037	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2028	\$4,200	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : One 20 Gallon Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Adjacent Building</i>						
		<i>Explanation : Water Source From Adjacent Building</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2055	**	1-2	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 188- M / P.S. 196 M
Address : 442 EAST HOUSTON STREET BTWN: AVE. D, FDR DRIVE
Borough : MANHATTAN **Agency's Number** : M188
Program / Asset # : BOE0111.000 / 2632 **Yr Built/Renovated** : 1904 / 2012
Area Sq Ft : 135,000 **Project Type** : EDUCATION
Date of Survey : 05-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 356 **Lot** : 100 **BIN** : 1004349

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$406,000	\$373,400
Interior Architecture	\$1,015,100	\$373,600
Electrical	\$210,400	\$206,700
Mechanical	\$1,101,400	\$1,565,800
Total	\$2,733,000	\$2,519,400
Importance Code A	\$406,000	\$373,400
Importance Code B	\$2,013,200	\$1,939,700
Importance Code C	\$313,700	\$206,300
Total	\$2,733,000	\$2,519,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,900		\$20,800	
Interior Architecture	\$57,000		\$27,800	\$6,300
Electrical	\$12,400	\$2,500	\$3,500	\$2,500
Mechanical	\$21,000	\$19,900	\$30,700	\$18,500
Site Enclosure				
Site Pavements	\$8,200			
Total	\$120,600	\$22,400	\$82,700	\$27,300
Importance Code A	\$34,900	\$13,000	\$33,800	\$13,000
Importance Code B	\$59,300	\$9,400	\$48,900	\$14,300
Importance Code C	\$26,300			
Total	\$120,600	\$22,400	\$82,700	\$27,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	12%			LIFE	**	5	\$341,200	
Masonry: Brick	88%			LIFE	**	5	\$320,300	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	85%			2046	**	5	\$23,600	
Wood	15%			2038	**	5	\$41,600	
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5-10	\$11,600	
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$88,200	
Pre-Cast Concrete	2%			LIFE	**	5	\$3,400	
Roof								
Copper/Terne	5%			2045	**	10	\$8,200	
Modified Bitumen	65%			2035	**	10	\$42,600	
Single Ply Membrane	25%			2035	**	10	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof Area</i>								
<i>Explanation : This Is Actually A Fluid Applied Membrane</i>								
Skylight, Metal/Glass	5%			2040	**	10	\$10,900	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$132,600	
Ceramic Tile	5%			2033	**	5	\$10,100	
Vinyl Tile	50%			2035	**	3	\$37,900	
Vinyl Tile	25%	Now	\$458,400	2040	**	3	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Wood	5%			2045	**	5	\$18,900	
Interior Walls								
Ceramic Tile	5%	Now	\$51,100	2033	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair 1</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$13,900	
Fiberglass Panel	5%			LIFE	**	10	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Vestibules On Each Floor</i>								
<i>Explanation : This Is Actually A Plastic Panel</i>								
Masonry: Brick	10%			LIFE	**	10	\$10,400	
Plaster	65%			LIFE	**	5-10	\$191,600	
Wood	10%			LIFE	**	5	\$277,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2043	**	5	\$20,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$20,200	
Exposed Struc: Wood	5%			LIFE	**	10	\$15,100	
Plaster	80%			LIFE	**	5-10	\$277,700	

Site Enclosure

Fence/Gates

Chain Link	100%			2030			\$23,000	
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Free Standing Walls

Masonry: Brick	100%			2040	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Handicap Ramp

Explanation : Cheek Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$3,600	2035	**			
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Sinking/Subsiding, Extent : Moderate, Area Affected : 2%

Location : Baruch Drive Sidewalk

On-Site Walkways

Cast in Place Concrete	75%	Now	\$1,900	2035	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Stairs At East Entry

Pavers/Stone	25%	Now	\$2,700	2033	**			
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Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%

Location : Steps At Various Entrances

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One Electrical Service Rated At 1,200 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$600	
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Raceway

Conduit	75%			2050	**	1		
Conduit	20%			2030		1	\$52,800	
Conduit	5%			2050	**	1		

Panelboards

Fused Disc Sw	10%			2046	**	5	\$300	
Molded Case Bkrs	90%			2046	**	5	\$3,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$148,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	60%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$900	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$105,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	15%	Now	\$62,100	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Malfunctioning</i>								
Egress Lighting								
Emergency, Battery	25%			2025	\$48,600	10	\$8,100	
Exit, LED	25%			2058	**	1		
Exit, Service	50%			2025	\$19,400	1		
Exterior Lighting								
HID	20%			2035	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$10,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$16,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	5%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Serves Heat / Cool Package Units</i>						
Interruptible Gas/Dual Fuel	95%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : One 7,500 Gallon Tank</i>						
Conversion Equipment								
Furnace	5%			2035	**	1	\$3,300	
Steam Boiler	95%			2043	**	1	\$127,000	
		<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : No Chemical Feed Tank For Boiler</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$6,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Serves Package Unit On Lower Roof</i>						
Steam Piping/Pump	20%			2050	**			
Steam Piping/Pump	75%	4+	\$223,900	2040	**			
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : All Floors</i>						
Terminal Devices								
Convactor/Radiator	75%			2028	\$542,000	1	\$32,700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Convactor/Radiator	25%	0-2	\$180,700	2050	**	1	\$9,800	
		<i>Damaged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various Locations, Broken Danfoss Valves</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2035	**	2	\$400	
Window/Wall Unit	80%			2028	\$225,100	1		
No Component	15%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	Ductwork/Diffusers	5%			LIFE	**	2	\$11,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Package Units</i>								
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$62,200	LIFE	**	2-5	\$75,300
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exhaust Ducts On Roof</i>								
Exhaust Fans								
	Roof	100%			2030	\$224,100	2	\$4,100
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2050	**	1	
	Galvanized Steel	80%			2028	\$473,900	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	50%			2025	\$59,500	4	\$600
	Gas Fired	50%			2028	\$41,200	2	\$1,000
Sanitary Piping								
	Cast Iron	100%	4+	\$494,000	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
	Cast Iron	100%	4+	\$140,700	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Non-Submersible	100%			2030	\$20,600	4	\$4,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit</i>								
<i>Explanation : 1st To 5th Floor</i>								
Fire Suppression								
Sprinkler								
	No Component	99%						
	Generic	1%			2050	**	1-2	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Storage Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 188- M / P.S. 196 M

Asset # : 2632

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 189 - BK
Address : 1100 EAST NEW YORK AVENUE @ E. 96 ST.
Borough : BROOKLYN **Agency's Number** : K189
Program / Asset # : BOE0484.000 / 1317 **Yr Built/Renovated** : 1923 / 2008
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 04-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 4599 **Lot** : 1 **BIN** : 3099537

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$624,600	\$184,900
Interior Architecture	\$266,000	\$884,500
Electrical	\$500,600	\$175,900
Mechanical	\$449,400	\$1,804,400
Total	\$1,840,700	\$3,049,700
Importance Code A	\$624,600	\$184,900
Importance Code B	\$1,035,800	\$2,749,500
Importance Code C	\$180,200	\$115,300
Total	\$1,840,700	\$3,049,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,800			\$17,900
Interior Architecture	\$56,100	\$9,700	\$19,400	
Electrical	\$5,800	\$2,200	\$23,400	\$3,600
Mechanical	\$39,900	\$11,000	\$49,800	\$11,800
Site Pavements	\$26,800			
Total	\$137,300	\$22,900	\$92,600	\$33,400
Importance Code A	\$18,900	\$7,700	\$7,900	\$25,600
Importance Code B	\$93,900	\$15,200	\$84,700	\$7,700
Importance Code C	\$24,500			
Total	\$137,300	\$22,900	\$92,600	\$33,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$54,700	
Masonry: Brick	93%	Now	\$419,600	LIFE	**	5	\$130,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Areaway</i>								
Granite Panels	2%			LIFE	**	5	\$2,100	
Windows								
Aluminum	98%			2044	**	5	\$35,800	
Metal Louvers	2%			2037	**	10	\$4,600	
Parapets								
Masonry: Brick	95%	Now	\$143,700	LIFE	**	5	\$11,700	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Built-Up (BUR)	88%	0-2	\$61,400	2033	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$7,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Gas Meter Room And Room 004 In Basement</i>								
Metal Panel	2%			2041	**	10	\$1,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,300	
Ceramic Tile	3%			2031	**	5	\$3,700	
Marble Panels	3%			LIFE	**	5	\$2,800	
Quarry Tile	2%			2033	**	5	\$3,700	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	62%			2028		3	\$29,000	
Wood	15%			2043	**	5	\$35,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$180,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steam Tunnel Chamber</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Tunnel Chamber</i>								
Ceramic Tile	3%			2031	**	5	\$16,000	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cage Partitions Located In Stairwells</i>								
Plaster	18%	Now	\$16,500	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms, Corridors 5th Floor</i>								
Plaster	54%			LIFE	**	5	\$86,400	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
Exposed Concrete	10%	Now	\$85,800	LIFE	**	5	\$2,000	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Steam Chamber, Gas Meter Room, Room 004</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Steam Chamber, Gas Meter Room, Room 004</i>								
Exposed Struc: Steel	5%			LIFE	**			
Plaster	85%	4+	\$29,800	LIFE	**	5	\$66,300	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : 5th Floor Corridor And Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	95%	4+	\$26,800	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Cast in Place Concrete	5%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2048	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048	**	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$300	
Raceway								
Conduit	80%			2028	\$105,800	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$200	
Fused Knife Sw	2%	2-4	\$2,900	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	88%			2044	**	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$70,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$56,200	10	\$9,400	
Exit, Service	50%			2023	\$11,200	1		
Exterior Lighting								
HID	100%			2023	\$314,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$14,900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks 5,000 Gallons Each*

Conversion Equipment

Steam Boiler

100%

Now

\$10,100

2033

* *

1

\$69,500

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Boiler #2 Tube**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$26,400

2028

\$1,320,100

4

\$3,800

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Vacuum Pump, Boiler Room**Steam Traps Faulty, Extent : Severe, Area Affected : 80%**Location : Throughout*

Terminal Devices

Air Handler

20%

Now

\$219,400

2038

* *

1

\$8,700

*Not in Service, Extent : Severe, Area Affected : 20%**Location : Units Are On Extended Life And Have Not Been In Service For Many Years, Basement*

Convactor/Radiator

80%

2026

\$334,100

1

\$20,200

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

20%

2023

\$32,500

1

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

4+

\$71,900

LIFE

* *

2-5

\$43,500

*Needs Cleaning, Extent : Severe, Area Affected : 80%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	95%	Now	\$158,200	2033	**	2	\$1,800	
	<i>Not in Service, Extent : Severe, Area Affected : 95%</i>							
	<i>Location : All Units Have Not Been Working For Many Years, Penthouse</i>							
Roof	5%	Now	\$1,300	2028	\$6,500	2	\$100	
	<i>Not in Service, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$102,700	1		
Water Heater								
Gas Fired	100%			2026	\$47,600	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$11,900	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$22,900	1-2	\$700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 189 - BK MINISCHOOL
Address : 1100 EAST NEW YORK AVENUE @ E. 96 ST.
Borough : BROOKLYN **Agency's Number** : K889
Program / Asset # : BOE0484.010 / 1318 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 7,500 **Project Type** : EDUCATION
Date of Survey : 19-May-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4599 **Lot** : 1 **BIN** : 3099537

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$45,300	\$77,000
Interior Architecture		\$139,300
Electrical		\$48,400
Mechanical		\$280,400
Total	\$45,300	\$545,100
Importance Code A	\$45,300	\$77,000
Importance Code B		\$468,100
Total	\$45,300	\$545,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$28,900	\$600
Interior Architecture	\$500	\$1,500	\$6,100	
Electrical	\$300	\$300	\$37,900	\$300
Mechanical	\$500	\$400	\$1,000	\$400
Total	\$1,200	\$2,200	\$73,900	\$1,300
Importance Code A	\$400	\$400	\$29,300	\$1,000
Importance Code B	\$600	\$1,900	\$44,600	\$300
Importance Code C	\$300			
Total	\$1,200	\$2,200	\$73,900	\$1,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 189 - BK MINISCHOOL
Asset # : 1318

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2048	**	5-10	\$105,800	
Windows								
Aluminum	100%			2044	**	5	\$1,300	
Roof								
Metal Panel	100%			2033	**	10	\$45,300	
Interior								
Floors								
Ceramic Tile	3%			2031	**	5	\$400	
Vinyl Tile 9" X 9"	97%			2028	\$139,300	3	\$4,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Acm Tile</i>						
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$600	
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Metal Panel	92%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2033	**	5	\$12,200	
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,700	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
Raceway								
Conduit	100%			2028	\$14,800	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,200	5		
Molded Case Bkrs	95%			2027	\$22,700	5	\$200	
Wiring								
Thermoplastic	100%			2028	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 189 - BK MINISCHOOL
Asset # : 1318

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Interior Lighting Fluorescent	100%			2036	**	10	\$6,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting Emergency, Battery	50%			2023	\$5,400	10	\$900	
Exit, Service	50%			2023	\$1,100	1		

Exterior Lighting HID	100%			2023	\$30,200	10		
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Alarm

Security System No Component	70%							
Generic	30%			2028	\$7,300	1	\$800	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Natural Gas	100%			2038	**	1		
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Conversion Equipment Furnace	100%			2036	**	1	\$3,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Explanation : 1 Unit

Air Conditioning

Energy Source Electricity	100%			2036	**	1		
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Conversion Equipment Interior Pkg Unit - Cooling	100%			2029	\$280,400	2	\$500	
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
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Exhaust Fans Interior	90%			2028	\$24,000	2	\$200	
Roof	10%			2028	\$1,200	2		

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 189 - BK MINISCHOOL
Asset # : 1318

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Electric	100%			2026	\$6,600	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 189 - M
Address : 2580 AMSTERDAM AVENUE @W. 188 STREET
Borough : MANHATTAN **Agency's Number** : M189
Program / Asset # : BOE0112.000 / 1635 **Yr Built/Renovated** : 1923 / 2012
Area Sq Ft : 111,885 **Project Type** : EDUCATION
Date of Survey : 07-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 2159 **Lot** : 51 **BIN** : 1076750

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,493,900	\$202,600
Interior Architecture	\$1,079,100	\$1,388,400
Electrical	\$674,100	\$390,600
Mechanical	\$46,600	\$952,500
Site Pavements	\$164,500	
Total	\$3,458,300	\$2,934,000
Importance Code A	\$1,493,900	\$453,500
Importance Code B	\$1,466,500	\$2,439,200
Importance Code C	\$497,900	\$41,300
Total	\$3,458,300	\$2,934,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,800		\$2,100	
Interior Architecture	\$126,900		\$7,500	\$16,400
Electrical	\$20,700	\$19,300	\$41,600	\$20,700
Mechanical	\$39,100	\$16,000	\$35,700	\$17,800
Site Enclosure	\$3,900			
Site Pavements	\$6,600			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$227,900	\$40,300	\$92,000	\$59,800
Importance Code A	\$33,600	\$8,800	\$10,100	\$8,800
Importance Code B	\$129,500	\$31,500	\$81,800	\$51,000
Importance Code C	\$64,800			
Total	\$227,900	\$40,300	\$92,000	\$59,800



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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	4%			LIFE	**	5	\$50,900	
Masonry: Brick	60%	Now	\$630,200	LIFE	**	5	\$97,800	
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 507,503,509,407,403,409,313,207,205, Stairways A And C</i>								
Masonry: Brick	33%			LIFE	**	5	\$53,800	
Pre-Cast Concrete	2%	Now	\$11,500	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Stucco Cement	1%	Now	\$10,100	2041	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fifth Floor Roof</i>								
Windows								
Aluminum	100%	Now	\$223,000	2044	**	5	\$24,900	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 309, 307.</i>								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$6,600	
Masonry: Brick	30%	Now	\$81,700	LIFE	**	5	\$6,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Metal Panel	5%			2048	**	5	\$4,300	
Pre-Cast Concrete	5%	Now	\$4,200	LIFE	**	5	\$6,900	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Old Wing</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Stucco Cement	25%	Now	\$152,000	2048	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face Of 1923 Wing</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	45%	Now	\$183,500	2033	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor Corridor Of 1923 Wing</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fifth Floor Corridor Of 1923 Wing</i>								
Cast in Place Concrete	5%			LIFE	**			
Paver: Asphalt	20%	Now	\$80,800	2031	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Over Auditorium, Old Wing.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over Auditorium, Old Wing.</i>								
Single Ply Membrane	30%	Now	\$142,700	2033	**			
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over Auditorium, Old Wing.</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead Roof</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over Auditorium, Old Wing.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Of 1999 Wing</i>								
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$8,800	
Ceramic Tile	3%	Now	\$37,500	2031	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor Boys Bathroom, 2nd Floor Girls Bathroom</i>								
Traffic Topping	20%	Now	\$160,100	2028	\$533,700	5	\$25,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	40%	Now	\$219,500	2028	\$731,700	3	\$30,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 502, 201, 302, 210</i>								
Vinyl Tile	25%			2033	**	3	\$25,200	
Vinyl Tile 9" X 9"	10%			2023	\$237,000	3	\$7,600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$38,700	LIFE		**		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2031		**	\$6,900	
Ceramic Tile	2%	Now	\$27,000	2043		**	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Bathroom, Old Wing</i>								
Gypsum Board	30%	Now	\$30,500	LIFE		**	\$41,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Masonry: Brick	10%			LIFE		**		
Plaster	50%	Now	\$294,600	LIFE		**	\$34,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 409, 407, 403, 313, 207, 205, Staircase D</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 409, 407, 403, 313, 207, 205, Staircase D</i>								
Ceilings								
AcousTile,Adhered	5%			2033		**	\$10,100	
AcousTileSusp.Lay-In	25%			2041		**	\$50,300	
Exposed Concrete	5%	Now	\$34,600	LIFE		**	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	65%	Now	\$91,600	LIFE		**	\$81,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, Fifth Floor Corridor, Various Classrooms On East Side Of 1923 Wing, Rooms 507, 503, 509, 407, 403, 409, 313, 207, 205; Stairways A And C</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048		**		
Iron Picket	50%	Now	\$3,900	2063		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,600	2041		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	100%	Now	\$164,500	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Play Yard</i>								
Activity Yard								
Rubber Matting	100%			2033		**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2048	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2000 Ampere Main Disconnect switch</i>								
	Fused Disc Sw	10%			2048	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$500
Raceway								
	Conduit	30%			2048	**	1	
	Conduit	70%			2028	\$155,900	1	
Panelboards								
	Fused Disc Sw	4%			2044	**	5	\$100
	Fused Disc Sw	6%			2027	\$11,500	5	\$200
	Molded Case Bkrs	70%			2027	\$134,100	5	\$2,100
	Molded Case Bkrs	20%			2044	**	5	\$600
Wiring								
	Braided Cloth	70%	2-4	\$223,000	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
	Thermoplastic	30%			2048	**	1	
Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$800
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,600
Stand-by Power								
Transfer Switches								
	Automatic	100%			2048	**	1	\$34,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Three Automatic Transfer Switches</i>								
Generators								
	Diesel	100%			2043	**	1	\$43,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 300 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$4,100

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2053	**	5	\$10,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 60 Gallons.</i>						
Main Tank	50%			2068	**	5	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons.</i>						
Lighting								
Interior Lighting								
Fluorescent	94%			2036	**	10	\$96,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	4%			2036	**	10	\$4,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	2%			2036	**	10	\$100	
Egress Lighting								
Emergency, Service	60%			2036	**	1		
Exit, Service	40%			2023		1	\$12,900	
Exterior Lighting								
HID	100%			2023		10	\$451,100	\$300
Alarm								
Security System								
Generic	100%			2036	**	1	\$41,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : 40 CCTV</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$71,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2048	**	1		
Fuel Oil No 2	50%			2048	**	5	\$17,300	
Natural Gas	40%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2028	\$52,700	1	\$11,100	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : New Wing Roof</i>							
	<i>Explanation : 6 Package Units</i>							
Furnace	20%			2036	**	1	\$11,100	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
	<i>Explanation : 1 Unit</i>							
Radiant Heater	10%			2028	\$198,300	2	\$5,200	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : New Wing Hallways And Staircases</i>							
	<i>Explanation : 26 Electrical Units</i>							
Steam Boiler	50%			2041	**	1	\$55,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	50%	Now	\$24,700	2038	**			
	<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Pneumatic Control Lines, 1st Floor</i>							
	<i>Loose, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Valves, Various Locations.</i>							
	<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Locations</i>							
No Component	50%							
Terminal Devices								
Air Handler	10%			2028	\$157,300	1	\$6,900	
Convactor/Radiator	40%			2033	**	1	\$14,500	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2028	\$420,200	2	\$2,100	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 6 Package Units On New Wing Roof</i>							
Split Unit	5%			2033	**			
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Auditorium Roof</i>							
	<i>Explanation : R-410a</i>							
Window/Wall Unit	20%			2023	\$46,600	1		
No Component	45%							

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	5%		2033	**	1	\$1,800	
	No Component	95%						
Heat Rejection								
	Evaporative Condenser	5%		2033	**	2	\$3,900	
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$62,400	
Exhaust Fans								
	Interior	50%		2036	**	2	\$1,700	
	Roof	30%		2028	\$55,700	2	\$1,000	
	Roof	20%		2036	**	2	\$700	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2038	**	1		
Water Heater								
	Gas Fired	100%		2026	\$68,200	2	\$1,600	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2028	\$17,100	4	\$2,400	
Backflow Preventer								
	Generic	100%		2033	**	1	\$6,900	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%		2048	**	1-5	\$17,600	
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : New Wing</i>					
			<i>Explanation : New Wing Only</i>					
Sprinkler								
	No Component	70%						
	Generic	30%		2048	**	1-2	\$9,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Fire Pump								
	No Component	70%						
	Generic	30%			2037	**	1	\$6,300
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Fire Pump For New Wing</i>								
<hr/>								
Chemical System								
	Generic	100%			2026	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 19 - BX
Address : 4318 KATONAH AVENUE @E. 237-238 STS.
Borough : BRONX **Agency's Number** : X019
Program / Asset # : BOE0168.000 / 499 **Yr Built/Renovated** : 1925 / 2005
Area Sq Ft : 36,000 **Project Type** : EDUCATION
Date of Survey : 03-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3386 **Lot** : 1 **BIN** : 2019463

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$98,500	\$357,800
Interior Architecture		\$394,000
Electrical	\$202,000	\$400,100
Mechanical	\$160,300	\$810,900
Total	\$460,900	\$1,962,800
Importance Code A	\$98,500	\$357,800
Importance Code B	\$362,300	\$1,604,900
Total	\$460,900	\$1,962,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$3,200
Interior Architecture	\$12,900	\$5,000		
Electrical	\$21,700	\$1,700	\$1,300	\$1,000
Mechanical	\$10,600	\$5,000	\$33,500	\$5,900
Site Pavements	\$2,500			
Total	\$47,600	\$11,700	\$34,800	\$10,100
Importance Code A	\$3,600	\$3,600	\$3,600	\$6,700
Importance Code B	\$32,400	\$8,100	\$31,200	\$3,300
Importance Code C	\$11,700			
Total	\$47,600	\$11,700	\$34,800	\$10,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,800	
Masonry: Brick	87%			LIFE	**	5	\$41,900	
Masonry: Granite	5%			LIFE	**	5	\$1,800	
Masonry: Marble	3%	Now	\$35,300	LIFE	**	5	\$1,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%			2044	**	5	\$6,400	
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$700	
Masonry: Brick	93%			LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,500	
Roof								
IRMA/Protected Membrane	98%	Now	\$63,200	2028	\$316,000			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2048	**	10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,300	
Ceramic Tile	5%			2031	**	5	\$2,300	
Vinyl Tile	60%			2028	\$255,900	3	\$10,600	
Vinyl Tile 9" X 9"	25%			2028	\$138,100	3	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Acm Tiles</i>								
Interior Walls								
Ceramic Tile	2%	Now	\$11,700	2031	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys Restrooms And Mens Room 3rd Floor</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	85%			LIFE	**	5	\$25,300	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$1,000	
Plaster	85%			LIFE	**	5	\$23,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Iron Picket	50%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Asphalt	100%	4+	\$2,500	2037	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Rear Of Building*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$8,000	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2028	\$900	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$104,400	5	\$200	
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Raceway

Conduit	100%			2028	\$56,100	1		
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Panelboards

Fused Disc Sw	10%			2027	\$8,000	5	\$100	
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Molded Case Bkrs	90%			2027	\$71,800	5	\$900	
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Wiring

Braided Cloth	80%	0-2	\$56,800	2053	**	1		
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2028	\$14,200	1		
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Motor Controllers

Locally Mounted	100%			2026	\$48,400	5	\$200	
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Ground

Grounding Devices

Generic	100%	Now	\$10,200	LIFE	**	5	\$500	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Water Main - Basement**Explanation : Corroded*

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2038	**	10	\$33,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	30%			2028	\$15,600	10	\$2,600	
Emergency, Battery	20%	Now	\$10,400	2038	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	50%			2028	\$5,200	1		
Exterior Lighting								
HID	100%			2023	\$145,200	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$34,900	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$119,400	1-3	\$6,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 7500 Gallons</i>								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2028	\$609,300	4	\$1,800	
Terminal Devices								
Convactor/Radiator	80%			2026	\$154,200	1	\$9,300	
Fan Coil Unit/Heat	20%			2023	\$107,800	1	\$2,300	
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040

P. S. 19 - BX

Asset # : 499

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$52,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,100	
Exhaust Fans								
Interior	20%			2023	\$25,600	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$47,400	1		
Water Heater								
Gas Fired	100%			2027	\$22,000	2	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Install 3 Years Ago In The Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$5,500	2038	**	4	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : On Extended Life, And Extensive Leaking</i>								
Backflow Preventer								
Generic	100%			2036	**	1	\$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$10,600	1-2	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 190 - BK
Address : 590 SHEFFIELD AVENUE (NEAR RIVERDALE AVE.)
Borough : BROOKLYN **Agency's Number** : K190
Program / Asset # : BOE0485.000 / 1319 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 21-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 3838 **Lot** : 18 **BIN** : 3085491

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$128,800	\$197,600
Interior Architecture		\$360,500
Electrical	\$778,500	\$795,400
Mechanical	\$263,300	
Total	\$1,170,600	\$1,353,500
Importance Code A	\$229,800	\$237,100
Importance Code B	\$940,800	\$1,073,200
Importance Code C		\$43,200
Total	\$1,170,600	\$1,353,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$10,700	
Interior Architecture	\$60,300			\$11,100
Electrical	\$19,300	\$8,600	\$17,600	\$7,600
Mechanical	\$8,600	\$13,800	\$31,100	\$17,700
Site Enclosure	\$3,000			
Site Pavements	\$13,300			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$114,400	\$32,300	\$69,300	\$46,200
Importance Code A		\$7,700	\$18,600	\$7,700
Importance Code B	\$94,900	\$24,600	\$50,700	\$38,500
Importance Code C	\$19,400			
Total	\$114,400	\$32,300	\$69,300	\$46,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$25,700	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,200	
Masonry: Brick	80%			LIFE	**	5	\$82,400	
Masonry: Limestone	5%			LIFE	**	5	\$3,900	
Metal Panel	5%			2048	**	5-10	\$35,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : At Bulkheads</i>								
Windows								
Wood	100%			2036	**	5	\$150,100	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
Masonry: Brick	85%			LIFE	**	5	\$9,600	
Metal: Cage/Fence	2%			2033	**	5-10	\$1,800	
Weathering Steel	8%			LIFE	**	1		
Roof								
Modified Bitumen	95%			2033	**	10	\$53,800	
Plaza Roof: Stone Panels	5%			2048	**			
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$18,100	
Ceramic Tile	3%			2031	**	5	\$3,500	
Quarry Tile	5%			2041	**	5	\$8,900	
Terrazzo	5%			LIFE	**	5	\$4,600	
Vinyl Tile	25%	4+	\$5,400	2028	\$268,100	3	\$11,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Backstage At Auditorium</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%			2033	**	3	\$29,500	
Wood	5%	4+	\$20,800	2056	**	5	\$5,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2031	**	5	\$6,400	
Concrete Masonry Unit	2%			LIFE	**	5	\$1,700	
Gypsum Board	20%			LIFE	**	5	\$25,400	
Marble Panels	2%			LIFE	**			
Plaster	68%			LIFE	**	5	\$43,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	4+	\$14,600	2041	**	5	\$10,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2041	**	5	\$5,600	
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Plaster	70%			LIFE	**	5	\$49,200	
Site Enclosure								
Fence/Gates								
Chain Link	80%	4+	\$3,000	2048	**			
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	20%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	4+	\$13,300	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Parking Area And By Dumpsters</i>								
Activity Yard								
Rubber Matting	100%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Set At Rear Yard</i>								
<i>Explanation : This Is Really A Fluid Applied Rubber Safety Matting</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,800	
Wiring								
Thermoplastic	100%			2028	\$185,600	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$23,500	1	\$24,000	
Generators								
Diesel	100%			2024	\$129,600	1	\$30,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 188 Kilovolt-ampere</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$17,400	
Fuel Storage								
Main Tank	100%			2031	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2036	**	10	\$68,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2036	**	10	\$2,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multi-purpose Room</i>								
Egress Lighting								
Emergency, Service	60%			2036	**	1		
Exit, Service	40%			2023	\$9,000	1		
Exterior Lighting								
HID	100%			2023	\$314,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$75,600	1	\$8,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$258,800	1-3	\$14,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$101,000	2041	**	1	\$69,500	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$66,000	2038	**	4	\$3,800	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Meter Room, Basement</i>					
Terminal Devices								
Air Handler	75%			2033	**	1	\$36,200	
Convactor/Radiator	25%			2033	**	1	\$6,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2028	\$31,600	2	\$200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units</i>					
Window/Wall Unit	30%			2023	\$48,800	1		
No Component	65%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$26,000	1	\$1,300	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2033	**	2	\$2,700	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500	
Exhaust Fans								
Interior	90%			2033	**	2	\$2,200	
Roof	10%			2028	\$13,000	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	**	1		
Water Heater								
Gas Fired	100%			2023	\$47,600	2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 190 - BK

Asset # : 1319

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2028	\$11,900	4	\$1,600	
	Sewage Ejector(s)							
	Electric	100%		2028	\$22,500	4	\$3,100	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	50%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st: 5th Floor</i>					
			<i>Explanation : One Unit</i>					
	Hydraulic	50%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2048	**	1-5	\$40,800	
	Sprinkler							
	No Component	95%						
	Generic	5%		2048	**	1-2	\$1,100	
	Chemical System							
	Wet	10%		2026	\$2,800	1-3	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					
	No Component	90%						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 191 - BK
Address : 1600 PARK PLACE BTWN BUFFALO AVE - RALPH AVE
Borough : BROOKLYN **Agency's Number** : K191
Program / Asset # : BOE0486.000 / 2 **Yr Built/Renovated** : 1938 / 2000
Area Sq Ft : 88,485 **Project Type** : EDUCATION
Date of Survey : 10-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1375 **Lot** : 12 **BIN** : 3036635

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$284,200	
Interior Architecture	\$555,100	\$590,100
Electrical	\$624,800	\$700,000
Mechanical	\$817,100	\$1,499,700
Total	\$2,281,200	\$2,789,700
Importance Code A	\$284,200	\$612,200
Importance Code B	\$1,878,700	\$2,136,300
Importance Code C	\$118,300	\$41,300
Total	\$2,281,200	\$2,789,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,600			
Interior Architecture	\$50,800	\$3,300	\$6,600	\$18,200
Electrical	\$20,900	\$2,700	\$3,500	\$3,400
Mechanical	\$136,600	\$12,700	\$19,100	\$15,700
Total	\$229,800	\$18,700	\$29,200	\$37,300
Importance Code A	\$33,000	\$8,800	\$8,800	\$9,000
Importance Code B	\$164,900	\$10,000	\$20,400	\$28,300
Importance Code C	\$31,900			
Total	\$229,800	\$18,700	\$29,200	\$37,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	5%	2-4	\$43,400	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	2-4	\$240,800	LIFE	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Under Construction	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Exterior Facade</i>								
<i>Explanation : Exterior Renovation Work In Progress: Brick 80 Percent, Granite 5 Percent, Limestone 15 Percent</i>								
Windows								
Aluminum	100%			2051	**	5	\$43,100	
Parapets								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Masonry Restoration Work In Progress: Brick 95 Percent, Limestone 5 Percent</i>								
Roof								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Roof Restoration Work In Progress</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,500	
Ceramic Tile	5%			2032	**	5	\$6,600	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	5%			2039	**	3	\$3,300	
Vinyl Tile	30%	2-4	\$18,000	2024	\$360,700	3	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%			2029	\$480,900	3	\$19,900	
Wood	10%			2044	**	5	\$24,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	7%	Now	\$118,300	LIFE	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : Custodial Help Room In Basement

Ceramic Tile	3%	2-4	\$11,100	2032	**	5	\$3,800	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout

Masonry: Brick	10%	4+	\$20,800	LIFE	**			
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Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Bulkheads

Plaster	55%			LIFE	**	5	\$41,300	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

Exposed Concrete	15%			LIFE	**	5	\$3,000	
Plaster	85%	Now	\$76,100	LIFE	**	5	\$67,900	

Water Penetration, Extent : Moderate, Area Affected : 5%
Location : Rooms 301, 421 A

Site Enclosure

Fence/Gates

Not Accessible	100%							
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Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Covered With Construction Netting

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Not Accessible	100%							
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Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Construction Staging Area

Activity Yard

Not Accessible	100%							
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Other Observation, Extent : Light, Area Affected : 0%
Location : Play Yard
Explanation : Construction Staging Area

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : No Available Nameplate Rating Capacity

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	95%			2029	\$175,100	1		
Conduit	5%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2051	**	5	\$100	
Fused Knife Sw	5%	2-4	\$9,600	2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	5%			2051	**	5	\$100	
Molded Case Bkrs	85%			2028	\$162,800	5	\$2,000	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2055	**	1		
Motor Controllers								
Locally Mounted	75%			2027	\$60,500	5	\$400	
Locally Mounted	25%			2046	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$79,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2037	**	10		
LED	1%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$10,700	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2037	**	10	\$100	
No Component	70%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component
Generic

70%
30%
2024 \$85,700 1 \$9,900
Other Observation, Extent : Light, Area Affected : 100%
Location : Hallways
Explanation : Intrusion Alarm Only, Motion Sensors

Fire/Smoke Detection

No Component
Generic, Analog

70%
30% 0-2 \$293,500 2039 * * 1-3 \$14,900
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways, Basement
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells.

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100% 0-2 \$3,500 2039 * * 5 \$13,700
Leak Evident, Extent : Moderate, Area Affected : 100%
Location : Boiler Room, Leaky Fuel Oil Pump
Other Observation, Extent : Light, Area Affected : 100%
Location : Underground Vault In School Yard
Explanation : One 100,000 Gallon Oil Tank

Conversion Equipment

Steam Boiler

100% 0-2 \$11,500 2027 \$572,600 1 \$78,900
Leak Evident, Extent : Moderate, Area Affected : 5%
Location : No. 3 Burner Leaks Oil
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Boilers Are Beyond Their Useful Life Cycle Rating
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 3 Steam Boilers

Distribution

Steam Piping/Pump

30% 0-2 \$23,500 2029 \$117,400
Leak Evident, Extent : Moderate, Area Affected : 10%
Location : Condensate Return Lines
Not in Service, Extent : Moderate, Area Affected : 10%
Location : The Vacuum Pump Next To Auditorium Blower In Basement.
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Steam And Condensate Piping Are Beyond Their Useful Life Cycle Rating

Steam Piping/Pump

70% 2029 \$273,900
On Extended Life, Extent : Light, Area Affected : 100%
Location : Steam And Condensate Piping Are Beyond Their Useful Life Cycle Rating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2024	\$248,800	1	\$10,900	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Air Handlers In Basement Are Beyond Their Useful Life Cycle Rating</i>								
Convect/Radiator	60%			2027	\$284,200	1	\$17,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Radiators Throughout Are Beyond Their Useful Life Cycle Rating</i>								
Fan Coil Unit/Heat	20%	0-2	\$13,300	2024	\$265,000	1	\$5,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Classrooms - Multiple Mechanical And / Or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms - Unit Ventilators Are Beyond Their Useful Life Cycle Rating</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2027	\$110,600	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,300	
Exhaust Fans								
Interior	70%			2024	\$220,400	2	\$1,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Roof	30%			2024	\$44,100	2	\$800	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, The Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	**	1		
Galvanized Steel	50%	0-2	\$38,800	2034	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Causing Low Water Pressure On 4th Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Piping Is Beyond Its Useful Life Cycle Rating</i>								
HW Heat Exchanger								
Steam Fired	100%	0-2	\$28,200	2029	\$140,900	4	\$8,800	
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hot Water Heat Exchanger Is Beyond Its Useful Life Cycle Rating</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 191 - BK

Asset # : 2

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	0-2	\$32,400	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cross Bay Area</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Rating</i>								
Storm Drain Piping Cast Iron	100%	0-2	\$18,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircases: C, D, E, F. Flooding In Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Rating</i>								
Sump Pump(s) Submersible	100%	0-2	\$3,000	2024	\$3,000	4	\$1,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sump Pump Is Beyond Its Useful Life Cycle Rating</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Bathrooms, Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$26,000	1-2	\$800	

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 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 191 - Q
Address : 85-15 258 STREET
Borough : QUEENS **Agency's Number** : Q191
Program / Asset # : BOE0832.000 / 1521 **Yr Built/Renovated** : 1954 / 2000
Area Sq Ft : 68,800 **Project Type** : EDUCATION
Date of Survey : 27-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8801 **Lot** : 14 **BIN** : 4180083

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$747,000	\$1,532,900
Interior Architecture		\$187,200
Electrical	\$371,700	\$386,300
Mechanical	\$273,100	\$870,700
Site Enclosure	\$54,100	
Total	\$1,445,800	\$2,977,100
Importance Code A	\$747,000	\$2,017,600
Importance Code B	\$644,800	\$911,000
Importance Code C	\$54,100	\$48,500
Total	\$1,445,800	\$2,977,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,000			\$8,800
Interior Architecture	\$26,900	\$7,000	\$4,500	\$9,600
Electrical	\$40,800	\$2,700	\$2,500	\$54,000
Mechanical	\$10,100	\$12,800	\$18,800	\$32,800
Site Enclosure	\$18,800			
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$104,600	\$26,400	\$29,800	\$109,100
Importance Code A	\$10,900	\$6,800	\$6,800	\$15,800
Importance Code B	\$75,000	\$19,600	\$23,000	\$93,300
Importance Code C	\$18,800			
Total	\$104,600	\$26,400	\$29,800	\$109,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$348,500	LIFE	**	5	\$108,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,300	
Windows								
Aluminum	100%			2045	**	5	\$17,000	
Parapets								
Masonry: Brick	87%	Now	\$113,500	LIFE	**	5	\$9,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
Metal Security Bars	3%			2044	**			
Pre-Cast Concrete	10%	Now	\$4,000	LIFE	**	5	\$6,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	95%	Now	\$284,900	2029	\$1,424,700			
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Auditorium</i>								
Modified Bitumen	5%			2034	**	10	\$8,800	
Soffits								
Masonry: Limestone	100%			LIFE	**	5	\$1,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,300	
Ceramic Tile	5%			2038	**	5	\$5,100	
Terrazzo	5%			LIFE	**	5	\$4,000	
Vinyl Tile	15%			2029	\$138,800	3	\$5,700	
Vinyl Tile	55%			2037	**	3	\$21,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Wood	10%			2044	**	5	\$19,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,800	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$48,500	
SGFT/Glazed Masonry	25%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2046	**	5	\$25,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	60%			LIFE	**	5	\$9,500	
Plaster	20%	0-2	\$14,200	LIFE	**	5	\$12,700	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Auditorium, Stair Tower</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%	0-2	\$18,800	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Iron Picket	60%	4+	\$54,100	2064	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 80%</i>								
<i>Location : Various</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Asphalt	95%			2038	**			
Rubber Matting	5%			2029			\$12,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated At 400 Amperes Each</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$156,500	2059	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete Equipment And On Extended Life</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Knife Sw	5%	2-4	\$7,200	2054	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment And On Extended Life</i>								
Fused Toggle Switch	15%	2-4	\$21,500	2054	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	15%			2037	**	5	\$300	
Molded Case Bkrs	65%			2028	\$93,400	5	\$1,200	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	90%			2027	\$72,600	5	\$400	
Locally Mounted	10%			2046	**	5		
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$61,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$8,300	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
Fluorescent	10%			2024	\$23,500	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
HID	10%			2024	\$27,700	10		
No Component	80%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2024

\$66,700

1

\$7,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$12,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations, Strobe Lights, Alarm Bells, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2029

\$135,200

5

\$21,300

Conversion Equipment

Steam Boiler

100%

2027

\$445,300

1

\$68,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$116,400

2039

* *

4

\$3,400

Piping/Pmp

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Vacuum Pump In The Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Throughout*

Terminal Devices

Air Handler

30%

2029

\$290,200

1

\$12,800

Convactor/Radiator

70%

2034

* *

1

\$15,600

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

80%

2024

\$114,700

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$38,400

Exhaust Fans

Interior

90%

2034

* *

2

\$1,900

Roof

10%

2024

\$11,400

2

\$200

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DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2024	\$42,000	2	\$1,000	
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$6,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,200	
Sewage Ejector(s) Electric	100%			2034	**	4	\$4,100	
Backflow Preventer Generic	100%			2037	**	1	\$4,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Freight Unit</i>						
Fire Suppression								
Sprinkler No Component Generic	98% 2%			2039	**	1-2	\$400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 192 - BK
Address : 4715 18 AVENUE BTWN: 47 ST., 48 ST.
Borough : BROOKLYN **Agency's Number** : K192
Program / Asset # : BOE0487.000 / 1320 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 14-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 5445 **Lot** : 1 **BIN** : 3128909

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$179,500	\$580,600
Interior Architecture	\$388,100	\$960,900
Electrical	\$55,700	\$637,700
Mechanical	\$225,600	\$1,178,100
Total	\$848,900	\$3,357,400
Importance Code A	\$179,500	\$580,600
Importance Code B	\$471,900	\$2,776,800
Importance Code C	\$197,500	
Total	\$848,900	\$3,357,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$78,300		\$19,200	
Interior Architecture	\$51,400		\$14,700	\$12,900
Electrical	\$13,300	\$2,300	\$3,200	\$2,900
Mechanical	\$86,900	\$11,300	\$17,000	\$10,500
Site Enclosure	\$1,500			
Total	\$231,400	\$13,600	\$54,200	\$26,300
Importance Code A	\$85,900	\$7,500	\$26,700	\$7,500
Importance Code B	\$138,300	\$6,100	\$25,200	\$18,800
Importance Code C	\$7,200		\$2,300	
Total	\$231,400	\$13,600	\$54,200	\$26,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$52,400	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$81,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$178,100	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Elevations Facing Rear Yard</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2056	**	5-10	\$36,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse</i>								
Windows								
Aluminum	95%			2046	**	5	\$34,400	
Glass Block	5%			LIFE	**	5	\$2,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$33,000	
Masonry: Brick	73%			LIFE	**	5-10	\$58,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5	\$2,300	
Metal Rail	2%			2043	**	5-10	\$4,200	
Metal: Cage/Fence	10%			2035	**	5-10	\$9,000	
Roof								
Built-Up (BUR)	70%			2030	\$450,600	10	\$31,100	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Adjacent To Parapets</i>								
Modified Bitumen	5%			2035	**	10	\$2,200	
Paver: Asphalt	25%			2033	**	10	\$16,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Perimeter Area Of Lower Roof</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$25,100	
Ceramic Tile	3%			2039	**	5	\$3,400	
Quarry Tile	2%			2043	**	5	\$3,400	
Terrazzo	2%			LIFE	**	5	\$3,600	
Vinyl Tile	48%	2-4	\$49,900	2030	\$499,300	3	\$20,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$40,400	2025	\$404,300	3	\$12,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Various Classrooms</i>								
Wood	10%			2033	**	5	\$21,500	
Interior Walls								
Cast in Place Concrete	15%	Now	\$152,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas Meter Room</i>								
Ceramic Tile	3%			2033	**	5	\$4,500	
Masonry: Brick	10%			LIFE	**	10	\$4,500	
Marble Panels	2%			LIFE	**	10	\$1,200	
Plaster	70%	Now	\$45,100	LIFE	**	5	\$31,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	15%			LIFE	**	5-10	\$21,500	
Gypsum Board	5%			LIFE	**	5-10	\$19,700	
Plaster	80%			LIFE	**	5-10	\$157,600	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2040	**			
Iron Picket	35%	4+	\$1,500	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner</i>								
Retaining Walls								
Masonry: Brick	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways</i>								
<i>Explanation : Cement Stucco Finish</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	55%			2033		**		
Pavers/Stone	5%			2039		**		
Rubber Matting	20%			2035		**		
No Component	20%							

Other Observation, Extent : Light, Area Affected : 0%

Location : Activity Yard

Explanation : This Is Actually Artificial Grass Turf

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040		**	5	\$300
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	20%			2040		**	5	\$100
Molded Case Bkrs	80%			2040		**	5	\$1,600

Raceway

Conduit	90%			2030	\$119,000		1	
Conduit	10%			2050		**	1	

Panelboards

Fused Disc Sw	10%			2038		**	5	\$200
Molded Case Bkrs	30%			2046		**	5	\$600
Molded Case Bkrs	60%			2029	\$86,200		5	\$1,200

Wiring

Braided Cloth	30%	2-4	\$55,700	2055		**	1	
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Insulation Aged, Extent : Moderate, Area Affected : 90%

Location : Throughout

Thermoplastic	20%			2050		**	1	
Thermoplastic	50%			2040		**	1	

Motor Controllers

Locally Mounted	100%			2043		**	5	\$500
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	72%			2038	**	10	\$50,200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps Installed In 2015.</i>								
Fluorescent	15%			2025	\$26,800	10	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	3%			2025	\$3,900	10	\$100	
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Playrooms</i>								
<i>Explanation : LED Installed In Playrooms In 2015.</i>								
Egress Lighting Emergency, Service	50%			2025	\$20,000	1		
Exit, Service	50%			2025	\$10,900	1		
Exterior Lighting HID	100%			2025	\$306,400	10	\$200	
Alarm								
Security System No Component	80%							
Generic	20%			2030	\$49,100	1	\$5,700	
Fire/Smoke Detection No Component	60%							
Generic, Analog	40%			2035	**	1-3	\$18,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using No. 2 Oil</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$75,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$16,800	2040	**			
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Feed Pumps</i>								
Terminal Devices								
Air Handler	20%			2025	\$213,700	1	\$9,400	
Convactor/Radiator	80%			2035	**	1	\$19,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2025	\$81,100			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Computer Room</i>								
<i>Explanation : New Unit Under Construction, Existing Unit Is Running Until New Unit Is Completed.</i>								
Window/Wall Unit	40%	Now	\$6,300	2023	\$63,300	1		
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,100	
Exhaust Fans								
Interior	100%	Now	\$162,200	2030	\$270,400	2	\$1,900	
<i>Unit Inoperable, Extent : Severe, Area Affected : 70%</i>								
<i>Location : 2 Obsolete Units In Penthouse And 3rd Floor And Inadequate House Exhaust In Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$28,300	2030	\$566,500	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Main In Crawl Space</i>								
Water Heater								
Gas Fired	100%			2025	\$46,400	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$11,600	4	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%		2030	\$22,300	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 192 - M
Address : 500 WEST 138 STREET @ HAMILTON PL.
Borough : MANHATTAN **Agency's Number** : M192
Program / Asset # : BOE0115.000 / 1637 **Yr Built/Renovated** : 1952 / 1997
Area Sq Ft : 100,000 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 1988 **Lot** : 200 **BIN** : 1059815

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$529,100	\$77,700
Interior Architecture	\$357,800	\$1,514,600
Electrical	\$1,063,500	\$629,300
Mechanical	\$186,000	\$768,000
Site Pavements	\$182,600	
Total	\$2,319,000	\$2,989,600
Importance Code A	\$529,100	\$77,700
Importance Code B	\$1,520,800	\$2,911,800
Importance Code C	\$269,100	
Total	\$2,319,000	\$2,989,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,900	\$13,000		
Interior Architecture	\$105,700			\$17,100
Electrical	\$3,400	\$3,100	\$3,800	\$30,600
Mechanical	\$33,300	\$13,800	\$24,900	\$13,800
Site Enclosure	\$54,200			
Site Pavements	\$18,200			
Total	\$287,700	\$29,900	\$28,800	\$61,400
Importance Code A	\$82,800	\$22,900	\$9,900	\$10,100
Importance Code B	\$118,900	\$7,000	\$18,900	\$51,300
Importance Code C	\$86,000			
Total	\$287,700	\$29,900	\$28,800	\$61,400



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DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%	4+	\$2,900	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium Window Detail</i>								
Masonry: Brick	95%	Now	\$50,100	LIFE	**	5	\$77,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium And Exit 5</i>								
Masonry: Limestone	3%	0-2	\$28,600	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$173,700	2045	**	5	\$9,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	88%	Now	\$32,100	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium And Exit Vestibules</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium And Exit Vestibules</i>								
Masonry: Limestone	2%	Now	\$1,300	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Auditorium And Exit Vestibules</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium And Exit Vestibules</i>								
<i>Explanation : Moss Growth</i>								
Metal Rail	10%			2042	**	5-10	\$21,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$192,400	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Auditorium</i>								
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium</i>								
Metal Panel	5%	Now	\$8,000	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Modified Bitumen	85%			2034	**	10	\$112,900	
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$8,900	LIFE	**	5	\$35,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	3%	Now	\$10,000	2032	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	2%	4+	\$3,200	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
Vinyl Tile	40%	0-2	\$58,400	2029	\$583,600	3	\$24,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	45%	Now	\$42,500	2029	\$850,600	3	\$27,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$31,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$13,500	2032	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Toilets</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,700	
Masonry: Brick	5%	Now	\$19,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Plaster	55%	Now	\$86,600	LIFE	**	5	\$30,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium, Exit And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium, Exit And Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	0-2	\$19,900	2034	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	0-2	\$69,000	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basment</i>								
Exposed Struc: Steel	5%			LIFE	**			
Plaster	45%	Now	\$101,400	LIFE	**	5	\$45,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium, Exit And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium, Exit And Throughout</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%	4+	\$17,400	2039		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Auditorium, Exit And Throughout</i>							
Iron Picket	23%	2-4	\$4,100	2049		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Fieldstone	2%			2039		**		
Retaining Walls								
Cast in Place Concrete	30%	Now	\$3,700	2049		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout West Side</i>							
Masonry: Fieldstone	70%	0-2	\$29,100	2039		**		
	<i>Graffiti, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout West Side</i>							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$13,100	2034		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : West Side</i>							
	<i>Explanation : Patching With Asphalt, Utility Work, Con Edison</i>							
On-Site Walkways								
Asphalt	10%	Now	\$200	2032		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Park Entry</i>							
	<i>Explanation : Missing Trench Drain Grating. Using Wood To Cover.</i>							
Cast in Place Concrete	90%	Now	\$600	2042		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : North And South Strairs, South Walkway</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway Asphalt	50%	Now	\$110,300	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	50%	Now	\$72,200	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	75%			2042		**		
Rubber Matting	25%	2-4	\$4,300	2034		**		
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2059		**	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Main Building</i>								
Fused Disc Sw	10%			2059		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	10%			2059		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Mini Building</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2059		**	5	\$400
Raceway								
Conduit	95%			2029	\$175,100	1		
Conduit	5%			2059		**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Fused Knife Sw	20%	2-4	\$38,300	2054	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor And Basement</i>								
Molded Case Bkrs	70%			2028	\$134,100	5	\$1,800	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$54,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$88,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$72,000	10	\$12,100	
Exit, Service	50%			2024	\$14,400	1		
Exterior Lighting								
HID	100%			2024	\$403,200	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$96,900	1	\$11,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$331,700	1-3	\$19,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank 5000 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M

Asset # : 1637

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2042	**	1	\$99,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2039	**	4	\$4,900	
Terminal Devices								
Air Handler	20%			2029	\$281,200	1	\$12,400	
Convactor/Radiator	80%	Now	\$21,400	2034	**	1	\$23,300	
<i>Leak Evident, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Auditorium</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit No Component	60%			2024	\$125,000	1		
	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
Exhaust Fans Interior Roof	95%			2029	\$338,000	2	\$2,900	
	5%			2029	\$8,300	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper Galvanized Steel	80%			2039	**	1		
	20%			2027	\$87,800	1		
Water Heater Gas Fired	100%	Now	\$61,000	2029	\$61,000	2	\$1,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	97%			2039	**	1-2	\$800	
	3%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 192 - M MINISCHOOL
Address : 500 WEST 138 STREET @ HAMILTON PL
Borough : MANHATTAN **Agency's Number** : M848
Program / Asset # : BOE0115.010 / 453 **Yr Built/Renovated** : 1986 /
Area Sq Ft : 10,500 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1988 **Lot** : 200 **BIN** : 1059815

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$118,100	
Interior Architecture	\$38,100	\$130,600
Electrical	\$42,300	\$135,000
Mechanical		\$399,300
Total	\$198,500	\$664,900
Importance Code A	\$118,100	
Importance Code B	\$80,400	\$664,900
Total	\$198,500	\$664,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,700	\$1,300		
Interior Architecture	\$2,400		\$1,800	
Electrical	\$400	\$300	\$400	\$56,000
Mechanical	\$700	\$600	\$1,600	\$7,100
Site Pavements	\$10,100			
Total	\$36,200	\$2,100	\$3,800	\$63,000
Importance Code A	\$23,200	\$1,800	\$500	\$600
Importance Code B	\$1,700	\$400	\$3,300	\$62,500
Importance Code C	\$11,400			
Total	\$36,200	\$2,100	\$3,800	\$63,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M MINISCHOOL

Asset # : 453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$600	LIFE	**	5	\$2,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Metal Panel	97%	0-2	\$6,100	2049	**	5	\$29,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northeast Corner And Throughout</i>								
Windows								
Aluminum	100%			2037	**	5	\$2,500	
Roof								
Metal Panel	100%	Now	\$118,100	2034	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%	0-2	\$15,900	2039	**	5	\$6,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	
Ceramic Tile	5%	0-2	\$800	2038	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Vestibule And Toilets</i>								
Vinyl Tile	90%			2029		3	\$5,400	
Interior Walls								
Gypsum Board	100%	Now	\$1,300	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$38,100	2034	**	5	\$7,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$300	LIFE	**	5	\$1,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 192 - M MINISCHOOL

Asset # : 453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$10,100	2034				**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East Side Exit Stair*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$5,200	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$86,600	5		
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Raceway

Conduit	100%			2029	\$23,700	1		
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Panelboards

Fused Disc Sw	5%			2028	\$1,600	5		
Molded Case Bkrs	95%			2028	\$30,300	5	\$300	

Wiring

Thermoplastic	100%			2029	\$25,900	1		
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Motor Controllers

Locally Mounted	100%			2027	\$48,400	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200
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Lighting

Interior Lighting

Fluorescent	100%			2037		**	10	\$9,800
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery	50%			2024	\$7,700	10		\$1,300
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Exit, Service	50%			2024	\$1,500	1		
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Exterior Lighting

HID	100%			2024	\$42,300	10		
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Alarm

Security System

No Component	70%							
Generic	30%			2024	\$10,200	1		\$1,200

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2024	\$34,800	1-3		\$2,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 192 - M MINISCHOOL
Asset # : 453

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Furnace	100%			2029	\$25,200	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	\$399,300	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Interior	90%			2029	\$34,200	2	\$300	
Roof	10%			2029	\$1,800	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$6,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 193 - BK
Address : 2515 AVENUE L @ BEDFORD AVE.
Borough : BROOKLYN **Agency's Number** : K193
Program / Asset # : BOE0488.000 / 3 **Yr Built/Renovated** : 1924 / 2006
Area Sq Ft : 96,767 **Project Type** : EDUCATION
Date of Survey : 01-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 7625 **Lot** : 1 **BIN** : 3208461

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$655,500	\$187,800
Interior Architecture	\$392,200	\$168,200
Electrical	\$1,036,800	\$725,200
Mechanical	\$459,700	\$654,400
Total	\$2,544,200	\$1,735,600
Importance Code A	\$655,500	\$227,300
Importance Code B	\$1,888,700	\$1,452,200
Importance Code C		\$56,100
Total	\$2,544,200	\$1,735,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$27,100
Interior Architecture	\$45,700	\$4,500		\$8,100
Electrical	\$3,300	\$3,200	\$3,800	\$21,800
Mechanical	\$64,400	\$14,400	\$15,600	\$13,400
Site Enclosure	\$1,500			
Total	\$114,800	\$22,100	\$19,300	\$70,400
Importance Code A	\$9,600	\$9,600	\$9,600	\$36,900
Importance Code B	\$103,800	\$12,500	\$9,700	\$33,500
Importance Code C	\$1,500			
Total	\$114,800	\$22,100	\$19,300	\$70,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$115,600	
			<i>Efflorescence, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : North Side</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : North Side</i>					
Masonry: Granite	5%			LIFE	**	5	\$5,400	
Masonry: Limestone	5%			LIFE	**	5	\$5,400	
Metal Panel	10%			2049	**	5-10	\$99,300	
Windows								
Aluminum	100%	Now	\$604,600	2045	**	5	\$22,500	
			<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$2,100	
Masonry: Brick	93%			LIFE	**	5	\$12,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,200	
Roof								
Built-Up (BUR)	100%			2034	**	10	\$50,900	
			<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$3,600	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$31,700	
Ceramic Tile	5%	2-4	\$15,000	2032	**	5	\$3,600	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$5,400	
Quarry Tile	5%			2034	**	5	\$10,900	
Terrazzo	5%	0-2	\$18,000	LIFE	**	5	\$5,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance And 2nd Floor</i>								
Vinyl Tile	25%			2034	**	3	\$13,600	
Vinyl Tile 9" X 9"	15%	2-4	\$12,800	2024	\$255,500	3	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	30%			2044	**	5	\$81,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Masonry: Brick	20%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$56,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Classrooms</i>								
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$3,100	
Plaster	51%	Now	\$96,000	LIFE	**	5	\$42,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout And 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Toilets Throughout</i>								
Plaster	34%			LIFE	**	5	\$28,500	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Site Enclosure								
Fence/Gates								
	Chain Link	80%			2039		**	
	Iron Picket	20%	0-2	\$1,500	2049		**	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
	Cast in Place Concrete	100%			2049		**	
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%			2042		**	
On-Site Walkways								
	Cast in Place Concrete	100%			2042		**	
Parking/Driveway								
	Cast in Place Concrete	100%			2042		**	
Activity Yard								
	Asphalt	75%			2038		**	
	Rubber Matting	25%			2034		**	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2029	\$39,500	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Basement</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$182,600	5	\$400
Raceway								
	Conduit	90%			2029	\$165,900	1	
	Conduit	10%			2039	**	1	
Panelboards								
	Fused Disc Sw	8%			2028	\$15,300	5	\$200
	Fused Disc Sw	2%			2037	**	5	
	Molded Case Bkrs	75%			2028	\$143,600	5	\$1,900
	Molded Case Bkrs	15%			2037	**	5	\$400
Wiring								
	Braided Cloth	85%	2-4	\$231,900	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	15%			2039	**	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2027	\$56,500	5	\$500	
Locally Mounted	30%			2034	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	76%			2039	**	10	\$67,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2034	**	10	\$17,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Hallways</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$69,700	10	\$11,700	
Exit, Service	50%			2029	\$13,900	1		
Exterior Lighting								
HID	100%			2024	\$390,200	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$93,800	1	\$10,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$321,000	1-3	\$18,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$95,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$163,800	2039	**	4	\$4,800	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : F And T Traps</i>								
Terminal Devices								
Air Handler	10%			2024	\$136,100	1	\$6,000	
Convactor/Radiator	90%	0-2	\$23,300	2027	\$466,200	1	\$25,300	
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2024	\$100,800	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$16,200	
No Component	70%							
Exhaust Fans								
Interior	30%	0-2	\$20,700	2029	\$103,300	2	\$700	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Two Units In The Penthouse.</i>								
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$84,900	1		
Water Heater								
Gas Fired	100%			2024	\$59,000	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$10,100	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - BK

Asset # : 3

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2034	**	1	\$600
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boiler Feed Line Only</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2049	**	1-2	\$500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 193 - Q
Address : 152-20 11 AVENUE
Borough : QUEENS **Agency's Number** : Q193
Program / Asset # : BOE0834.000 / 1494 **Yr Built/Renovated** : 1953 / 2006
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 4538 **Lot** : 1 **BIN** : 4103056

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$224,400	\$1,132,700
Interior Architecture	\$190,500	\$499,200
Electrical	\$721,300	\$367,600
Mechanical	\$96,100	\$1,164,700
Site Pavements		\$186,700
Total	\$1,232,200	\$3,350,800
Importance Code A	\$224,400	\$1,599,300
Importance Code B	\$1,007,900	\$1,751,500
Total	\$1,232,200	\$3,350,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,000	\$7,100		
Interior Architecture	\$50,800	\$2,800	\$8,400	\$8,100
Electrical	\$1,800	\$2,400	\$2,100	\$10,200
Mechanical	\$11,500	\$9,300	\$14,600	\$44,300
Site Pavements	\$2,400			
Total	\$93,600	\$21,700	\$25,100	\$62,500
Importance Code A	\$33,500	\$13,700	\$6,500	\$6,700
Importance Code B	\$24,100	\$5,200	\$18,600	\$55,800
Importance Code C	\$35,900	\$2,800		
Total	\$93,600	\$21,700	\$25,100	\$62,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$61,500	
			<i>Efflorescence, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	5%			LIFE	**	5	\$2,400	
			<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Window Header Throughout</i>					
Windows								
Aluminum	95%	Now	\$123,200	2045	**	5	\$6,900	
			<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Glass Block	3%			LIFE	**	5	\$300	
Steel	2%	Now	\$18,400	2054	**	5	\$1,800	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Bulkheads</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Bulkheads</i>					
Parapets								
Masonry: Brick Cavity	40%	4+	\$8,600	LIFE	**	5	\$3,500	
			<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Metal Rail	50%			2042	**	5-10	\$78,400	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,500	
Roof								
Built-Up (BUR)	95%	4+	\$53,600	2029	\$1,071,200			
			<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Lower Roof Level</i>					
Metal Panel	5%			2042	**	10	\$7,100	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	3%			2038	**	5	\$3,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	55%			2029	\$499,200	3	\$20,600	
Vinyl Tile 9" X 9"	27%	Now	\$190,500	2039	**	3	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Wood	5%			2044	**	5	\$9,400	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$5,700	
Concrete Masonry Unit	10%	4+	\$5,400	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$17,000	
SGFT/Glazed Masonry	30%	4+	\$28,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Ceilings								
AcousTile,Adhered	35%	Now	\$17,300	2034	**	5	\$17,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	50%			LIFE	**	5	\$7,800	
Plaster	15%			LIFE	**	5	\$9,300	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium, Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2049	**			
Iron Picket	90%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%	0-2	\$2,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Asphalt	50%			2032	**			
Rubber Matting	50%			2029	\$186,700			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$156,500	2059	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								

Raceway

Conduit	95%			2029	\$125,600	1		
Conduit	5%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Toggle Switch	60%	2-4	\$86,200	2054	**	5	\$500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Molded Case Bkrs	25%			2028	\$35,900	5	\$400	
Molded Case Bkrs	5%			2045	**	5	\$100	

Wiring

Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	5%			2049	**	1		
Thermoplastic	15%			2029	\$27,800	1		

Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$58,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$266,100	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$64,000	1	\$7,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Offices, Cafeteria And Exit Doors</i>						
		<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$12,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$20,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : Two 7500 Gallon Tanks</i>						
Conversion Equipment Steam Boiler	100%			2027	\$427,100	1	\$65,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$55,900	2039	**	4	\$3,300	
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Vacuum Pump</i>						
		<i>Explanation : Leak Evident</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2029	\$185,600	1	\$8,200	
Convactor/Radiator	80%			2027	\$282,700	1	\$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$13,800	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	90%			2029	\$211,300	2	\$1,800	
Roof	10%			2024	\$11,000	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$57,900	1		
Water Heater								
Gas Fired	100%			2024	\$40,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$10,100	4	\$2,100	
Sewage Ejector(s)								
Electric	100%			2029	\$19,000	4	\$3,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	**	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 194 - BK
Address : 3117 AVENUE W BTWN: BRIGHAM ST., KNAPP ST.
Borough : BROOKLYN **Agency's Number** : K194
Program / Asset # : BOE0489.000 / 1321 **Yr Built/Renovated** : 1929 / 2001
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 10-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 8825 **Lot** : 1 **BIN** : 3248309

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,314,000	\$154,000
Interior Architecture	\$728,100	\$408,500
Electrical	\$285,200	\$794,600
Mechanical	\$352,800	\$1,583,700
Site Pavements	\$73,300	
Total	\$2,753,300	\$2,940,800
Importance Code A	\$1,314,000	\$646,500
Importance Code B	\$1,111,300	\$2,294,300
Importance Code C	\$328,100	
Total	\$2,753,300	\$2,940,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,900		\$12,500	
Interior Architecture	\$96,400		\$7,800	\$8,900
Electrical	\$33,000	\$2,000	\$2,500	\$2,300
Mechanical	\$79,000	\$10,400	\$16,000	\$10,400
Site Enclosure	\$400			
Site Pavements	\$39,400			
Total	\$252,100	\$12,400	\$38,700	\$21,500
Importance Code A	\$26,600	\$6,900	\$19,400	\$6,900
Importance Code B	\$192,900	\$5,400	\$17,900	\$14,600
Importance Code C	\$32,600		\$1,400	
Total	\$252,100	\$12,400	\$38,700	\$21,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$171,800	
Masonry: Brick	15%	Now	\$518,900	LIFE	**	5	\$16,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$69,500	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$348,700	2046	**	5	\$13,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Crack/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$252,700	LIFE	**	5	\$20,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$38,200	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Parapet Covered With Tarps To Prevent Water Infiltration</i>								
Metal Rail	5%			2043	**	5-10	\$20,600	
Roof								
Copper/Terne	5%	Now	\$3,900	2058	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	95%			2035	**	10	\$52,000	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%	4+	\$22,900	LIFE	**	5	\$45,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2033	**	5	\$3,100	
Terrazzo	3%	4+	\$30,700	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	39%	Now	\$36,500	2035	**	3	\$15,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Vinyl Tile 9" X 9"	30%	Now	\$72,700	2025	\$363,500	3	\$11,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	5%			2058	**	5	\$9,700	
Interior Walls								
Cast in Place Concrete	10%	Now	\$128,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2033	**	5	\$2,800	
Masonry: Brick	5%	Now	\$118,500	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Near Stair C And D</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Near Stair C And D</i>								
Masonry: Brick	15%			LIFE	**	10	\$4,300	
Marble Panels	2%	Now	\$16,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$81,300	LIFE	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs And Room 224</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$7,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	\$15,300	2043	**	5	\$7,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2050	**	5	\$5,200	
Exposed Concrete	6%	Now	\$127,400	LIFE	**	5	\$1,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 323, 324, 325 And Penthouse</i>								
Exposed Concrete	49%			LIFE	**	5-10	\$63,100	
Plaster	25%	Now	\$108,300	LIFE	**	5	\$16,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2065	**			
Chain Link	45%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	45%			2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%	2-4	\$400	2065	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	15%	0-2	\$73,300	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	85%			2035	**			
On-Site Walkways								
Cast in Place Concrete	60%			2035	**			
Masonry: Granite	5%	2-4	\$4,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Avenue W Stairs</i>								
Pavers/Stone	35%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

8% 0-2 \$34,800 2033 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Asphalt

52% 2033 **

Rubber Matting

40% 2035 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2030 \$39,500 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,600 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100% 2030 \$156,500 5 \$300

Raceway

Conduit

85% 2030 \$112,400 1

Conduit

15% 2056 ** 1

Panelboards

Fused Disc Sw

5% 2052 ** 5 \$100

Fused Knife Sw

15% 0-2 \$21,500 2055 ** 5 \$100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fused Toggle Switch

35% 0-2 \$50,300 2055 ** 5 \$300

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Molded Case Bkrs

10% 2046 ** 5 \$200

Molded Case Bkrs

35% 2029 \$50,300 5 \$600

Wiring

Braided Cloth

90% 2-4 \$167,100 2055 ** 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10% 2056 ** 1

Motor Controllers

Locally Mounted

50% 2035 ** 5 \$200

Locally Mounted

50% 2028 \$40,300 5 \$200

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$62,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Fixtures Are In Satisfactory Condition.</i>								
Egress Lighting Emergency, Battery Exit, Service	50%			2030		10	\$8,400	
	50%			2030		1		
Exterior Lighting HID	100%			2030		10	\$200	
Alarm								
Security System No Component Generic	70%							
	30%	Now	\$67,800	2040	**	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Is Not Operational.</i>								
Fire/Smoke Detection No Component Generic, Digital	70%							
	30%			2035	**	1-3	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 8,000 Gallon Tank</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$22,700	2028	\$453,000	1	\$62,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 12 Plugged Tubes On Boiler #2</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$154,800	2040	**			
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Vacuum Pump Sets In Basement.</i>								
Terminal Devices								
Air Handler	20%	Now	\$98,400	2030	\$196,900	1	\$7,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium Supply In Penthouse. Auditorium, House And Cafeteria Supply In Basement.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Systems Temperature Controls In General Not Functioning Properly.</i>								
Convactor/Radiator	70%			2035	**	1	\$15,800	
Fan Coil Unit/Heat	10%	Now	\$21,000	2025	\$104,800	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Not Operational At Various Locations</i>								
<i>Explanation : Classroom Unit Ventilators.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	10%			2030	\$149,400			
Window/Wall Unit	60%			2025	\$87,500	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,800	
Exhaust Fans								
Interior	80%	Now	\$99,600	2030	\$199,200	2	\$1,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium Exhaust In Penthouse. Toilet, House And Cafeteria Exhaust In Basement.</i>								
Roof	20%			2025	\$23,200	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2030	\$104,400	1		
Galvanized Steel	80%			2028	\$245,700	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Water Heater Gas Fired	100%			2028	\$42,700	2	\$1,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : One 175 Gallon And One 25 Gallon For Kitchen</i>				
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%	0-2	\$7,300	LIFE	**	1	
				<i>Corroded, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Basement</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Basement And Buried Exterior Piping</i>				
				<i>Explanation : Boiler Blowdown Backs Up</i>				
	Sump Pump(s) Submersible	100%			2021	\$2,400	4	\$2,200
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 Unit</i>				
	Backflow Preventer Generic	100%			2030	\$17,800	1	\$4,300
	Fixtures Generic	100%						
Fire Suppression	Sprinkler No Component	95%						
	Generic	5%			2040	**	1-2	\$1,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 194 - M
Address : 244 WEST 144 STREET BTWN: 7 AVE., 8 AVE.
Borough : MANHATTAN **Agency's Number** : M194
Program / Asset # : BOE0116.000 / 1638 **Yr Built/Renovated** : 1940 / 2011
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,Ph
Block : 2029 **Lot** : 11 **BIN** : 1060432

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$201,000	\$913,900
Interior Architecture	\$378,000	\$684,200
Electrical	\$295,300	\$548,200
Mechanical	\$375,300	\$846,600
Total	\$1,249,600	\$2,992,900
Importance Code A	\$443,700	\$913,900
Importance Code B	\$522,000	\$2,079,100
Importance Code C	\$284,000	
Total	\$1,249,600	\$2,992,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,000			
Interior Architecture	\$90,000			\$8,200
Electrical	\$44,500	\$1,300	\$1,500	\$1,800
Mechanical	\$102,500	\$10,700	\$16,900	\$10,700
Site Enclosure	\$19,100			
Site Pavements	\$4,500			
Total	\$291,500	\$11,900	\$18,300	\$20,600
Importance Code A	\$31,000	\$7,400	\$7,400	\$7,400
Importance Code B	\$225,800	\$4,500	\$10,900	\$13,200
Importance Code C	\$34,700			
Total	\$291,500	\$11,900	\$18,300	\$20,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$125,700	
Masonry: Brick	25%			LIFE	**	5	\$52,400	
Masonry: Granite	3%			LIFE	**	5	\$4,700	
Masonry: Limestone	12%			LIFE	**	5	\$18,900	
Windows								
Wood	100%	Now	\$54,300	2046	**	5	\$181,100	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$67,600	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$7,100	
Metal Security Bars	10%			2058	**			
Roof								
Built-Up (BUR)	100%	Now	\$12,900	2030			\$643,700	
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Parapet Wall</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$3,600	2039	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	5%	0-2	\$5,700	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	57%	2-4	\$29,600	2030		3	\$24,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
Wood	35%	0-2	\$28,200	2045	**	5	\$37,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stage And Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$50,800	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fan Room Boiler Room</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
Ceramic Tile	5%	Now	\$11,100	2033		**	5	\$3,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	5%	Now	\$35,700	LIFE		**	5	\$3,000
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Near Fan Room Entrance In Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Near Fan Room Entrance In Basement</i>								
Masonry: Brick	15%	Now	\$93,900	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	50%			LIFE		**	5-10	\$63,900
SGFT/Glazed Masonry	20%	0-2	\$62,200	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Ceilings								
AcousTile,Adhered	10%			2035		**	5	\$11,500
Exposed Concrete	15%	Now	\$11,800	LIFE		**	5	\$2,700
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Office</i>								
Plaster	75%			LIFE		**	5-10	\$147,700
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$4,700	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Property Line Fence South Side</i>								
Iron Picket	50%	0-2	\$14,400	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	90%			2043	**			
Masonry: Granite	10%	Now	\$4,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Steps</i>								
Parking/Driveway								
Asphalt	50%			2033	**			
Cast in Place Concrete	50%			2043	**			
Activity Yard								
Cast in Place Concrete	50%			2035	**			
Rubber Matting	50%			2030				
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$300	
Raceway								
Conduit	90%			2040	**	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	15%			2038	**	5	\$300	
Fused Knife Sw	10%	2-4	\$14,400	2055	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Fused Toggle Switch	50%	2-4	\$71,800	2055	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	15%			2029	\$21,500	5	\$300	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2055	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	10%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2028	\$16,100	5	\$100	
Locally Mounted	70%	2-4	\$56,500	2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	10%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	**	5	\$1,100	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2030	\$106,000	10	\$41,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Fluorescent	35%			2035	**	10	\$24,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Stair Landings</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Multipurpose Room</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$54,000	10	\$9,100	
Exit, Service	50%			2030	\$10,800	1		
Exterior Lighting								
HID	20%	Now	\$18,100	2030	\$60,500			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outside Perimeter</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Lamps Ballasts And Timer Is Not Operational</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$248,800	1-3	\$14,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$242,700	2043	**	1	\$66,800	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 2 Units Failed</i>								
Distribution								
Steam Piping/Pump	100%	2-4	\$132,700	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Condensate Return Pump; Room 321 And Auditorium Steam Piping</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	30%			2030	\$316,400	1	\$13,900	
Convactor/Radiator	70%	0-2	\$28,100	2035	**	1	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Faulty Radiator Traps</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	2%			2030	\$32,000			
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Fourth Floor Computer Room</i>								
<i>Explanation : 3 Ton Unit</i>								
Window/Wall Unit	50%	Now	\$1,600	2030	\$78,100	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Room 311 And Library</i>								
No Component	48%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,200	
Exhaust Fans								
Interior	100%	Now	\$5,300	2030	\$266,800	2	\$1,800	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bearing Housing Of House Exhaust Fan In Penthouse</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%	0-2	\$3,300	2028	\$65,800	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Valves, Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 194 - M

Asset # : 1638

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$23,900	2030	\$119,400	4	\$7,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coil Connection, Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Leak Apparent Through Hot Water Tank Insulation</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$11,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : House Trap, Underground Of Cafeteria In Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$3,400	2030	\$11,400	4	\$1,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Starter And Float Valves</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : First And Fourth Floor Flush Valves And Third Floor Urinal Drains</i>								
<i>Explanation : Faulty Flushometers And Clogged Urinal Drains</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Storage Areas</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 195 - BK
Address : 131 IRWIN STREET BTWN: HAMPTON AVE, ORIENTAL BLVD
Borough : BROOKLYN **Agency's Number** : K195
Program / Asset # : BOE0490.000 / 4 **Yr Built/Renovated** : 1949 / 2015
Area Sq Ft : 56,928 **Project Type** : EDUCATION
Date of Survey : 07-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8752 **Lot** : 35 **BIN** : 3246519

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$90,400	\$77,400
Interior Architecture	\$53,600	\$270,100
Electrical	\$516,200	\$519,700
Total	\$660,200	\$867,200
Importance Code A	\$90,400	\$77,400
Importance Code B	\$569,900	\$698,400
Importance Code C		\$91,400
Total	\$660,200	\$867,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,100			
Interior Architecture		\$3,300		\$19,700
Electrical	\$35,000	\$4,300	\$3,200	\$3,400
Mechanical	\$68,500	\$1,600	\$7,100	\$31,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,600	\$13,100	\$14,200	\$58,600
Importance Code A	\$9,200			
Importance Code B	\$107,400	\$13,100	\$14,200	\$57,100
Importance Code C				\$1,600
Total	\$116,600	\$13,100	\$14,200	\$58,600



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DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$30,500	
Masonry: Brick Cavity	35%			LIFE	**	5	\$19,400	
Masonry: Granite	2%			LIFE	**	5	\$800	
Masonry: Granite	3%			LIFE	**	5	\$1,200	
Masonry: Limestone	3%			LIFE	**	5	\$1,200	
Masonry: Limestone	2%			LIFE	**	5	\$800	
Windows								
Wood	35%	0-2	\$16,200	2042	**	5	\$27,100	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Corroded Window Guards</i>								
Wood	65%	Now	\$30,200	2042	**	5	\$50,300	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Corroded Window Guards</i>								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$900	
Masonry: Brick Cavity	45%			LIFE	**	5	\$1,600	
Masonry: Limestone	15%			LIFE	**	5	\$700	
Masonry: Limestone	15%			LIFE	**	5	\$700	
Roof								
Built-Up (BUR)	25%	Now	\$44,000	2031	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Library, Boiler Room</i>								
Copper/Terne	2%			2041	**	10	\$3,000	
IRMA/Protected Membrane	10%			2031	**	10	\$6,100	
Slate	63%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,200	
Ceramic Tile	10%			2035	**	5	\$6,600	
Quarry Tile	5%			2039	**	5	\$4,900	
Terrazzo	5%			LIFE	**	5	\$2,600	
Vinyl Tile	30%	Now	\$53,600	2026	\$178,700	3	\$7,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2031	**	3	\$4,900	
Vinyl Tile	20%			2034	**	3	\$4,900	
Wood	5%			2054	**	5	\$6,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Ceramic Tile	2%			2029	\$91,400	5	\$3,100	
Ceramic Tile	3%			2035	**	5	\$4,700	
Masonry: Brick	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$32,600	
SGFT/Glazed Masonry	20%			LIFE	**			

Ceilings

AcousTile,Adhered	15%			2039	**	5	\$10,200	
AcousTileSusp.Lay-In	15%			2039	**	5	\$10,200	
Exposed Concrete	25%			LIFE	**	5	\$2,700	
Metal Panel	5%			LIFE	**	5	\$4,200	
Plaster	40%			LIFE	**	5	\$17,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$22,200	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$156,500	5	\$200	
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Raceway

Conduit	95%			2026	\$125,600	1		
Conduit	5%			2046	**	1		

Panelboards

Fused Disc Sw	10%			2025	\$11,200	5	\$100	
Fused Toggle Switch	2%	2-4	\$2,200	2051	**	5		

On Extended Life, Extent : Light, Area Affected : 100%

Location : Basement

Molded Case Bkrs	88%			2025	\$98,300	5	\$1,300	
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Wiring

Braided Cloth	20%	2-4	\$37,100	2051	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic	75%			2026	\$139,200	1		
Thermoplastic	5%			2046	**	1		

Motor Controllers

Locally Mounted	100%			2024	\$48,400	5	\$400	
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Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	10%			2036	**	10	\$5,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bath Room, Staircases And Some Hallway</i>								
Fluorescent	86%			2021		10	\$44,900	
HID	4%			2021		10	\$100	
Egress Lighting								
Emergency, Battery	50%			2021		10	\$6,900	
Exit, Service	50%			2021		1		
Exterior Lighting								
HID	100%			2021		10	\$200	
Alarm								
Fire/Smoke Detection Generic, Analog	100%			2031	**	1-3	\$35,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Under Construction	100%							
Conversion Equipment Under Construction	100%							
Distribution Under Construction	100%							
Terminal Devices Convactor/Radiator	70%			2039	**	1	\$12,900	
Under Construction	30%							
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Window/Wall Unit	25%	Now	\$1,500	2024	\$29,700	1		
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations, Multiple Defects</i>								
No Component	75%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BK

Asset # : 4

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	1%	Now	\$2,000	2036	**	2	
<i>Damaged, Extent : Light, Area Affected : 25%</i>								
<i>Location : Attic Mechanical Room, Deteriorated Flexible Connection</i>								
	Interior	69%			2031	**	2	\$1,200
	Roof	30%			2031	**	2	\$500
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2021	\$34,700	2	\$800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2031	**	4	\$1,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Ground To 2nd Floor Only, Does Not Go To Basement</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2036	**	1-2	\$300
Chemical System								
	Generic	100%			2021	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 195 - BX AND P. S. 196/197
Address : 1250 WARD AVENUE @E. 172 STREET
Borough : BRONX **Agency's Number** : X077
Program / Asset # : BOE0218.000 / 447 **Yr Built/Renovated** : 1925 / 2003
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 31-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 3775 **Lot** : 25 **BIN** : 2088553

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,826,800	\$241,100
Interior Architecture	\$441,800	\$1,428,300
Electrical	\$857,400	\$606,900
Mechanical	\$273,900	\$1,428,000
Total	\$4,400,100	\$3,704,300
Importance Code A	\$2,826,800	\$286,000
Importance Code B	\$1,494,700	\$3,363,300
Importance Code C	\$78,600	\$55,000
Total	\$4,400,100	\$3,704,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,800			
Interior Architecture	\$33,500	\$16,400	\$28,300	
Electrical	\$4,000	\$3,800	\$49,100	\$3,900
Mechanical	\$111,500	\$15,800	\$59,800	\$15,800
Site Enclosure	\$22,400			
Site Pavements	\$66,900			
Total	\$268,200	\$36,000	\$137,300	\$19,800
Importance Code A	\$43,900	\$10,800	\$11,000	\$10,800
Importance Code B	\$182,300	\$25,200	\$126,200	\$9,000
Importance Code C	\$42,000			
Total	\$268,200	\$36,000	\$137,300	\$19,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BX AND P. S. 196/197

Asset # : 447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
Masonry: Brick	80%	Now	\$840,300	LIFE	**	5	\$130,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Along Ward Avenue And 172nd Street</i>								
Granite Panels	5%			LIFE	**	5	\$6,100	
Stucco Cement	10%			2041	**	5	\$40,800	
Windows								
Aluminum	100%	Now	\$892,000	2044	**	5	\$24,900	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Auditorium, Kitchen, Stair B</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,500	
Masonry: Brick	65%	Now	\$176,900	LIFE	**	5	\$14,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above Rooms 507, 508, 510, 512, 514</i>								
Metal Rail	30%	Now	\$9,400	2041	**	5	\$47,000	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Room 507</i>								
<i>Explanation : Section Missing</i>								
Roof								
Built-Up (BUR)	90%	Now	\$917,600	2038	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Roof Drains</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Roofs And Lower Roofs</i>								
Cast in Place Concrete	10%			LIFE	**			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BX AND P. S. 196/197

Asset # : 447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
Ceramic Tile	5%			2031	**	5	\$10,100	
Marble Panels	3%	0-2	\$23,400	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Edges Of The Corridors</i>								
Quarry Tile	2%	Now	\$123,700	2048	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	60%			2028	\$1,097,600	3	\$45,300	
Vinyl Tile 9" X 9"	5%			2028	\$118,500	3	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 205</i>								
<i>Explanation : AcM Tiles</i>								
Wood	15%			2043	**	5	\$56,700	
Interior Walls								
Gypsum Board	10%	Now	\$5,100	LIFE	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor, Rooms 517, 520</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 5th Floor</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	80%	Now	\$78,600	LIFE	**	5	\$55,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$3,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
Plaster	5%			LIFE	**	5	\$6,300	
Plaster	85%	Now	\$239,600	LIFE	**	5	\$106,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors And Classrooms Throughout 3rd, 4th And 5th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 5th Floor, Rooms 517, 520</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BX AND P. S. 196/197

Asset # : 447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	84%	4+	\$14,600	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Iron Picket	16%	4+	\$2,100	2063	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$5,600	2063	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$34,000	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ward Avenue</i>								
On-Site Walkways								
Asphalt	60%	4+	\$11,400	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	40%	4+	\$8,800	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Activity Yard								
Asphalt	100%	4+	\$12,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$40,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2028	\$41,700	5	\$100	
Fused Disc Sw	40%			2048	**	5	\$200	
Molded Case Bkrs	40%			2028	\$83,500	5	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BX AND P. S. 196/197

Asset # : 447

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2028	\$178,200	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Fused Disc Sw	10%			2027	\$19,200	5	\$300	
Fused Knife Sw	30%	2-4	\$57,500	2053	**	5	\$400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	15%			2044	**	5	\$400	
Molded Case Bkrs	40%			2027	\$76,600	5	\$1,100	
Wiring								
Braided Cloth	80%	0-2	\$254,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	30%			2041	**	5	\$200	
Locally Mounted	70%			2026	\$86,000	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	2%			2033	**	10	\$2,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Fluorescent	96%			2038	**	10	\$96,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Service	45%			2023	\$25,800	1		
Emergency, Battery	5%			2033	**	10	\$1,300	
Exit, Service	50%			2023	\$15,700	1		
Exterior Lighting								
HID	100%			2023	\$439,500	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$105,600	1	\$12,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Detector</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BX AND P. S. 196/197

Asset # : 447

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$20,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 2

100%

2048

* *

5

\$33,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 7500 Gallons Each*

Conversion Equipment

Steam Boiler

100%

Now

\$14,100

2033

* *

1

\$97,200

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Tube Leak, Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$92,200

2038

* *

4

\$5,400

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pump**Malfunctioning, Extent : Moderate, Area Affected : 15%**Location : Steam Traps And Pneumatic Valves, Throughout*

Terminal Devices

Air Handler

20%

Now

\$15,300

2028

\$306,500

1

\$12,100

*Other Observation, Extent : Severe, Area Affected : 20%**Location : Mechanical Space**Explanation : Belt Is Obsolete*

Convactor/Radiator

80%

Now

\$23,300

2026

\$466,800

1

\$25,300

*Other Observation, Extent : Severe, Area Affected : 80%**Location : Throughout**Explanation : Steamtraps Faulty*

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

80%

2023

\$181,700

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$60,800

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - BX AND P. S. 196/197

Asset # : 447

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%	Now	\$34,900	2028	\$349,000	2	\$2,400	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Basement</i>							
Roof	10%			2033	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2048	**	1		
Galvanized Steel	50%			2026	\$239,100	1		
Water Heater								
Gas Fired	100%			2027	\$66,500	2	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Newly Installed, Around 3 Years, One Tank Of 400 Gallons</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$22,700	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Water Backup With Heavy Rain, 1st Floor Bathrooms, 2nd Floor, Basement</i>							
Sump Pump(s)								
Non-Submersible	100%			2023	\$16,600	4	\$2,300	
Backflow Preventer								
Generic	100%			2033	**	1	\$6,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2048	**	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 195 - Q
Address : 253-50 149 AVENUE
Borough : QUEENS **Agency's Number** : Q195
Program / Asset # : BOE0836.000 / 1496 **Yr Built/Renovated** : 1964 / 2014
Area Sq Ft : 110,242 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13655 **Lot** : 1 **BIN** : 4290116

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$644,100	\$289,500
Interior Architecture	\$1,222,500	\$151,100
Electrical	\$356,400	\$1,052,800
Mechanical		\$1,768,300
Total	\$2,223,000	\$3,261,700
Importance Code A	\$644,100	\$289,500
Importance Code B	\$1,578,900	\$2,972,200
Total	\$2,223,000	\$3,261,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,000	\$4,600		\$20,800
Interior Architecture	\$31,900	\$28,400	\$7,500	\$38,200
Electrical	\$10,700	\$12,300	\$12,200	\$25,200
Mechanical	\$47,800	\$36,700	\$45,500	\$40,500
Site Pavements	\$49,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$151,500	\$85,900	\$69,100	\$128,600
Importance Code A	\$18,900	\$15,500	\$10,900	\$32,000
Importance Code B	\$89,300	\$70,400	\$54,800	\$96,600
Importance Code C	\$43,200		\$3,400	
Total	\$151,500	\$85,900	\$69,100	\$128,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$65,000	
Masonry: Brick Cavity	55%			LIFE	**	5	\$76,300	
Masonry: Brick Cavity	20%			LIFE	**	5	\$27,700	
Masonry: Limestone	2%	Now	\$64,700	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Metal Panel	8%			2039	**	5-10	\$76,300	
Window Wall	5%			2055	**	5	\$26,000	
Windows								
Aluminum	95%			2045	**	5	\$14,000	
Metal Louvers	5%			2042	**	10	\$4,600	
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5	\$1,400	
Metal Rail	65%			2042	**	5-10	\$165,500	
Metal Rail	20%	Now	\$8,000	2042	**	5	\$20,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2001 Wing</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,400	
Roof								
Copper/Terne	5%			2057	**	10	\$13,800	
IRMA/Protected Membrane	45%	Now	\$423,600	2039	**			
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1964 Wing</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1964 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
Modified Bitumen	50%			2034	**	10	\$55,300	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,100	
Ceramic Tile	5%			2038	**	5	\$8,300	
Vinyl Tile	20%			2034	**	3	\$12,400	
Vinyl Tile 9" X 9"	60%	0-2	\$58,200	2024	\$1,164,300	3	\$37,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Wood	5%			2057	**	5	\$15,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$6,700	
Concrete Masonry Unit	20%	0-2	\$31,900	LIFE	**	5	\$10,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Foundation Wall Near Room 005 And 009</i>								
Folding Partition	3%			2045	**	5	\$10,100	
Plaster	47%			LIFE	**	5	\$18,900	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$51,600	
AcousTileSusp.Lay-In	20%			2042	**	5	\$33,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Elevator In 2001 Wing</i>								
Exposed Concrete	40%			LIFE	**	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	10%			2029			\$115,000	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2049	**			
Iron Picket	10%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$17,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 149th Road Near Weller Lane</i>								
On-Site Walkways								
Asphalt	80%	0-2	\$11,300	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 149th Road</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 149th Road</i>								
Cast in Place Concrete	18%			2042	**			
Masonry: Granite	2%			LIFE	**			
Activity Yard								
Asphalt	98%	0-2	\$16,100	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	2%	Now	\$4,200	2039	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Play Yards Area</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	\$104,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Fused Disc Sw	50%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$200,500	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$300	
Fused Disc Sw	10%			2028	\$19,200	5	\$300	
Fused Disc Sw	10%			2045	**	5	\$300	
Molded Case Bkrs	20%			2045	**	5	\$600	
Molded Case Bkrs	50%			2028	\$95,800	5	\$1,500	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2039	**	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$61,400	5	\$400	
Locally Mounted	40%			2042	**	5	\$300	
Variable Frequency Drive	10%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$33,900	
Generators								
Diesel	100%			2038	**	1	\$42,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$24,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	30%			2045	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 75 Gallons Rated Capacity</i>								
Main Tank	70%			2057	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$99,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	10%			2057	**	1		
Exit, Service	40%			2034	**	1		
Exterior Lighting								
HID	30%			2024	\$133,400	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$106,800	1	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$365,700	1-3	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Gymnasium And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$109,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2037	**	4	\$2,400	
Steam Piping/Pump	10%	0-2	\$9,700	2039	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pneumatic Control System, Basement</i>								
Steam Piping/Pump	60%			2029			\$292,500	
Terminal Devices								
Air Handler	30%			2029	\$465,100	1	\$20,500	
Air Handler	40%			2034	**	1	\$27,300	
Fan Coil Unit/Heat	30%			2034	**	1	\$10,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2034	**	1	\$20,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Sets, New Wing Penthouse</i>								
Reciprocating Compr/Chiller	30%			2029	\$280,700	1	\$15,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Roof</i>								
Split Unit	15%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Roof</i>								
<i>Explanation : 10 Units. R-410a</i>								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2049	**	4	\$3,300	
CW & CHW Wtr Pipe/Pump	30%			2039	**	4	\$1,600	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2034	**	1	\$27,300	
Air Handler/Cool/Ht	30%			2029	\$315,300	1	\$20,500	
Fan Coil - 2 Pipe	15%			2034	**	1	\$5,300	
No Component	15%							

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	40%			2034	**	2	\$30,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : New Wing Roof</i>					
			<i>Explanation : 2 Units</i>					
	Air Cooled Condenser Unit	30%			2029	\$56,700	2	\$23,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Old Wing Roof</i>					
			<i>Explanation : 1 Unit</i>					
	Dry Cooler	15%			2029	\$76,400	2	\$11,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Old Wing Roof</i>					
			<i>Explanation : 10 Units</i>					
	No Component	15%						
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$36,900
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$24,600
Exhaust Fans								
	Interior	50%			2029	\$196,100	2	\$1,700
	Interior	25%			2034	**	2	\$800
	Roof	10%			2029	\$18,300	2	\$300
	Roof	15%			2034	**	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2028	\$67,200	2	\$1,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$3,500
Backflow Preventer								
	Generic	100%			2034	**	1	\$6,800
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor To Penthouse</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
	No Component	60%						
	Generic	40%		2049	* *	1-5	\$22,200	
Sprinkler								
	No Component	60%						
	Generic	40%		2049	* *	1-2	\$12,300	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 196 - BK
Address : 207 BUSHWICK AVENUE @ MESEROLE AVE.
Borough : BROOKLYN **Agency's Number** : K196
Program / Asset # : BOE0491.000 / 1322 **Yr Built/Renovated** : 1924 / 2013
Area Sq Ft : 107,000 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 3046 **Lot** : 1 **BIN** : 3071024

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$509,400	\$151,600
Interior Architecture	\$1,290,700	\$199,400
Electrical	\$1,210,500	\$929,400
Mechanical	\$486,800	\$3,044,300
Total	\$3,497,400	\$4,324,700
Importance Code A	\$647,800	\$196,500
Importance Code B	\$2,648,000	\$4,076,700
Importance Code C	\$201,500	\$51,600
Total	\$3,497,400	\$4,324,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,500		\$6,100
Interior Architecture	\$121,400			\$12,100
Electrical	\$13,200	\$3,400	\$4,300	\$32,700
Mechanical	\$31,200	\$43,400	\$23,800	\$32,700
Site Pavements	\$12,200			
Total	\$178,100	\$53,200	\$28,100	\$83,600
Importance Code A		\$17,000	\$10,600	\$16,900
Importance Code B	\$145,700	\$36,200	\$17,600	\$66,600
Importance Code C	\$32,400			
Total	\$178,100	\$53,200	\$28,100	\$83,600



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DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$151,600	
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Metal Panel	2%			2049	**	5-10	\$22,400	
Windows								
Aluminum	100%	Now	\$446,000	2045	**	5	\$24,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Throughout</i>								
<i>Explanation : Windows Screwed Shut Due To Balance Issues</i>								
Parapets								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$13,700	
Masonry: Brick	90%			LIFE	**	5	\$19,900	
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,800	
Roof								
Built-Up (BUR)	90%			2034	**	10	\$63,300	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**			
Metal Panel	5%			2042	**	10	\$6,500	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	3%	Now	\$6,300	2038	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
Marble Panels	2%	Now	\$31,200	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps</i>								
Terrazzo	2%	0-2	\$40,000	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Lobby</i>								
Traffic Topping	20%	Now	\$160,100	2024	\$533,700	5	\$25,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Stair Landings</i>								
Vinyl Tile	38%	4+	\$34,800	2034	**	3	\$28,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$71,100	2024	\$237,000	3	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	25%			2044	**	5	\$94,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$15,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$16,900	2032	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Masonry: Brick	10%	Now	\$95,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wall Basement</i>								
Marble Panels	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$24,100	
Plaster	27%	Now	\$106,100	LIFE	**	5	\$18,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair 4 And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair 4 And Throughout</i>								
Plaster	13%			LIFE	**	5	\$8,900	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$4,700	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Metal Panel	5%	4+	\$9,000	LIFE	**	5	\$12,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Plaster	75%			LIFE	**	5	\$94,300	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$7,900	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$12,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Fire Hydrant</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
<i>Explanation : Leaking Hydrant Causing Cracks In Sidewalk</i>								

On-Site Walkways

Asphalt	20%			2038	**			
Cast in Place Concrete	80%			2042	**			

Activity Yard

Asphalt	75%			2038	**			
Rubber Matting	25%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$208,700	5	\$500	
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Raceway

Conduit	100%			2029	\$222,800	1		
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Panelboards

Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Fused Knife Sw	5%	2-4	\$9,600	2054	**	5	\$100	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Obsolete Equipment

Molded Case Bkrs	85%			2028	\$162,800	5	\$2,400	
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Wiring

Braided Cloth	80%	2-4	\$254,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	20%			2029	\$63,700	1		
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Motor Controllers

Locally Mounted	100%			2027	\$122,900	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	94%			2034	**	10	\$92,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2037	**	10	\$2,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024		10	\$12,900	
Exit, Service	50%			2024		1		
Exterior Lighting								
HID	100%			2024		10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$103,700	1	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Cafeteria, Offices And Exit Doors</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$355,000	1-3	\$20,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 10000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$138,500	2042	**	1	\$95,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Gas Regulators - Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units, Boiler No.1 Is Not Working In The Boiler Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$181,100	2029	\$1,810,900	4	\$5,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Thermostats Throughout</i>								
Terminal Devices								
Air Handler	15%	Now	\$22,600	2029	\$225,700	1	\$8,900	
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Motor And Belt Are Not Properly Set Up, Basement</i>								
Convactor/Radiator	85%			2027	\$486,900	1	\$29,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2024	\$167,200	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,700	
Exhaust Fans								
Interior	95%			2029	\$361,600	2	\$3,100	
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Motor And Belt Are Not Properly Set Up</i>								
Roof	5%			2034	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	0-2	\$4,700	2027	\$93,900	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Side Of The Basement</i>								
Water Heater								
Gas Fired	100%			2028	\$65,300	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$16,300	4	\$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$31,400	1-2	\$900	
Chemical System								
Generic	100%			2022	\$27,900	1-3	\$3,700	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 196 - Q
Address : 71-25 113 STREET @ 71ST RD.
Borough : QUEENS **Agency's Number** : Q196
Program / Asset # : BOE0837.000 / 1497 **Yr Built/Renovated** : 1953 / 2010
Area Sq Ft : 106,000 **Project Type** : EDUCATION
Date of Survey : 04-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2248 **Lot** : 100 **BIN** : 4052713

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,400	\$216,000
Interior Architecture	\$388,100	
Electrical	\$159,300	\$417,700
Mechanical	\$66,300	\$1,343,400
Total	\$658,100	\$1,977,200
Importance Code A	\$44,400	\$627,600
Importance Code B	\$613,700	\$1,349,500
Total	\$658,100	\$1,977,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,400	\$15,500		\$22,100
Interior Architecture	\$105,300	\$3,700	\$16,200	\$20,900
Electrical	\$10,300	\$11,300	\$10,300	\$22,300
Mechanical	\$17,600	\$15,700	\$22,300	\$23,800
Site Enclosure	\$5,000			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$153,500	\$58,000	\$60,700	\$101,000
Importance Code A	\$11,800	\$23,900	\$8,400	\$30,700
Importance Code B	\$136,700	\$34,100	\$40,200	\$70,200
Importance Code C	\$5,000		\$12,100	
Total	\$153,500	\$58,000	\$60,700	\$101,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$13,900	
Masonry: Brick Cavity	52%			LIFE	**	5	\$72,100	
Masonry: Brick Cavity	40%	4+	\$44,400	LIFE	**	5	\$55,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Back Wall Of Stage In Auditorium</i>								
Panel/Paver: Limestone	3%			LIFE	**	5	\$3,100	
Pre-Cast Concrete	3%			LIFE	**	5	\$13,500	
Windows								
Aluminum	55%			2045	**	5	\$8,100	
Aluminum	40%			2051	**	5	\$5,900	
Glass Block	2%			LIFE	**	5	\$200	
Glass Block	3%			LIFE	**	5	\$300	
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$14,600	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,500	
Masonry: Brick Cavity	40%			LIFE	**	5	\$5,600	
Masonry: Brick Cavity	28%			LIFE	**	5	\$3,900	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Metal Panel	2%			2055	**	5	\$1,100	
Metal Rail	10%			2042	**	5-10	\$25,500	
Roof								
IRMA/Protected Membrane	20%			2034	**	10	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Of New 2010 Wing</i>								
<i>Explanation : Gravel With Concrete Pavers</i>								
Modified Bitumen	80%			2037	**	10	\$88,500	
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Soffits								
Cast in Place Concrete	50%			LIFE	**	5	\$15,800	
Cement-Fiber Panel	50%	4+	\$500	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2030	\$45,000	3	\$6,600	
Ceramic Tile	5%			2038	**	5	\$8,300	
Ceramic Tile	2%			2042	**	5	\$3,300	
Panel/Paver: Cer/Brk	18%			2051	**	5	\$66,800	
Terrazzo	2%			LIFE	**	5	\$2,600	
Vinyl Tile	10%			2034	**	3	\$6,200	
Vinyl Tile	36%	4+	\$27,000	2034	**	3	\$22,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 17</i>								
Vinyl Tile 9" X 9"	20%	Now	\$388,100	2039	**	3	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1953 Wing Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1953 Wing Corridors</i>								
Wood	5%			2044	**	5	\$15,500	
Interior Walls								
Ceramic Tile	18%			2038	**	5	\$24,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	
Glazed Ceramic Panel	3%			LIFE	**			
Gypsum Board	30%			LIFE	**	5	\$24,200	
Masonry: Brick	2%			LIFE	**			
Mosaic Tile	2%			LIFE	**			
Plaster	20%			LIFE	**	5	\$8,100	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2046	**	5	\$20,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
AcousTileSusp.Lay-In	40%			2046	**	5	\$66,000	
Exposed Concrete	30%			LIFE	**	5	\$7,700	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2049	**			
Chain Link	10%			2055	**			
Iron Picket	75%	4+	\$5,000	2064	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 72nd Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	95%			2034	**			
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Pavers/Stone	5%			2042	**			
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Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Pavers/Stone	90%			2042	**			
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Rubber Matting	10%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Six Vertical Sections

Raceway

Conduit	60%			2029	\$133,700	1		
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Conduit	40%			2049	**	1		
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Panelboards

Molded Case Bkrs	100%			2045	**	5	\$2,800	
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Wiring

Braided Cloth	50%	2-4	\$159,300	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	50%			2049	**	1		
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Motor Controllers

Locally Mounted	70%			2027	\$86,000	5	\$500	
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Locally Mounted	20%			2042	**	5	\$100	
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Variable Frequency Drive	10%			2042	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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Stand-by Power

Transfer Switches

Automatic	100%			2046	**	1	\$32,600	
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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2042	**	1	\$41,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$3,900	
Fuel Storage								
Main Tank	100%			2064	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The The Building</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$93,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2037	**	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Hallways</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	25%			2037	**	1		
Emergency, Battery	25%			2034	**	10	\$6,400	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
LED	30%			2037	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$102,700	1	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Staircases</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement, Toilets, Gymnasium</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	60%			2029	\$125,000	5	\$19,700	
Natural Gas	40%			2049	**	1		
Conversion Equipment								
Furnace	30%			2034	**	1	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 3 Package Units</i>								
Hot Water Boiler	10%			2042	**	1	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Penthouse</i>								
<i>Explanation : 2 Units - For New Wing Perimeter Baseboard Heating Devices.</i>								
Steam Boiler	60%			2027	\$411,600	1	\$63,000	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	60%			2039	**			
No Component	40%							
Terminal Devices								
Air Handler	10%			2029	\$149,100	1	\$6,600	
Convactor/Radiator	50%			2027	\$283,700	1	\$17,100	
Convactor/Radiator	10%			2042	**	1	\$3,400	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	60%			2037	**	1		
Electricity	40%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2034	**	2	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 3 Package Units. R-407 Refrigerant</i>								
Window/Wall Unit	30%			2024	\$66,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$35,500	
Ductwork/Diffusers	40%			LIFE	**	2-5	\$23,600	
Exhaust Fans								
Interior	60%			2029	\$226,300	2	\$1,900	
Roof	40%			2034	**	2	\$1,300	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2049	**	1		
Galvanized Steel	10%			2027	\$46,500	1		
Water Heater								
Gas Fired	40%			2027	\$25,900	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing Penthouse</i>						
		<i>Explanation : 1 Unit</i>						
No Component	60%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Steam Boiler Makes Hot Water For The Old Wing.</i>						
HW Heat Exchanger								
Steam Fired	60%			2029	\$101,300	4	\$9,400	
No Component	40%							
Sanitary Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$6,300	
Backflow Preventer								
Generic	100%			2034	**	1	\$6,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Basement To 3rd Floor, One Unit From Basement To 2nd Floor, One Unit - Basement To Ground Floor (Freight)</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2049	**	1-2	\$11,900	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 197 - BK
Address : 1599 EAST 22 STREET @ KINGS HIGHWAY
Borough : BROOKLYN **Agency's Number** : K197
Program / Asset # : BOE0492.000 / 682 **Yr Built/Renovated** : 1925 / 2000
Area Sq Ft : 107,000 **Project Type** : EDUCATION
Date of Survey : 10-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6769 **Lot** : 18 **BIN** : 3182169

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,710,000	\$279,400
Interior Architecture	\$1,846,700	\$776,800
Electrical	\$770,900	\$1,070,900
Mechanical	\$1,082,500	\$2,732,100
Total	\$5,410,200	\$4,859,100
Importance Code A	\$1,710,000	\$324,200
Importance Code B	\$3,257,800	\$4,484,000
Importance Code C	\$442,400	\$50,900
Total	\$5,410,200	\$4,859,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,200			\$19,900
Interior Architecture	\$7,600		\$2,500	\$10,600
Electrical	\$14,500	\$16,400	\$3,900	\$3,400
Mechanical	\$38,200	\$14,900	\$27,600	\$14,900
Total	\$85,500	\$31,200	\$34,000	\$48,800
Importance Code A	\$35,800	\$10,800	\$10,600	\$30,500
Importance Code B	\$49,600	\$20,400	\$23,400	\$18,200
Importance Code C				
Total	\$85,500	\$31,200	\$34,000	\$48,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$283,400	LIFE	**	5	\$63,700	1
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Horizontal Banding At Corners, Above Auditorium Entrance</i>								
Masonry: Brick	90%	Now	\$945,300	LIFE	**	5	\$146,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At South East Corner, Mechanical Penthouse, Foundation, Auditorium Entrance</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Stairs 8 And 9, Gymnasium Stair</i>								
Masonry: Granite	5%			LIFE	**	5	\$6,100	
Windows								
Aluminum	100%	Now	\$446,000	2043	**	5	\$24,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
Masonry: Brick Cavity	65%	Now	\$35,300	LIFE	**	5	\$14,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Side Of Parapets</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 507, 508, 514, 516</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 507, 508, 514, 516</i>								
Metal: Cage/Fence	20%			2044	**	5-10	\$34,200	
Stucco Cement	5%	Now	\$3,000	2040	**	5	\$1,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shaftway Which Extends Beyond Roof</i>								
Roof								
Modified Bitumen	98%			2035	**	10	\$69,000	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Rooms 507, 508, 514, 516</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$22,200	2037	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over Fifth Floor</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
Ceramic Tile	5%	Now	\$41,700	2030	\$208,500	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boys/ Girls Bathrooms At Floor Drains</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boys/ Girls Bathrooms At Floor Drains</i>								
Marble Panels	3%			LIFE	**	5	\$4,500	
Sheet Vinyl/Rubber	5%			2027	\$319,200	5	\$15,100	
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms 201, 202, 203, 204</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Classrooms</i>								
<i>Explanation : Asbestos Containing Vinyl</i>								
Vinyl Tile	42%	Now	\$768,300	2037	**	3	\$31,700	
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	10%			2032	**	3	\$7,600	
Wood	25%	Now	\$354,800	2042	**	5	\$47,200	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Classrooms And Upper Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms And Gymnasium</i>								
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$5,200	
Masonry: Brick	17%	Now	\$324,500	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Electrical Room In Basement</i>								
Metal: Cage/Fence	3%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	10%	Now	\$117,800	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair 8 And 9, Gymnasium Stair, Exit Stair Behind Auditorium Stage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 8 And 9, Gymnasium Stair, Electrical Room In Basement</i>								
Plaster	64%			LIFE	**	5	\$44,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	15%			LIFE	**	5	\$4,700	
Plaster	85%	Now	\$239,600	LIFE	**	5	\$106,900	

Cracking/Crumbling, Extent : Severe, Area Affected : 5%

Location : Exit Stair Behind Auditorium Stage, At Sidewalk Hatch In Basement (Avenue O)

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Rooms 507, 508, 514, 516

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One Electrical Service, Main Service Protector Rated At 2500 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$208,700	5	\$500	
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Raceway

Conduit	85%			2027	\$189,300	1		
Conduit	15%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	10%			2043	**	5	\$300	
Molded Case Bkrs	75%			2026	\$143,600	5	\$2,100	

Wiring

Braided Cloth	85%	2-4	\$270,800	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	15%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2044	**	5	\$700	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Explanation : Connected To Painted Water Pipe

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	70%			2032	**	10	\$68,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	30%			2027	\$380,700	2	\$700	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$12,900	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%	Now	\$431,400	2037	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$103,700	1	\$12,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2035	**	1-3	\$19,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$106,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	75%			2027	\$1,358,200	4	\$4,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Beyond The Boiler Room</i>								
Central Plant Steam Piping/Pmp	10%			2047	**	4	\$500	
Central Plant Steam Piping/Pmp	15%	0-2	\$271,600	2057	**	4	\$800	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2027	\$300,900	1	\$13,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Fan Room, The Blower Fan Have Been Retrofitted With New Motors And Motor Starters</i>								
Convactor/Radiator	40%			2025	\$229,100	1	\$13,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	40%			2022	\$641,000	1	\$13,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Most Classrooms</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Most Classrooms</i>								
<i>Explanation : Unit Ventilators Observed</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2022	\$44,600	1		
Window/Wall Unit	10%	0-2	\$22,300	2027	\$22,300	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,700	
Exhaust Fans								
Interior	100%			2027	\$380,700	2	\$3,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Exhaust Fans Have Been Retrofitted With New Motors And Motor Starters</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2037	**	1		
Galvanized Steel	80%			2025	\$375,600	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	10%	0-2	\$47,000	2047	**	1		
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Booster Pumping System</i>								
Water Heater								
Gas Fired	100%			2025	\$65,300	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Replacement In Progress</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - BK

Asset # : 682

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sanitary Piping								
	Cast Iron	90%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Cast Iron	10%	Now	\$78,300	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Non-Submersible	100%			2027	\$16,300	4	\$2,300
Backflow Preventer								
	No Component	80%						
	Generic	20%			2032	**	1	\$1,300
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Unit Serves Boiler Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2037	**	1-2	\$900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 197 - BX MINISCHOOL #1 - NORTH
Address : 1250 WARD AVENUE FRONTING E.172 STREET
Borough : BRONX **Agency's Number** : X877
Program / Asset # : BOE0218.010 / 448 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 10,000 **Project Type** : EDUCATION
Date of Survey : 31-May-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3775 **Lot** : 25 **BIN** : 2088553

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$55,400	\$553,500
Electrical		\$40,300
Mechanical	\$63,800	\$212,700
Total	\$119,200	\$806,500
Importance Code A	\$55,400	\$553,500
Importance Code B	\$63,800	\$253,000
Total	\$119,200	\$806,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,800			\$900
Interior Architecture	\$14,600	\$400		\$1,900
Electrical	\$500	\$300	\$600	\$300
Mechanical	\$500		\$1,000	
Total	\$43,400	\$700	\$1,500	\$3,200
Importance Code A	\$27,800		\$100	\$900
Importance Code B	\$15,500	\$700	\$1,400	\$2,200
Total	\$43,400	\$700	\$1,500	\$3,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX MINISCHOOL #1 - NORTH
Asset # : 448

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	0-2	\$27,800	2038	**	5	\$34,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%			2044	**	5	\$1,900	
<hr/>								
Roof								
Single Ply Membrane	100%	0-2	\$55,400	2028	\$553,500			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Used As A Play Area And Is Repaired As Needed</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$800	
Vinyl Tile	95%			2033	**	3	\$7,600	
<hr/>								
Interior Walls								
Fiberglass Panel	100%			LIFE	**			
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	95%	0-2	\$12,700	2045	**	5	\$7,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 1, 4, 10</i>								
<hr/>								
Plaster	5%			LIFE	**	5	\$500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$300	
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2038	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$300	
<hr/>								
Wiring								
Thermoplastic	100%			2038	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX MINISCHOOL #1 - NORTH
Asset # : 448

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	100%			2028	\$23,500	10	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2028	\$7,200	10	\$1,200	
Exit, Service	50%			2028	\$1,400	1		
Exterior Lighting HID	100%			2028	\$40,300	10		
Alarm								
Security System No Component	70%							
Generic	30%			2028	\$9,700	1	\$1,100	
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2048	**	1		
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%	Now	\$63,800	2026	\$212,700	2	\$500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Out Of 11 Units Not Working, In The 1st Floor (Rooms 3, 4 , 9)</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : 11 Individual Units Providing Cooling And Heating</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
Exhaust Fans Interior	80%			2033	**	2	\$200	
Roof	20%			2033	**	2	\$100	
Plumbing								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX MINISCHOOL #1 - NORTH
Asset # : 448

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	**	1		
Water Heater Electric	100%	Now	\$400	2026	\$8,800	4	\$100	
		<i>Broken, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : 3 Units Are Out. Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling Mounted In Each Classroom</i>						
		<i>Explanation : 11 Small Units</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 197 - BX MINISCHOOL #2 - SOUTH
Address : 1250 WARD AVENUE SOUTH OF MAIN BLDG.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : BOE0218.020 / 13410 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 10,000 **Project Type** : EDUCATION
Date of Survey : 31-May-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3775 **Lot** : 25 **BIN** : 2088553

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$55,400	\$553,500
Electrical		\$40,300
Mechanical		\$212,700
Total	\$55,400	\$806,500
Importance Code A	\$55,400	\$553,500
Importance Code B		\$253,000
Total	\$55,400	\$806,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,800			\$900
Interior Architecture	\$15,400			\$1,900
Electrical	\$500	\$300	\$500	\$300
Mechanical	\$25,700		\$9,800	
Total	\$69,400	\$300	\$10,200	\$3,200
Importance Code A	\$27,800			\$900
Importance Code B	\$41,600	\$300	\$10,200	\$2,200
Total	\$69,400	\$300	\$10,200	\$3,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX MINISCHOOL #2 - SOUTH
Asset # : 13410

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	0-2	\$27,800	2038	**	5	\$34,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$1,900	
Roof								
Single Ply Membrane	100%	2-4	\$55,400	2028	\$553,500			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Used As A Play Area And Is Repaired As Needed</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$800	2037	**	5	\$400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys And Girls Toilets</i>								
Vinyl Tile	95%			2033	**	3	\$7,600	
Interior Walls								
Fiberglass Panel	100%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	95%	0-2	\$12,700	2041	**	5	\$7,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 1 And 2</i>								
Plaster	5%			LIFE	**	5	\$500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$300	
Raceway								
Conduit	100%			2038	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX MINISCHOOL #2 - SOUTH
Asset # : 13410

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$300	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$23,500	10	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$7,200	10	\$1,200	
Exit, Service	50%			2028	\$1,400	1		
Exterior Lighting								
HID	100%			2028	\$40,300	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$9,700	1	\$1,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2048	**	1		
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	Now	\$21,300	2026	\$212,700	2	\$500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Out Of 11 Units Not Working In The 1st Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : 11 Individual Units Providing Cooling And Heating</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 197 - BX MINISCHOOL #2 - SOUTH
Asset # : 13410

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600
Exhaust Fans								
	Interior	80%			2033	**	2	\$200
	Roof	20%			2028	\$3,300	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Electric	100%	0-2	\$4,400	2023	\$8,800	4	\$100
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 1 Out Of 2 Units In The 1st Floor</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Ceiling Mounted</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Not Accessible	100%						
Fixtures								
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 197 - M
Address : 2230 5TH AVENUE @ W. 135 ST.
Borough : MANHATTAN **Agency's Number** : M197
Program / Asset # : BOE0118.000 / 1640 **Yr Built/Renovated** : 1956 / 2012
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 15-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1733 **Lot** : 17 **BIN** : 1076433

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$215,100	\$134,900
Interior Architecture	\$2,346,900	\$90,900
Electrical	\$338,700	\$293,200
Mechanical	\$529,200	\$948,300
Total	\$3,429,900	\$1,467,300
Importance Code A	\$215,100	\$678,500
Importance Code B	\$2,494,900	\$739,300
Importance Code C	\$719,900	\$49,500
Total	\$3,429,900	\$1,467,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$17,800	\$5,200		\$13,500
Electrical	\$36,800	\$7,800	\$8,100	\$9,800
Mechanical	\$33,000	\$12,700	\$32,900	\$12,700
Site Enclosure	\$5,300			
Site Pavements	\$13,800			
Total	\$106,700	\$25,700	\$41,000	\$36,000
Importance Code A	\$8,300	\$8,300	\$8,300	\$8,500
Importance Code B	\$93,100	\$12,200	\$32,700	\$27,500
Importance Code C	\$5,300	\$5,200		
Total	\$106,700	\$25,700	\$41,000	\$36,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$47,800	
Masonry: Limestone	3%			LIFE	**	5	\$1,100	
Granite Panels	2%			LIFE	**	5	\$800	
Windows								
Aluminum	100%	Now	\$215,100	2044	**	5	\$12,000	
<i>Crwrt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,700	
Masonry: Limestone	10%			LIFE	**	5	\$800	
Roof								
Built-Up (BUR)	50%			2038	**	10	\$45,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2056	**	10	\$11,500	
Modified Bitumen	45%			2038	**	10	\$41,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Bronze/Brass	100%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,800	
Ceramic Tile	5%			2031	**	5	\$6,800	
Quarry Tile	4%			2041	**	5	\$8,100	
Terrazzo	5%	Now	\$67,100	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps Throughout.</i>								
Vinyl Tile	40%	Now	\$49,100	2033	**	3	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2036	**	3	\$3,400	
Vinyl Tile 9" X 9"	35%	Now	\$167,000	2023	\$556,700	3	\$17,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floors, Room 221</i>								
Wood	1%	Now	\$9,500	2043	**	5	\$1,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stage</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$10,300	
Concrete Masonry Unit	60%	Now	\$293,500	LIFE	**	5	\$49,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Glazed Ceramic Panel	5%			LIFE	**			
SGFT/Glazed Masonry	25%	Now	\$426,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floors Hw</i>								
Ceilings								
AcousTile,Adhered	15%	Now	\$197,100	2048	**	5	\$9,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cafeteria, Offices, Hallway, Throughout</i>								
Exposed Concrete	60%			LIFE	**	5	\$12,400	
Metal Panel	25%	Now	\$590,000	LIFE	**	5	\$41,400	
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors, Basement, 1st, 2nd, Floors, Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Corridors, Basement, 1st, 2nd, Floors, Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	\$5,300	2038	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Iron Picket	10%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$13,800	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Avenue Side</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Sections Of Main Distribution Board</i>								
Raceway								
Conduit	80%			2028	\$147,400	1		
Conduit	20%			2054	**	1		
Panelboards								
Fused Disc Sw	2%			2050	**	5		
Molded Case Bkrs	98%			2050	**	5	\$2,200	
Wiring								
Braided Cloth	10%	0-2	\$27,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	90%			2054	**	1		
Motor Controllers								
Locally Mounted	30%			2026	\$24,200	5	\$200	
Locally Mounted	20%			2045	**	5	\$100	
Variable Frequency Drive	50%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$73,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	40%			2028	\$48,400	10	\$8,100	
Emergency, Battery	10%			2036	**	10	\$2,000	
Exit, Service	40%			2028	\$9,700	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$338,700	10	\$300	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

Generic

100%

2036

* *

1

\$31,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$53,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Toilets, Basement**Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Smoke**Detectors, Horns And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

Fuel

100%

Now

\$4,600

2048

* *

1

*Other Observation, Extent : Severe, Area Affected : 5%**Location : Basement**Explanation : Gas Booster Is Broken*

Conversion Equipment

Steam Boiler

100%

2026

\$543,600

1

\$83,200

*Repairs In Progress, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

Piping/Pmp

100%

Now

\$71,100

2038

* *

4

\$4,100

*Steam Traps Faulty, Extent : Severe, Area Affected : 60%**Location : Throughout*

Terminal Devices

Air Handler

30%

2023

\$354,400

1

\$15,600

Convactor/Radiator

70%

2033

* *

1

\$19,000

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2028	\$89,700			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Communication Room</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Window/Wall Unit	30%	0-2	\$5,300	2021	\$52,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Central AC Components Were Condemned</i>								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$28,000	1	\$1,400	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2028	\$4,600	2	\$2,900	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,800	
Exhaust Fans								
Interior	30%	Now	\$1,800	2028	\$89,700	2	\$600	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Motor, 2nd Floor Fan Room</i>								
Roof	70%			2033	**	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$184,300	1		
Water Heater								
Gas Fired	100%			2023	\$51,200	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,800	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : After Heavy Rain, Storm Water Backs Up</i>								
Sump Pump(s)								
Non-Submersible	100%			2023	\$12,800	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$41,100	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 197 - Q
Address : 825 HICKSVILLE ROAD @ BEACH 9TH ST.
Borough : QUEENS **Agency's Number** : Q197
Program / Asset # : BOE0838.000 / 1498 **Yr Built/Renovated** : 1963 / 2001
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 08-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 15597 **Lot** : 1 **BIN** : 4298856

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,001,100	\$103,000
Interior Architecture	\$1,178,800	\$42,000
Electrical	\$779,700	\$587,200
Mechanical	\$82,400	\$898,000
Site Pavements		\$39,300
Total	\$4,042,100	\$1,669,500
Importance Code A	\$2,001,100	\$138,500
Importance Code B	\$2,003,800	\$1,531,000
Importance Code C	\$37,200	
Total	\$4,042,100	\$1,669,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,100			
Interior Architecture	\$79,300	\$3,800		\$9,000
Electrical	\$12,800	\$2,400	\$3,000	\$12,400
Mechanical	\$66,300	\$10,800	\$17,100	\$35,300
Site Enclosure	\$1,700			
Site Pavements	\$15,700			
Total	\$202,000	\$17,000	\$20,100	\$56,800
Importance Code A	\$51,000	\$7,600	\$7,600	\$7,800
Importance Code B	\$111,500	\$9,400	\$12,500	\$49,000
Importance Code C	\$39,500			
Total	\$202,000	\$17,000	\$20,100	\$56,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	**	5	\$6,800	
Masonry: Brick	78%	Now	\$181,000	LIFE	**	5	\$56,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$46,800	
Windows								
Aluminum	100%	Now	\$181,800	2045	**	5	\$6,800	
<i>Crack/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
Roof								
Modified Bitumen	100%	Now	\$1,638,300	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$26,100	LIFE	**	5	\$21,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$13,400	LIFE	**	5	\$26,400	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	3%	Now	\$3,700	2038	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
Terrazzo	2%	0-2	\$6,000	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	25%			2034	**	3	\$11,300	
Vinyl Tile 9" X 9"	60%	Now	\$255,000	2024	\$850,100	3	\$27,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$37,200	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Throughout</i>								
Ceramic Tile	5%	0-2	\$8,100	2038		**	5	\$2,800
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
Concrete Masonry Unit	10%			LIFE		**	5	\$4,400
Masonry: Brick	10%			LIFE		**		
Plaster	40%	Now	\$18,900	LIFE		**	5	\$13,200
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor Corridor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
SGFT/Glazed Masonry	30%			LIFE		**		
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$20,800	2042		**	5	\$15,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	Now	\$36,400	2042		**	5	\$21,100
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
Exposed Concrete	30%			LIFE		**	5	\$5,600
Exposed Struc: Steel	5%			LIFE		**		
Fiber Board	5%			2029	\$42,000			
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Plaster	5%	Now	\$8,400	LIFE		**	5	\$3,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$800	2049		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	50%	0-2	\$900	2049		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken Chain Above Wall</i>								
Masonry: Brick	50%			2039		**		
Retaining Walls								
Cast in Place Concrete	100%			2064		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,000	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	85%	4+	\$8,500	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	15%			2038		**		
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$2,200	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Dumpster Location</i>								
Activity Yard								
Cast in Place Concrete	50%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%			2029	\$39,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$35,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	15%			2045	**	5	\$300	
Molded Case Bkrs	75%			2028	\$107,700	5	\$1,500	
Wiring								
Braided Cloth	75%	2-4	\$139,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2029	\$18,600	1		
Thermoplastic	15%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	88%			2037	**	10	\$62,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2037	**	10	\$7,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor Hallway</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$9,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$310,500	10	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2024

\$74,600

1

\$8,600

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$255,400

1-3

\$14,700

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$23,900

Conversion Equipment

Steam Boiler

100%

0-2

\$24,900

2034

* *

1

\$68,600

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Water Leaks From The Back Of Boiler No. 2**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Units*

Distribution

Steam Piping/Pump

100%

0-2

\$17,000

2039

* *

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Several Locations As Noted**Explanation : Clogged Return Line At Rooms 315, 308, 208, 107. No Temperature Control For Auditorium And Gymnasium.*

Terminal Devices

Air Handler

20%

2029

\$216,500

1

\$9,500

Convactor/Radiator

70%

2034

* *

1

\$17,400

Fan Coil Unit/Heat

10%

0-2

\$5,800

2029

\$115,300

1

\$2,200

*Broken, Extent : Moderate, Area Affected : 50%**Location : Motor Of The Fan Coil Unit, Kitchen*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

30%

0-2

\$4,800

2027

\$48,100

1

*Not in Service, Extent : Moderate, Area Affected : 80%**Location : Various Locations*

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$35,500

LIFE

* *

2-5

\$42,900

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Louvers, Gymnasium And Auditorium*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	95%			2029	\$260,200	2	\$2,200
	Roof	5%			2029	\$6,400	2	\$100
Plumbing								
	H/C Water Piping							
	Brass/Copper	60%			2039	**	1	
	Galvanized Steel	40%	0-2	\$6,800	2027	\$135,100	1	
	<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Hot Water Line, Cross Bay Area.</i>							
	<i>Other Observation, Extent : Light, Area Affected : 3%</i>							
	<i>Location : Room B3 In Basement</i>							
	<i>Explanation : Water Main Valve Does Not Hold.</i>							
	Water Heater							
	Gas Fired	100%			2022	\$47,000	2	\$1,100
	HW Heat Exchanger							
	Steam Fired	100%			2029	\$122,600	4	\$11,400
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2024	\$11,700	4	\$1,600
	Fixtures							
	Generic	100%						
	<i>Obsolete Fixtures, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Basement Girls Room And 2nd Floor Boys Room</i>							
Fire Suppression								
	Sprinkler							
	No Component	97%						
	Generic	3%			2039	**	1-2	\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 198 - BK
Address : 4105 FARRAGUT ROAD BTWN: ALBANY AVE., EAST 42 ST.
Borough : BROOKLYN **Agency's Number** : K198
Program / Asset # : BOE0493.000 / 1311 **Yr Built/Renovated** : 1931 / 1996
Area Sq Ft : 64,000 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4988 **Lot** : 66 **BIN** : 3113388

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$571,900	\$123,400
Interior Architecture	\$327,000	\$864,100
Electrical	\$150,300	\$1,327,100
Mechanical		\$926,800
Total	\$1,049,200	\$3,241,400
Importance Code A	\$571,900	\$162,900
Importance Code B	\$477,300	\$3,078,500
Total	\$1,049,200	\$3,241,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,700		\$30,000	
Interior Architecture	\$137,500			\$9,700
Electrical	\$35,500	\$1,200	\$1,600	\$2,000
Mechanical	\$124,900	\$14,400	\$16,500	\$12,000
Site Enclosure	\$6,100			
Site Pavements	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$335,700	\$19,600	\$52,000	\$27,700
Importance Code A	\$33,000	\$6,300	\$36,300	\$6,300
Importance Code B	\$230,200	\$13,300	\$15,700	\$21,400
Importance Code C	\$72,500			
Total	\$335,700	\$19,600	\$52,000	\$27,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$151,100	
Masonry: Granite	2%			LIFE	**	5	\$2,700	
Masonry: Limestone	5%			LIFE	**	5	\$6,700	
Metal: Cage/Fence	5%			2043	**	5	\$19,400	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Courtyard</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$17,300	
Windows								
Aluminum	95%	Now	\$458,700	2046	**	5	\$10,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2039	**	10	\$6,700	
Parapets								
Masonry: Brick	68%			LIFE	**	5-10	\$44,200	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$11,600	
Metal Panel	2%			2050	**	5	\$700	
Metal Rail	15%			2043	**	5-10	\$25,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,000	
Roof								
Metal Panel	5%			2043	**	10	\$4,600	
Modified Bitumen	95%			2035	**	10	\$47,800	
Soffits								
Stucco Cement	100%			2043	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,800	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Basement Mechanical Areas</i>					
Mosaic Tile	5%	Now	\$63,700	2035	**	5	\$6,200	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Toilets Throughout</i>					
Quarry Tile	2%	Now	\$6,100	2035	**	5	\$1,500	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
Sheet Vinyl/Rubber	5%	Now	\$79,000	2030	\$158,000	5	\$3,700	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Auditorium</i>					
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Auditorium</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout Auditorium</i>					
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	78%	Now	\$141,200	2030	\$706,100	3	\$29,200	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Corridors And Classrooms Throughout</i>					
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Corridors And Classrooms Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Corridors And Classrooms Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Corridors And Classrooms Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$5,200	2039	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	5%	Now	\$6,900	LIFE	**	5	\$2,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room And Boiler Room</i>								
Folding Partition	3%			2046	**	5	\$8,700	
Gypsum Board	5%			LIFE	**	5-10	\$9,900	
Masonry: Brick	7%			LIFE	**	10	\$2,400	
Metal Panel	2%			LIFE	**	10	\$1,100	
Marble Panels	5%			LIFE	**	10	\$2,300	
Plaster	50%	Now	\$25,000	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Classrooms Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$11,700	
Ceilings								
AcousTileConcealSpLn	15%			2035	**	5	\$18,700	
AcousTileSusp.Lay-In	25%	Now	\$43,100	2035	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Auditorium</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria And Auditorium</i>								
Exposed Concrete	15%	Now	\$10,300	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement At Ash Hoist</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement At Ash Hoist</i>								
Metal Panel	5%			LIFE	**	5	\$12,500	
Plaster	29%			LIFE	**	5-10	\$49,700	
Plaster	11%	4+	\$3,100	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	\$1,100	2050		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dumpsters</i>								
Iron Picket	75%	Now	\$5,000	2050		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Along Farragut Road</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	75%			2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	25%			LIFE		**		
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$1,100	2035		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Dumpsters</i>								
Activity Yard								
Asphalt	50%			2039		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$156,500	5	\$300	
Raceway								
Conduit	100%			2030	\$132,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2029	\$7,200	5	\$100	
Molded Case Bkrs	95%			2029	\$136,400	5	\$1,600	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2040	**	1		
Motor Controllers								
Locally Mounted	90%			2028	\$72,600	5	\$400	
Variable Frequency Drive	10%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2025	\$692,100	10	\$57,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	2%			2025	\$2,200	10		
Egress Lighting								
Emergency, Battery	50%	Now	\$23,000	2030	\$46,100			
<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Battery Failure Throughout</i>								
Exit, Service	50%			2025	\$9,200	1		
Exterior Lighting								
HID	20%	Now	\$10,300	2025	\$51,600			
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard Lighting Not Working</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$4,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$7,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$63,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$14,200	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Header In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Steam Valves Old And Corroding.</i>								
Terminal Devices								
Air Handler	25%	4+	\$22,500	2030	\$225,000	1	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room In Basement</i>								
<i>Explanation : Loose Belts And Rust On Motors.</i>								
Convactor/Radiator	50%			2035	**	1	\$10,300	
Fan Coil Unit/Heat	25%			2025	\$239,600	1	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Classrooms</i>								
<i>Explanation : Unit Ventilators In Old Wing</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2028	\$239,300	2	\$400	
Window/Wall Unit	40%	Now	\$10,700	2025	\$53,300	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
No Component	50%							
Heat Rejection								
Dry Cooler	10%			2030	\$17,400	2	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Low Roof</i>								
<i>Explanation : Serves Cafeteria.</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%	Now	\$13,700	2030	\$45,500	2	\$300	
	<i>Broken, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : 1 Of 3 Fans Broken In Fan Room</i>							
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 1 Of 3 Fan Housing In Fan Room.</i>							
Roof	3%	Now	\$3,200	2030	\$3,200	2		
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Toilet Exhaust E7 At Roof</i>							
Roof	77%			2030	\$81,800	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$39,000	2	\$900	
Sanitary Piping								
Cast Iron	100%	Now	\$23,400	LIFE	**	1		
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Break In Sanitary Line Below Auditorium</i>							
Storm Drain Piping								
Cast Iron	100%	Now	\$6,700	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Backups From Area Drains Into Auditorium</i>							
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2030	\$18,400	4	\$3,800	
Backflow Preventer								
Generic	100%			2035	**	1	\$3,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Two Services.</i>							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$32,300	
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$1,800	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Chemical System								
	No Component	98%						
	Generic	2%		2025	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 198 - BX
Address : 1180 TINTON AVENUE BTWN: HOME ST., EAST 168 ST.
Borough : BRONX **Agency's Number** : X198
Program / Asset # : BOE0312.000 / 1100 **Yr Built/Renovated** : 1974 /
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2672 **Lot** : 1 **BIN** : 2004869

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,533,500	\$466,600
Interior Architecture	\$343,200	\$429,600
Electrical		\$1,624,800
Mechanical		\$2,036,100
Site Pavements	\$77,600	
Total	\$3,954,300	\$4,557,000
Importance Code A	\$3,533,500	\$511,500
Importance Code B	\$358,200	\$4,045,600
Importance Code C	\$62,600	
Total	\$3,954,300	\$4,557,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,100		\$7,400	
Interior Architecture	\$127,700		\$25,600	
Electrical	\$4,500	\$2,900	\$5,900	\$3,900
Mechanical	\$80,000	\$23,200	\$31,400	\$20,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$234,100	\$30,000	\$74,200	\$28,200
Importance Code A	\$28,200	\$10,100	\$17,500	\$10,100
Importance Code B	\$136,100	\$19,900	\$56,800	\$18,100
Importance Code C	\$69,900			
Total	\$234,100	\$30,000	\$74,200	\$28,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	Now	\$1,336,500	LIFE	**	5	\$166,900	1
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Below 4th Floor Windows</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below 4th Floor Windows</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2050	**	5-10	\$24,700	
Metal: Cage/Fence	5%	2-4	\$10,800	2035	**	5	\$19,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$1,622,200	2055	**	5	\$18,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	80%	Now	\$103,900	LIFE	**	5	\$10,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners Of Upper And Lower Roofs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Coping Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$8,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	15%			2058	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	35%	Now	\$59,900	2030	\$299,700			
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Lower Roof</i>					
			<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Lower Roof And Upper Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lower Roof</i>					
			<i>Explanation : No Access To Area, Survey From Top Of Neighboring School</i>					
IRMA/Protected Membrane	60%	Now	\$411,000	2040	**			
			<i>Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					
			<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					
			<i>Ponding, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Upper Roof</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout Upper Roof</i>					
Metal Panel	5%			2043	**	10	\$7,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$43,500	
Ceramic Tile	3%			2033	**	5	\$6,000	
Ceramic Tile	2%			2043	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$15,500	
Vinyl Tile	83%			2038	**	3	\$61,900	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Wood	2%			2045	**	5	\$7,500	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$14,600	
Folding Partition	5%			2046	**	5	\$22,800	
Gypsum Board	10%			LIFE	**	5-10	\$31,100	
Metal Panel	10%			LIFE	**	10	\$8,200	
Plaster	40%	0-2	\$62,600	LIFE	**	5	\$21,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Room 401a</i>					
SGFT/Glazed Masonry	25%			LIFE	**	10	\$22,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$85,900	2028	\$429,600	5	\$31,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Cafeteria, G16</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Cafeteria</i>								
AcousTileSusp.Lay-In	5%	2-4	\$85,900	2050	**	5	\$5,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5-10	\$124,400	
Exposed Struc: Steel	5%			LIFE	**	10	\$19,900	
Plaster	15%	Now	\$8,400	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Room 401A</i>								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2050	**			
Iron Picket	55%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			
Activity Yard								
Asphalt	100%	Now	\$77,600	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Home Street And Union Avenue</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,900	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switch Rated At 3,000 Amperes And 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$208,700	5	\$400	
Raceway								
Conduit	95%			2030	\$211,600	1		
Conduit	5%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%		2029	\$19,200	5	\$200	
	Molded Case Bkrs	70%		2029	\$134,100	5	\$1,900	
	Molded Case Bkrs	20%		2038	**	5	\$500	
Wiring								
	Thermoplastic	90%		2030	\$286,700	1		
	Thermoplastic	10%		2040	**	1		
Motor Controllers								
	Locally Mounted	35%		2028	\$43,000	5	\$200	
	Locally Mounted	25%		2035	**	5	\$200	
	Motor Control Center	40%		2028	\$308,400	5	\$1,100	
Ground								
Grounding Devices								
	Generic	100%		LIFE	**	5	\$3,000	
Lighting								
Interior Lighting								
	Fluorescent	92%		2038	**	10	\$86,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	4%		2038	**	10	\$3,700	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway And Mechanical Room</i>							
	Fluorescent	2%		2038	**	10	\$1,900	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
	LED	2%		2038	**			
Egress Lighting								
	Emergency, Battery	50%		2030	\$73,400	10	\$12,300	
	Exit, Service	50%		2030	\$14,700	1		
Exterior Lighting								
	HID	30%		2025	\$123,400	10	\$100	
	No Component	70%						
Lightning Protection								
Arresters/Cabling								
	Generic	100%		2033	**	5	\$3,000	
Alarm								
Security System								
	No Component	70%						
	Generic	30%		2025	\$98,800	1	\$11,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Intrusion Alarm And Motion Sensors Only</i>							

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$18,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Basement And Mechanical Room**Explanation : Alarm Bells, Smoke Detectors, Strobe Lights, Horns And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

30%

0-2

\$1,200

2040

* *

5

\$4,700

*Other Observation, Extent : Moderate, Area Affected : 2%**Location : Basement**Explanation : Defective Oil Distribution Pump*

Fuel Oil No 2

70%

2040

* *

5

\$22,100

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$101,000

*Other Observation, Extent : Light, Area Affected : 90%**Location : Basement**Explanation : 2 Steam Boilers*

Distribution

Hot Wtr Piping/Pump

20%

2038

* *

4

\$1,500

Steam Piping/Pump

5%

0-2

\$2,300

2040

* *

*Malfunctioning, Extent : Moderate, Area Affected : 75%**Location : Thermostats, Throughout*

Steam Piping/Pump

75%

2030

\$338,300

Terminal Devices

Air Handler

5%

0-2

\$3,600

2030

\$71,700

1

\$2,800

*Broken, Extent : Moderate, Area Affected : 10%**Location : No. 1 Unit Motor**Not in Service, Extent : Moderate, Area Affected : 10%**Location : Control Valves Of Cafeteria And Auditorium Blower*

Air Handler

15%

2030

\$215,100

1

\$9,500

Convactor/Radiator

70%

2035

* *

1

\$23,100

Fan Coil Unit/Heat

3%

0-2

\$2,300

2025

\$45,800

1

\$900

*Controller Not Working, Extent : Moderate, Area Affected : 100%**Location : Power Switches, Various Locations In Ground Floor*

Fan Coil Unit/Heat

7%

2025

\$106,900

1

\$2,300

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

Mechanical		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Reciprocating Compr/Chiller	25%			2025	\$216,400	1	\$11,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3 Units, 2 In 2nd Floor, 1 In Penthouse</i>									
	Window/Wall Unit	55%			2025	\$116,900	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	25%			2040	**	4	\$1,300	
	No Component	75%							
Terminal Devices									
	Air Handler/Cool/Ht	25%			2030	\$228,800	1	\$15,800	
	No Component	75%							
Heat Rejection									
	Air Cooled Condenser Unit	25%			2025	\$41,100	2	\$17,800	
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$90,100	
Exhaust Fans									
	Interior	20%	0-2	\$3,600	2030	\$72,600	2	\$500	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Motors, Fan Room</i>									
	Roof	40%	0-2	\$3,400	2025	\$67,700	2	\$1,000	
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Roof</i>									
	Roof	40%			2025	\$67,700	2	\$1,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	**	1		
Water Heater									
	Oil Fired	100%			2025	\$84,700	1	\$3,000	
HW Heat Exchanger									
	Steam Fired	100%	0-2	\$3,200	2030	\$162,400	4	\$10,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bottom Of The Unit, Boiler Room</i>									
Sanitary Piping									
	Cast Iron	30%	0-2	\$4,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Underground Of Exit 15, 1st Floor</i>									
	Cast Iron	70%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2030	\$15,600	4	\$3,200	
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%		2040		**	1-5	\$51,400
Sprinkler								
	No Component	80%						
	Generic	20%		2030	\$199,800	1-2	\$5,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 198 - M
Address : 1700 3RD AVENUE BTWN: EAST 95 ST., EAST 96 ST.
Borough : MANHATTAN **Agency's Number** : M198
Program / Asset # : BOE0119.000 / 1641 **Yr Built/Renovated** : 1960 / 2006
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 12-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1524 **Lot** : 23 **BIN** : 1048492

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$56,600	\$667,200
Interior Architecture	\$405,700	\$995,700
Electrical	\$433,100	\$1,143,200
Mechanical		\$1,187,700
Total	\$895,400	\$3,993,900
Importance Code A	\$56,600	\$706,700
Importance Code B	\$782,100	\$3,287,200
Importance Code C	\$56,700	
Total	\$895,400	\$3,993,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,200	\$20,700	\$16,500	
Interior Architecture	\$114,900		\$11,700	\$10,100
Electrical	\$27,300	\$1,700	\$1,900	\$3,200
Mechanical	\$57,600	\$13,700	\$20,500	\$19,500
Site Pavements	\$200			
Total	\$232,200	\$36,100	\$50,700	\$32,800
Importance Code A	\$41,200	\$29,700	\$25,500	\$9,000
Importance Code B	\$122,400	\$6,400	\$25,200	\$23,800
Importance Code C	\$68,600			
Total	\$232,200	\$36,100	\$50,700	\$32,800



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DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$25,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Metal/Glass Curt Wall	60%			LIFE	**	5	\$113,100	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Metal: Cage/Fence	15%			2043	**	5	\$33,000	
Windows								
Aluminum	98%			2052	**	5	\$23,600	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Metal Louvers	2%			2039	**	10	\$3,000	
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$17,200	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Metal/Glass Curt Wall	35%			2056	**	5	\$8,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Repairs In Progress</i>						
Metal Panel	5%			2056	**	5	\$1,200	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Metal Rail	20%			2047	**	5-10	\$22,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof								
Copper/Terne	5%			2058	**	10	\$11,500	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
IRMA/Protected Membrane	70%			2030		10	\$64,200	
Not Accessible	25%							
Soffits								
Stucco Cement	100%			2035	**	5	\$33,800	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$59,200	
Ceramic Tile	5%			2033	**	5	\$6,800	
Sheet Vinyl/Rubber	5%			2035	**	5	\$10,100	
Vinyl Tile	18%			2035	**	3	\$9,100	
Vinyl Tile 9" X 9"	60%	Now	\$190,900	2025	\$954,400	3	\$30,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	2%			2045	**	5	\$5,100	
Interior Walls								
Ceramic Tile	5%	4+	\$6,100	2033	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwells</i>								
Concrete Masonry Unit	13%			LIFE	**	5	\$21,500	
Glazed Ceramic Panel	5%			LIFE	**	10	\$9,300	
Plaster	50%			LIFE	**	5-10	\$87,700	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$25,800	
Wood	2%			LIFE	**	5	\$33,000	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$85,700	2035	**	5	\$20,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	8%			2043	**	5	\$10,600	
Exposed Concrete	15%	Now	\$13,600	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Metal Panel	2%			LIFE	**	5	\$6,600	
Plaster	50%			LIFE	**	5-10	\$113,800	
Site Enclosure								
Fence/Gates								
Under Construction	100%							
Free Standing Walls								
Not Accessible	100%							
Retaining Walls								
Not Accessible	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	90%			2035	**			
Masonry: Granite	10%	Now	\$200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance Steps</i>								
Parking/Driveway								
Not Accessible	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Not Accessible

100%

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2030

\$39,500

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Electrical Service Switches Rated At 1,200 Amperes Each*

Switchgear / Switchboard

Molded Case Bkrs

100%

2030

\$182,600

5

\$2,400

Raceway

Conduit

95%

2030

\$175,100

1

Conduit

5%

2050

* *

1

Panelboards

Fused Disc Sw

5%

2029

\$9,600

5

\$100

Molded Case Bkrs

90%

2029

\$172,400

5

\$2,200

Molded Case Bkrs

5%

2046

* *

5

\$100

Wiring

Braided Cloth

85%

2-4

\$231,900

2055

* *

1

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout*

Thermoplastic

10%

2040

* *

1

Thermoplastic

5%

2050

* *

1

Motor Controllers

Locally Mounted

80%

2028

\$64,500

5

\$500

Locally Mounted

20%

2-4

\$16,100

2050

* *

5

\$100

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement*

Ground

Grounding Devices

Generic

100%

2-4

\$10,200

LIFE

* *

5

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : On Extended Life*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

90%

2035

* *

10

\$75,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

10%

2035

* *

10

\$8,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Gymnasium**Explanation : Compact Fluorescent Lamps*

Egress Lighting

Emergency, Battery

25%

2035

* *

10

\$5,500

Exit, Service

75%

2035

* *

1

Exterior Lighting

HID

100%

2025

\$366,900

10

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Exterior Lights Are To Be Replaced Under The Ongoing School Contract.*

Alarm

Security System

No Component

80%

Generic

20%

2025

\$58,800

1

\$6,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

0-2

\$201,300

2040

* *

1-3

\$10,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors**Explanation : Obsolete Fire Alarm System Having Frequent Problems.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2056

* *

1

Conversion Equipment

Steam Boiler

100%

2047

* *

1

\$90,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : New*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%			2056	**	4	\$4,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Return Piping</i>								
<i>Explanation : Recent Repair</i>								
Terminal Devices								
	Air Handler	20%			2030	\$255,900	1	\$11,300
	Convactor/Radiator	70%			2035	**	1	\$20,600
	Fan Coil Unit/Heat	10%			2030	\$136,300	1	\$2,900
Air Conditioning								
Energy Source								
	Electricity	100%			2046	**	1	
Conversion Equipment								
	Window/Wall Unit	100%			2029	\$189,600	1	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,300
Exhaust Fans								
	Roof	100%	Now	\$15,100	2025	\$151,100	2	\$2,200
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2028	\$399,300	1	
Water Heater								
	Gas Fired	100%			2029	\$55,500	2	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 200 Gallon Unit</i>								
HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$9,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$13,900	4	\$2,900
Backflow Preventer								
	No Component	90%						
	Generic	10%			2038	**	1	\$600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Boiler Feed Only</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 199 - BK
Address : 1100 ELM AVE. BTWN: CONEY ISLAND AVE, EAST 1
Borough : BROOKLYN **Agency's Number** : K199
Program / Asset # : BOE0494.000 / 5 **Yr Built/Renovated** : 1930 / 1997
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 09-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6740 **Lot** : 25 **BIN** : 3180761

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$825,600	\$1,288,400
Interior Architecture	\$615,100	\$99,100
Electrical	\$148,500	\$712,400
Mechanical	\$143,200	\$881,300
Site Enclosure	\$52,100	
Total	\$1,784,500	\$2,981,300
Importance Code A	\$825,600	\$1,288,400
Importance Code B	\$857,900	\$1,692,800
Importance Code C	\$100,900	
Total	\$1,784,500	\$2,981,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,400		\$3,700	
Interior Architecture	\$121,500		\$7,700	\$3,800
Electrical	\$11,500	\$1,200	\$1,400	\$1,700
Mechanical	\$45,800	\$10,600	\$14,900	\$9,900
Site Enclosure	\$14,600			
Site Pavements	\$2,800			
Total	\$213,500	\$11,800	\$27,600	\$15,400
Importance Code A	\$24,100	\$6,700	\$10,400	\$6,700
Importance Code B	\$116,600	\$5,000	\$17,200	\$8,700
Importance Code C	\$72,800			
Total	\$213,500	\$11,800	\$27,600	\$15,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	93%	Now	\$352,900	LIFE	**	5	\$109,600
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Northwest And Northeast Corners</i>				
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Northwest And Northeast Corners</i>				
	Masonry: Limestone	5%	Now	\$68,700	LIFE	**	5	\$4,400
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Northwest And Northeast Corners</i>				
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
	Metal Coiling Doors	2%			2043	**	5	\$7,400
Windows								
	Aluminum	95%	Now	\$133,500	2046	**	5	\$14,900
				<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
	Steel	5%	Now	\$87,600	2055	**	5	\$9,800
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Stairs</i>				
				<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Stairs</i>				
Parapets								
	Masonry: Brick	95%			LIFE	**	5-10	\$145,300
	Masonry: Limestone	5%			LIFE	**	5-10	\$13,600
Roof								
	Metal Panel	5%	Now	\$5,200	2043	**		
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Bulkhead</i>				
	Modified Bitumen	95%	Now	\$58,900	2030	\$1,178,900		
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Above Roof 322 And 324</i>				
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,300	
Ceramic Tile	3%	Now	\$6,300	2033	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	5%	4+	\$5,100	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Lobby</i>								
Vinyl Tile	30%	4+	\$13,900	2035	**	3	\$11,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	57%	Now	\$409,500	2045	**	5	\$54,500	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>								
<i>Location : Classrooms Throughout</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$20,900	2033	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Masonry: Brick	10%			LIFE	**	10	\$3,500	
Marble Panels	5%			LIFE	**	10	\$2,400	
Plaster	62%	Now	\$31,400	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 225, 322, 324</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 225</i>								
SGFT/Glazed Masonry	20%	0-2	\$48,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Gymnasium</i>								
Ceilings								
AcousTile,Adhered	15%			2043	**	5	\$15,300	
Exposed Concrete	10%			LIFE	**	5-10	\$12,800	
Metal Panel	5%	0-2	\$90,900	LIFE	**	5	\$6,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Plaster	11%	Now	\$15,700	LIFE	**	5	\$7,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead And Classrooms 322 And 324</i>								
Plaster	59%			LIFE	**	5-10	\$103,400	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$14,600	2040	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate Along Coney Island Avenue</i>								
Iron Picket	70%	4+	\$52,100	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	75%	4+	\$2,800	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	80%			2030	\$105,800	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	80%			2046	**	5	\$1,500	
Molded Case Bkrs	10%			2029	\$14,400	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$148,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$500	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,000	
Generic	50%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	\$157,300	10	\$61,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$49,100	10	\$8,200	
Exit, Service	50%			2025	\$9,800	1		
Exterior Lighting								
LED	30%			2030	\$95,700			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$228,900	1-3	\$13,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$67,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	20%			2030	\$191,700	1	\$8,400	
Convactor/Radiator	50%			2035	**	1	\$11,000	
Fan Coil Unit/Heat	30%			2030	\$306,200	1	\$6,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2025	\$99,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,200	
Exhaust Fans								
Interior	100%			2030	\$242,500	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$101,600	2040	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%	0-2	\$41,600	2030	\$41,600	2	\$800	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$14,200	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$10,500	4	\$2,200	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - BK

Asset # : 5

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,000

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 199 - BX (FORMER P.S. 104 - BX)
Address : 1449 SHAKESPEARE AVENUE @W. 172 STREET
Borough : BRONX **Agency's Number** : X104
Program / Asset # : BOE0244.000 / 406 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 104,000 **Project Type** : EDUCATION
Date of Survey : 19-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2873 **Lot** : 27 **BIN** : 2088263

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,139,500	\$1,339,300
Interior Architecture	\$392,400	\$1,352,700
Electrical	\$590,300	\$797,600
Mechanical	\$1,183,000	\$544,400
Total	\$3,305,300	\$4,034,000
Importance Code A	\$1,274,100	\$1,384,200
Importance Code B	\$2,031,200	\$2,336,800
Importance Code C		\$313,000
Total	\$3,305,300	\$4,034,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$16,200	\$14,900		\$11,200
Electrical	\$12,200	\$14,300	\$1,200	\$1,200
Mechanical	\$31,500	\$14,900	\$23,800	\$14,900
Total	\$59,800	\$44,200	\$25,000	\$27,400
Importance Code A		\$10,500	\$10,300	\$10,300
Importance Code B	\$59,800	\$33,700	\$14,700	\$17,100
Importance Code C				
Total	\$59,800	\$44,200	\$25,000	\$27,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$70,100	
Masonry: Brick	90%	Now	\$520,400	LIFE	**	5	\$161,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Foundation, Electrical Room</i>								
Masonry: Granite	5%			LIFE	**	5	\$6,700	
Windows								
Aluminum	100%	Now	\$324,400	2043	**	5	\$18,100	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,200	
Masonry: Brick	90%	Now	\$73,100	LIFE	**	5	\$11,900	
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$221,500	2027	\$1,107,700			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2055	**	10	\$10,100	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$87,000	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$9,900	
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	45%			2027	\$812,800	3	\$44,800	
Wood	25%			2042	**	5	\$93,300	
Interior Walls								
Ceramic Tile	5%			2030	\$269,100	5	\$9,100	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$43,800	

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DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Acous Tile, Adhered	15%			2032	**	5	\$29,800	
Exposed Concrete	10%	Now	\$136,700	LIFE	**	5	\$3,100	

Exposed Reinforcement, Extent : Light, Area Affected : 10%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Throughout

Plaster	75%	Now	\$209,100	LIFE	**	5	\$93,300	
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Water Penetration, Extent : Light, Area Affected : 15%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$40,400	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2027	\$4,500	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$208,700	5	\$400	
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Raceway

Conduit	90%			2027	\$200,500	1		
Conduit	10%			2053	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	15%			2049	**	5	\$400	
Molded Case Bkrs	70%			2026	\$134,100	5	\$1,900	

Wiring

Braided Cloth	80%	2-4	\$254,900	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2053	**	1		
Thermoplastic	10%			2027	\$31,900	1		

Motor Controllers

Locally Mounted	30%			2047	**	5	\$200	
Locally Mounted	70%			2025	\$86,000	5	\$500	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$91,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting Emergency, Battery Exit, Service	50%			2032	**	10	\$12,600	
	50%			2037	**	1		
Exterior Lighting HID HID	80%			2022	\$335,500	10	\$300	
	20%			2037	**	10	\$100	
Alarm								
Security System No Component Generic	90%				**	1	\$3,900	
	10%			2037	**			
Fire/Smoke Detection No Component Generic, Digital	90%				**	1-3	\$6,400	
	10%			2035	**			
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment Steam Boiler	100%	Now	\$134,600	2032	**	1	\$92,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units, Boiler #1 Not Working</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 199 - BX (FORMER P.S. 104 - BX)
Asset # : 406

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$176,000	2037	**	4	\$5,100	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room, Return Line</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$292,500	1	\$12,900	
Convactor/Radiator	70%	Now	\$19,500	2025	\$389,700	1	\$21,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Fan Coil Unit/Heat	10%			2022	\$155,800	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	25%	0-2	\$5,400	2022	\$54,200	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,000	
Exhaust Fans								
Interior	100%			2022	\$370,000	2	\$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%	2-4	\$4,600	2025	\$91,300	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2025	\$63,400	2	\$1,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2027	\$20,400	1-2	\$600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 199 - M
Address : 270 WEST 70 STREET @ WEST END AVE.
Borough : MANHATTAN **Agency's Number** : M199
Program / Asset # : BOE0120.000 / 1642 **Yr Built/Renovated** : 1963 / 2008
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 30-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1158 **Lot** : 40 **BIN** : 1030351

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$160,800	\$136,700
Electrical	\$709,000	\$507,600
Mechanical	\$274,800	\$356,800
Total	\$1,144,600	\$1,001,000
Importance Code A	\$160,800	\$176,200
Importance Code B	\$983,800	\$824,800
Total	\$1,144,600	\$1,001,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$800
Interior Architecture		\$49,700	\$8,500	
Electrical	\$3,000	\$2,800	\$2,900	\$46,500
Mechanical	\$46,200	\$5,300	\$18,500	\$4,700
Site Enclosure	\$19,000			
Site Pavements	\$4,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,000	\$61,700	\$33,900	\$56,000
Importance Code A			\$2,600	\$1,000
Importance Code B	\$65,500	\$61,700	\$26,200	\$55,000
Importance Code C	\$11,500		\$5,200	
Total	\$77,000	\$61,700	\$33,900	\$56,000



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$50,300	
Windows								
Aluminum	100%			2045	**	5	\$24,000	
Parapets								
Metal Rail	100%			2034	**	5-10	\$113,800	
Roof								
Modified Bitumen	100%			2034	**	10	\$91,700	
Soffits								
Pre-Cast Concrete	95%			LIFE	**	5	\$41,700	
Stucco Cement	5%			2034	**	5	\$1,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,800	
Ceramic Tile	5%			2038	**	5	\$6,800	
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	40%			2034	**	3	\$20,300	
Vinyl Tile 9" X 9"	40%			2034	**	3	\$20,300	
Wood	5%			2057	**	5	\$12,700	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$10,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,300	
Marble Panels	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$24,700	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTile,Adhered	45%			2042	**	5	\$59,600	
Exposed Concrete	15%			LIFE	**	5	\$3,100	
Plaster	40%			LIFE	**	5	\$33,100	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2039	**			
Iron Picket	60%			2064	**			
Masonry: Brick	20%	Now	\$6,600	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 78th Street Side Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 78th Street Side Of Building</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 78th Street Side Of Building</i>								
Retaining Walls								
Cast in Place Concrete	50%	Now	\$800	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Side Of Building</i>								
Masonry: Brick	50%	4+	\$11,500	2049	**			
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Side Of Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	10%	4+	\$200	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Side Of Building</i>								
Cast in Place Concrete	90%	4+	\$4,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Side Of Building</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Asphalt	30%			2032	**			
Rubber Matting	70%			2029				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2029	\$109,600	5	\$200	
Fused Disc Sw	40%			2049	**	5	\$200	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	30%			2028	\$57,500	5	\$700	
Molded Case Bkrs	60%			2045	**	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2029	\$54,600	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2034	**	10	\$77,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2024	\$20,900	2		
LED	2%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$63,400	10	\$10,600	
Exit, Service	5%			2034	**	1		
Exit, Service	45%			2024	\$11,400	1		
Exterior Lighting								
HID	100%			2034	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$85,300	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$291,900	1-3	\$16,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$5,200	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$74,500	2039	**	4	\$4,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Control System In The Basement</i>								
Terminal Devices Air Handler	15%			2029	\$185,600	1	\$8,200	
Convactor/Radiator	85%			2034	**	1	\$24,200	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	80%			2024	\$146,700	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,100
Exhaust Fans								
	Interior	15%			2029	\$47,000	2	\$400
	Roof	85%			2029	\$124,200	2	\$2,300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$19,300	2034	**	1	
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Water Heater								
	Gas Fired	100%			2024	\$53,700	2	\$1,300
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$8,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	0-2	\$9,200	LIFE	**	1	
			<i>Damaged, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$2,800
Sewage Ejector(s)								
	Electric	100%	0-2	\$12,700	2029	\$25,300	4	\$3,500
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Backflow Preventer								
	Generic	100%			2029	\$22,400	1	\$5,400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2049	**	1-2	\$1,200
Chemical System								
	Generic	100%			2027	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 199 - Q
Address : 39-20 48TH AVE.
Borough : QUEENS **Agency's Number** : Q199
Program / Asset # : BOE0840.000 / 1500 **Yr Built/Renovated** : 1953 / 2008
Area Sq Ft : 103,141 **Project Type** : EDUCATION
Date of Survey : 22-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 206 **Lot** : 3 **BIN** : 4002915

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$598,500	\$115,200
Interior Architecture	\$402,000	\$700,700
Electrical	\$1,357,700	\$563,800
Mechanical	\$1,270,800	\$318,000
Site Pavements	\$94,800	
Total	\$3,723,700	\$1,697,700
Importance Code A	\$1,266,000	\$137,600
Importance Code B	\$2,369,000	\$1,560,100
Importance Code C	\$88,700	
Total	\$3,723,700	\$1,697,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,400			
Interior Architecture	\$58,900	\$13,500	\$14,500	\$3,900
Electrical	\$58,500	\$10,700	\$19,900	\$10,100
Mechanical	\$52,800	\$15,000	\$38,400	\$15,000
Site Enclosure	\$13,100			
Site Pavements	\$27,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$216,600	\$43,200	\$76,600	\$32,900
Importance Code A	\$2,400	\$10,200	\$10,400	\$10,200
Importance Code B	\$182,100	\$33,000	\$66,200	\$22,700
Importance Code C	\$32,200			
Total	\$216,600	\$43,200	\$76,600	\$32,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$299,600	LIFE	**	5	\$23,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	65%			LIFE	**	5	\$50,400	
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Windows								
Aluminum	100%	0-2	\$151,300	2044	**	5	\$16,900	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$6,500	
Masonry: Limestone	5%			LIFE	**	5	\$800	
Metal Rail	45%			2041	**	5-10	\$105,800	
Roof								
Built-Up (BUR)	98%			2033	**	10	\$83,400	
Copper/Terne	2%			2056	**	10	\$4,300	
Soffits								
Stucco Cement	100%			2041	**	5	\$4,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,800	
Ceramic Tile	5%			2037	**	5	\$7,700	
Terrazzo	5%			LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	50%			2028	\$700,700	3	\$28,900	
Vinyl Tile 9" X 9"	20%	Now	\$363,100	2038	**	3	\$11,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Stair, Classrooms, Cafeteria</i>								
Wood	10%			2043	**	5	\$28,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$13,600	
Glazed Ceramic Panel	5%	0-2	\$19,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Boys Bathroom</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	10%	Now	\$38,900	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Custodian Lounge, Gymnasium, Stair A</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Custodian Lounge, Stair A</i>								
Plaster	40%			LIFE	**	5	\$27,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%			2041	**	5	\$57,900	
Exposed Concrete	60%			LIFE	**	5	\$14,500	
Plaster	10%	0-2	\$10,800	LIFE	**	5	\$9,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Room 303</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%	4+	\$13,100	2048	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Play Yard Enclosure</i>								
<i>Explanation : Loose Fabric Sections</i>								
Iron Picket	30%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$44,900	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
On-Site Walkways								
Cast in Place Concrete	98%	4+	\$49,900	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Masonry: Granite	2%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

98% 4+ \$27,000 2037 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Activity Yards*

Rubber Matting

2% 2033 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

50% 2028 \$22,400 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Ampere Main Disconnect Switches*

Fused Disc Sw

25% 2038 ** 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

Fused Disc Sw

25% 2038 ** 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Knife Sw

100% 2-4 \$208,700 2058 ** 5 \$200

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Raceway

Conduit

90% 2028 \$200,500 1

Conduit

10% 2048 ** 1

Panelboards

Fused Disc Sw

5% 2036 ** 5 \$100

Fused Disc Sw

5% 2027 \$9,600 5 \$100

Fused Knife Sw

5% 2-4 \$9,600 2053 ** 5 \$100

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement*

Fused Toggle Switch

20% 2-4 \$38,300 2053 ** 5 \$200

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Upper Floors*

Molded Case Bkrs

45% 2027 \$86,200 5 \$1,200

Molded Case Bkrs

20% 2036 ** 5 \$500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$223,000	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
Thermoplastic	20%			2028	\$63,700	1		
Motor Controllers								
Locally Mounted	20%	2-4	\$24,600	2048	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	80%			2026	\$98,300	5	\$600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$23,500	1	\$31,700	
Generators								
Natural Gas	100%			2024	\$129,600	1	\$39,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 80 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,800	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$92,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Service	50%			2038	**	1		
Emergency, Battery	10%			2028	\$14,900	10	\$2,500	
Exit, Service	10%			2033	**	1		
Exit, Service	30%			2023	\$8,900	1		
Exterior Lighting								
HID	30%			2023	\$124,800	10	\$100	
HID	70%	Now	\$291,100	2038	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside By The Roof</i>								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2036

* *

1

\$11,600

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$342,200

1-3

\$19,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2048

* *

5

\$32,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

0-2

\$667,500

2048

* *

1

\$91,900

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$87,300

2038

* *

4

\$5,100

Piping/Pmp

*On Extended Life, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Terminal Devices

Air Handler

20%

2023

\$290,100

1

\$12,800

Convactor/Radiator

80%

2033

* *

1

\$26,700

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Window/Wall Unit

70%

2023

\$150,400

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$57,500

Exhaust Fans

Interior

75%

2028

\$275,200

2

\$2,400

Roof

25%

2028

\$42,800

2

\$800

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Galvanized Steel	100%			2033	**	1		
Water Heater Electric	5%			2027	\$4,500	4		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
No Component	95%							
HW Heat Exchanger Steam Fired	100%	Now	\$3,300	2038	**	4	\$10,200	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Sanitary Piping Cast Iron	100%	Now	\$75,500	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	0-2	\$15,700	2038	**	4	\$2,200	
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s) Electric	100%	0-2	\$29,700	2038	**	4	\$4,100	
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2048	**	1-2	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Wet	10%		2026	\$2,800	1-3	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul-102</i>					
	No Component	80%						
	Generic	10%		2026	\$2,800	1-3	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

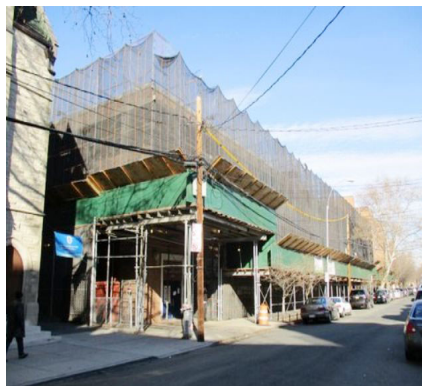
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Address : 1365 FULTON AVENUE BTWN: E.169 ST. - E.170 ST.
Borough : BRONX **Agency's Number** : X002
Program / Asset # : BOE0156.000 / 523 **Yr Built/Renovated** : 1954 / 2015
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 28-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2925 **Lot** : 56 **BIN** : 2009617

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$121,300
Interior Architecture	\$1,089,400	\$402,100
Electrical	\$160,500	\$346,700
Mechanical	\$528,000	\$2,581,500
Total	\$1,777,900	\$3,451,500
Importance Code A		\$608,200
Importance Code B	\$1,777,900	\$2,562,700
Importance Code C		\$280,600
Total	\$1,777,900	\$3,451,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$19,100
Interior Architecture		\$10,900	\$2,900	\$8,800
Electrical	\$40,200	\$4,500	\$2,300	\$1,800
Mechanical	\$23,200	\$58,400	\$21,900	\$10,800
Total	\$63,300	\$73,800	\$27,100	\$40,600
Importance Code A	\$12,400	\$7,500	\$7,500	\$26,600
Importance Code B	\$51,000	\$66,200	\$19,600	\$13,900
Importance Code C				
Total	\$63,300	\$73,800	\$27,100	\$40,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$121,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	2%			LIFE	**	5	\$2,000	
Masonry: Limestone	8%			LIFE	**	5	\$8,100	
Windows								
Aluminum	100%			2049	**	5	\$38,200	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$17,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,900	
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,800	
Ceramic Tile	5%			2030	\$121,500	5	\$5,900	
Terrazzo	5%			LIFE	**	5	\$4,600	
Vinyl Tile	10%			2035	**	3	\$4,400	
Vinyl Tile	10%			2032	**	3	\$4,400	
Vinyl Tile 9" X 9"	60%	Now	\$828,600	2037	**	3	\$26,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$206,800	2067	**	5	\$5,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Gymnasium</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2030	\$280,600	5	\$9,500	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$31,400	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	20%			2032	**	5	\$21,800	
AcousTile,Adhered	5%	Now	\$54,000	2047	**	5	\$2,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	75%			LIFE	**	5	\$12,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2027	\$105,800	1		
Under Construction	20%							
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Fused Toggle Switch	15%	2-4	\$21,500	2052	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	55%			2026	\$79,000	5	\$1,100	
Under Construction	20%							
Wiring								
Braided Cloth	60%	2-4	\$111,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$37,100	1		
Under Construction	20%							
Motor Controllers								
Locally Mounted	70%			2025	\$56,500	5	\$400	
Locally Mounted	20%	0-2	\$16,100	2047	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Motor Control Center	10%			2025	\$31,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	

Lighting

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$68,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$2,600	10		
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$9,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2035	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$49,100	1	\$5,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only: Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$14,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2037	**	5	\$23,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 10,000 Gallon Old Tank</i>								
Conversion Equipment								
Steam Boiler	1%	Now	\$4,900	2047	**	1	\$700	
<i>Malfunctioning, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement, Defective Fresh Air Intake Damper</i>								
Steam Boiler	99%			2025	\$486,900	1	\$74,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 #4 Oil Burning Steam Boilers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$1,286,300	4	\$3,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	15%			2022	\$160,300	1	\$7,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	85%			2025	\$345,800	1	\$20,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2022	\$110,900	1		
Window/Wall Unit	5%	0-2	\$7,900	2027	\$7,900	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,400	
Exhaust Fans								
Interior	95%			2022	\$256,900	2	\$2,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Third Floor Fan Rooms</i>								
Roof	5%			2027	\$6,300	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$333,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%			2027	\$121,000	4	\$7,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 2 - BX MORRISANIA EDUCATION COMPLEX
Asset # : 523

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Non-Submersible	100%			2022	\$11,600	4	\$2,400
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Sewage Ejector(s) Electric	100%			2022	\$21,900	4	\$4,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Did Not Observe This Unit</i>								
	Backflow Preventer No Component Generic	95%			2035	**	1	\$200
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : For New Science Laboratory Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	98%			2037	**	1-2	\$400
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 200 - BK
Address : 1940 BENSON AVENUE BTWN: BAY 22 ST. - BAY 23 ST.
Borough : BROOKLYN **Agency's Number** : K200
Program / Asset # : BOE0495.000 / 1312 **Yr Built/Renovated** : 1929 / 1998
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 28-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 6407 **Lot** : 8 **BIN** : 3167818

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$257,500	\$187,800
Interior Architecture	\$1,241,100	\$1,007,800
Electrical	\$917,900	\$1,090,200
Mechanical		\$1,300,700
Total	\$2,416,600	\$3,586,400
Importance Code A	\$257,500	\$232,600
Importance Code B	\$1,914,300	\$2,916,600
Importance Code C	\$244,800	\$437,200
Total	\$2,416,600	\$3,586,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$14,900	\$7,100		\$15,100
Electrical	\$1,900	\$28,500	\$600	\$600
Mechanical	\$15,100	\$14,100	\$25,500	\$15,200
Total	\$31,900	\$49,700	\$26,100	\$30,900
Importance Code A	\$10,100	\$10,300	\$10,100	\$10,100
Importance Code B	\$21,800	\$39,400	\$16,000	\$20,800
Importance Code C				
Total	\$31,900	\$49,700	\$26,100	\$30,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$23,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$84,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$131,600	2043	**	5	\$14,700	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$11,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$125,900	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2027		10	\$4,600	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	0-2	\$7,800	2030	\$156,500	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2040	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	25%	Now	\$34,300	2027	\$343,200	3	\$14,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	55%	Now	\$75,500	2022	\$755,100	3	\$31,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Wood	5%			2042	**	5	\$14,200	
Interior Walls								
Ceramic Tile	5%			2030	\$377,900	5	\$12,800	
Masonry: Brick	15%	Now	\$160,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Marble Panels	3%			LIFE	**			
Plaster	77%	Now	\$84,600	LIFE	**	5	\$59,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
Embossed Metal	5%	0-2	\$7,100	LIFE	**	5	\$3,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	Now	\$52,000	LIFE	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room And Classrooms</i>								
Plaster	75%	0-2	\$79,500	LIFE	**	5	\$70,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$208,700	5	\$400	
Raceway								
Conduit	100%			2027	\$222,800	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	90%			2026	\$172,400	5	\$2,400	
Wiring								
Thermoplastic	100%			2027	\$318,600	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2022	\$230,600	10	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$73,400	10	\$12,300	
Exit, Service	50%			2022	\$14,700	1		
Exterior Lighting								
HID	100%			2022	\$411,300	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$112,800	1-3	\$6,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 7,000 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2040	**	1	\$101,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2047	**	4	\$5,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Condensate Pump, Basement</i>								
Terminal Devices Air Handler	20%			2027	\$286,900	1	\$12,600	
Convector/Radiator	80%			2025	\$436,800	1	\$26,400	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Window/Wall Unit	80%			2025	\$170,000	1		
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,900	
Exhaust Fans Interior	95%			2027	\$344,700	2	\$3,000	
Roof	5%			2027	\$8,500	2	\$200	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2032	**	1		
Water Heater Gas Fired	100%			2025	\$62,200	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 225 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$2,200	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2037	**	1-2	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 200 - Q
Address : 70-10 164 STREET
Borough : QUEENS **Agency's Number** : Q200
Program / Asset # : BOE0841.000 / 1501 **Yr Built/Renovated** : 1953 / 2010
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 22-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6789 **Lot** : 1 **BIN** : 4146990

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$65,900	\$83,300
Interior Architecture	\$857,900	\$519,600
Electrical	\$749,900	\$335,600
Mechanical	\$169,000	\$908,700
Total	\$1,842,600	\$1,847,200
Importance Code A	\$65,900	\$562,900
Importance Code B	\$1,776,700	\$1,284,400
Total	\$1,842,600	\$1,847,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,800			
Interior Architecture	\$6,500		\$10,100	\$15,700
Electrical	\$1,900	\$2,500	\$2,200	\$10,500
Mechanical	\$12,300	\$9,600	\$20,100	\$31,200
Site Enclosure	\$4,300			
Total	\$38,800	\$12,100	\$32,400	\$57,300
Importance Code A	\$20,500	\$6,700	\$6,700	\$6,900
Importance Code B	\$14,000	\$5,300	\$25,700	\$50,400
Importance Code C	\$4,300			
Total	\$38,800	\$12,100	\$32,400	\$57,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$83,300	
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%			2045	**	5	\$32,500	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$13,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Metal Rail	10%			2046	**	5-10	\$28,700	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$65,900	
Copper/Terne	5%	4+	\$2,500	2057	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,300	
Ceramic Tile	5%			2038	**	5	\$7,400	
Terrazzo	5%			LIFE	**	5	\$5,800	
Vinyl Tile	35%			2029		3	\$19,400	
Vinyl Tile 9" X 9"	35%			2024		3	\$25,800	
Wood	10%	Now	\$103,900	2044	**	5	\$13,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$16,000	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	2-4	\$146,500	2049	**	5	\$7,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Cafeteria</i>								
AcousTileConcealSpLn	10%			2034	**	5	\$18,400	
Exposed Concrete	25%			LIFE	**	5	\$5,800	
Plaster	55%			LIFE	**	5	\$50,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$4,300	2064	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 164th Street And 71st Avenue</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 164th Street</i>								
<i>Explanation : Gate Does Not Close</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2049	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	90%			2034	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Steps On 71st Avenue Side Yard*

Masonry: Granite	10%			LIFE	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$156,500	2059	**	5	\$100	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement*

Raceway

Conduit	95%			2029	\$125,600	1		
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Conduit	5%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$200	
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Fused Toggle Switch	60%	2-4	\$86,200	2054	**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Obsolete Equipment On Extended Life*

Molded Case Bkrs	10%			2045	**	5	\$200	
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Molded Case Bkrs	20%			2028	\$28,700	5	\$400	
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Wiring

Braided Cloth	90%	2-4	\$167,100	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting								
Fluorescent	98%			2037	**	10	\$61,100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,200	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$274,200	10	\$200	

Alarm

Security System								
No Component	70%							
Generic	30%			2024	\$65,900	1	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$12,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$21,100	
Conversion Equipment								
Steam Boiler	100%			2027	\$440,100	1	\$67,300	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$3,400	
Terminal Devices								
Air Handler	20%			2029	\$191,200	1	\$8,400	
Convactor/Radiator	80%			2034	**	1	\$17,600	

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2024	\$127,500	1		
No Component	10%							

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,900
Exhaust Fans								
	Interior	90%			2029	\$217,700	2	\$1,900
	Roof	10%			2029	\$11,300	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%	0-2	\$1,200	2027	\$59,700	1	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main In Basement</i>								
Water Heater								
	Gas Fired	100%			2024	\$41,500	2	\$1,000
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$6,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$10,400	4	\$1,400
Sewage Ejector(s)								
	Electric	100%			2029	\$19,600	4	\$4,100
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2029	\$13,300	1-2	\$400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 201 - Q
Address : 65-11 155 STREET
Borough : QUEENS **Agency's Number** : Q201
Program / Asset # : BOE0842.000 / 1502 **Yr Built/Renovated** : 1954 / 2004
Area Sq Ft : 77,182 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6792 **Lot** : 100 **BIN** : 4146992

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$130,000	\$99,700
Interior Architecture	\$923,800	\$44,400
Electrical	\$815,400	\$393,600
Mechanical	\$47,100	\$67,700
Site Pavements	\$36,500	
Total	\$1,952,900	\$605,400
Importance Code A	\$130,000	\$139,200
Importance Code B	\$1,822,900	\$421,800
Importance Code C		\$44,400
Total	\$1,952,900	\$605,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,200			
Interior Architecture	\$9,800	\$5,800	\$9,600	\$26,100
Electrical	\$16,500	\$2,900	\$2,700	\$25,700
Mechanical	\$10,800	\$13,700	\$18,600	\$31,300
Total	\$54,300	\$22,300	\$31,000	\$83,100
Importance Code A	\$24,900	\$7,600	\$7,600	\$7,800
Importance Code B	\$29,500	\$14,700	\$16,600	\$75,300
Importance Code C			\$6,700	
Total	\$54,300	\$22,300	\$31,000	\$83,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$89,200	
Masonry: Brick Cavity	10%	Now	\$42,000	LIFE	**	5	\$10,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Gymnasium And Auditorium Fresh Air Intakes</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Gymnasium And Auditorium Fresh Air Intakes</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,900	
Windows								
Aluminum	100%			2051	**	5	\$34,400	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$18,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$12,900	
Roof								
Copper/Terne	5%			2057	**	10	\$11,600	
Modified Bitumen	95%			2034	**	10	\$88,000	
Soffits								
Masonry: Limestone	100%			LIFE	**	5	\$200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
Ceramic Tile	5%			2038	**	5	\$5,800	
Sheet Vinyl/Rubber	5%			2037	**	5	\$8,700	
Terrazzo	2%			LIFE	**	5	\$1,800	
Vinyl Tile	10%			2034	**	3	\$4,300	
Vinyl Tile 9" X 9"	68%			2024	\$923,800	3	\$39,300	
Wood	5%			2044	**	5	\$10,800	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$13,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,800	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$44,400	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$21,700	
Exposed Concrete	55%			LIFE	**	5	\$9,300	
Plaster	25%			LIFE	**	5	\$17,000	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2039	**			
Iron Picket	2%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$36,500	2042	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Various

On-Site Walkways

Cast in Place Concrete	95%			2034	**			
Masonry: Granite	5%			LIFE	**			

Parking/Driveway

Asphalt	100%			2032	**			
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Activity Yard

Rubber Matting	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Two 400 Ampere Main Disconnect Switches

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$156,500	2059	**	5	\$200	
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Electrical Room Basement

Raceway

Conduit	100%			2029	\$132,200	1		
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Panelboards

Fused Disc Sw	5%			2028	\$7,200	5	\$100	
Fused Knife Sw	10%	2-4	\$14,400	2054	**	5	\$100	

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Basement

Fused Toggle Switch	35%	2-4	\$50,300	2054	**	5	\$300	
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Molded Case Bkrs	50%			2028	\$71,800	5	\$1,000	
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Wiring

Braided Cloth	90%	2-4	\$167,100	2054	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Thermoplastic	10%			2029	\$18,600	1		
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Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

98%

2037

* *

10

\$69,400

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID

2%

2024

\$2,600

10

\$100

Egress Lighting

Emergency, Battery

50%

2024

\$55,600

10

\$9,300

Exit, Service

50%

2024

\$11,100

1

Exterior Lighting

HID

100%

2024

\$311,200

10

\$200

Alarm

Security System

No Component

70%

Generic

30%

2024

\$74,800

1

\$8,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria And Offices**Explanation : Intrusion Alarm And Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$14,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$23,900

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$76,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2039

* *

4

\$3,800

Piping/Pmp

Terminal Devices

Air Handler

20%

2034

* *

1

\$9,600

Convactor/Radiator

80%

2042

* *

1

\$19,900

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

5%

2024

\$8,000

1

No Component

95%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$43,000	
Exhaust Fans								
	Interior	95%		2034	**	2	\$2,200	
	Roof	5%		2029	\$6,400	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2049	**	1		
	Galvanized Steel	20%		2027	\$67,700	1		
Water Heater								
	Gas Fired	100%		2024	\$47,100	2	\$1,100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2034	**	4	\$2,400	
Sewage Ejector(s)								
	Electric	100%		2034	**	4	\$4,600	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2049	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 202 - BK ERNEST S. JENKYNs
Address : 982 HEGEMAN AVE. BTWN: BERRIMAN ST., ATKINS AVE
Borough : BROOKLYN **Agency's Number** : K202
Program / Asset # : BOE0497.000 / 2667 **Yr Built/Renovated** : 1925 / 2001
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 4477 **Lot** : 1 **BIN** : 3098664

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,333,700	\$177,300
Interior Architecture	\$1,018,700	\$823,800
Electrical	\$330,100	\$930,200
Mechanical	\$63,900	\$2,446,400
Total	\$2,746,400	\$4,377,700
Importance Code A	\$1,333,700	\$208,700
Importance Code B	\$1,079,500	\$4,127,400
Importance Code C	\$333,200	\$41,600
Total	\$2,746,400	\$4,377,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,900			
Interior Architecture	\$46,100			\$10,100
Electrical	\$30,900	\$7,000	\$7,700	\$6,700
Mechanical	\$50,100	\$15,900	\$29,400	\$15,900
Site Enclosure	\$23,400			
Site Pavements	\$34,900			
Total	\$188,300	\$22,900	\$37,100	\$32,700
Importance Code A	\$13,800	\$10,800	\$10,800	\$10,800
Importance Code B	\$148,800	\$12,100	\$26,300	\$21,900
Importance Code C	\$25,700			
Total	\$188,300	\$22,900	\$37,100	\$32,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$114,400	LIFE	**	5	\$59,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	78%	Now	\$380,500	LIFE	**	5	\$118,100	
<i>Efflorescence, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads Stairs</i>								
Masonry: Granite	7%	Now	\$133,900	LIFE	**	5	\$8,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$98,000	LIFE	**	5	\$5,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exit Along Atkins Avenue</i>								
Masonry: Marble	3%	Now	\$166,800	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Main Entrance Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Entrance Throughout</i>								
Metal Panel	2%			2050	**	5-10	\$20,800	
Windows								
Aluminum	90%	Now	\$238,800	2046	**	5	\$13,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2039	**	10	\$9,300	
Wood	5%	Now	\$44,400	2055	**	5	\$7,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
P. S. 202 - BK ERNEST S. JENKYNs
Asset # : 2667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	92%	Now	\$87,000	LIFE	**	5	\$14,100	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parapet Over Gymnasium</i>								
Metal Panel	3%			2050	**	5	\$1,800	
Pre-Cast Concrete	5%	0-2	\$2,900	LIFE	**	5	\$4,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$69,900	2035	**			
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$18,000	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$50,200	2039	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%	Now	\$124,100	2035	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%	0-2	\$40,100	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%			2030		3	\$36,400	
Vinyl Tile 9" X 9"	5%	0-2	\$19,000	2035	**	3	\$3,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs And Corridors Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairs And Corridors Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs And Corridors Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairs And Corridors Throughout</i>								
Wood	30%	Now	\$341,800	2033	**	5	\$45,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms Throughout And Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms Throughout And Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$127,800	2033	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Toilets Throughout</i>								
Masonry: Brick	10%	Now	\$72,200	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	Now	\$73,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium And Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And Entrance</i>								
Plaster	80%	Now	\$59,400	LIFE	**	5	\$41,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 510, 557, Stairs 5 And 7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 510, 557, Stairs 3 And 7</i>								
Ceilings								
Exposed Concrete	25%			LIFE	**	5-10	\$50,600	
Plaster	75%	Now	\$85,000	LIFE	**	5	\$75,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 504, 506, 507, 511 And 513</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 504, 506, 507, 511 And 513</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%	4+	\$12,900	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	35%	4+	\$5,300	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	50%	Now	\$2,600	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Material Is Marble</i>								
Masonry: Fieldstone	50%	Now	\$2,600	2040		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Material Is Granite</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,600	2043		**		
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Berriman Street</i>								
On-Site Walkways								
Masonry: Granite	50%	4+	\$3,900	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrances Throughout</i>								
Masonry: Granite	25%	4+	\$2,000	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Material Is Marble</i>								
Pavers/Stone	25%	0-2	\$1,600	2033		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Parking/Driveway								
Asphalt	100%			2033		**		
Activity Yard								
Asphalt	90%	4+	\$20,800	2039		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2030	\$31,400	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	30%			2056	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	50%			2030	\$104,400	5	\$200
	Fused Knife Sw	50%	0-2	\$104,400	2060	**	5	\$100
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Raceway								
	Conduit	90%			2030	\$200,500	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$19,200	5	\$300
	Molded Case Bkrs	60%			2052	**	5	\$1,700
	Molded Case Bkrs	30%			2029	\$57,500	5	\$900
Wiring								
	Braided Cloth	40%	2-4	\$127,400	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	60%			2056	**	1	
Motor Controllers								
	Locally Mounted	80%	Now	\$98,300	2050	**	5	\$300
<i>Not Functioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Multipurpose Room</i>								
	Locally Mounted	20%			2047	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Bus Bar Has Been Painted.</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	97%			2038	**	10	\$97,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%	Now	\$1,100	2038	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$13,200	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	100%	Now	\$22,000	2025	\$439,500			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Parapet Fixtures</i>								
<i>Explanation : Raceways To Light Fixtures Damaged</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$12,200	
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2038	**	1-3	\$53,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$108,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$9,600	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Vacuum Pump At Rear Of Boiler Room</i>								
Terminal Devices								
Air Handler	15%	Now	\$4,600	2030	\$229,900	1	\$9,100	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Unit In Basement</i>								
Convactor/Radiator	55%			2028	\$320,900	1	\$19,400	
Fan Coil Unit/Heat	30%			2025	\$489,700	1	\$10,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$116,300			
Window/Wall Unit	20%	0-2	\$4,500	2025	\$45,400	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 10 Percent Of Window Units Not Working</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,200	
Exhaust Fans								
Interior	95%	Now	\$36,800	2030	\$368,400	2	\$2,500	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : House Exhaust In Basement</i>								
Roof	5%			2030	\$9,000	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	\$812,500	1		
Water Heater								
Electric	5%			2023	\$4,800	4		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Electric Water Heater Is A Backup To The Gas Unit</i>								
Gas Fired	95%			2028	\$63,200	2	\$1,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$8,300	2030	\$16,600	4	\$2,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One And Only Sump Pump Not Working In Basement</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Platform In Boiler Room</i>								
<i>Explanation : Not Located At Main</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2040	**	1-2	\$600	

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DEPARTMENT OF EDUCATION - 040

P. S. 202 - BK ERNEST S. JENKYNS

Asset # : 2667

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Chemical System

No Component

Generic

97%

3%

2025

\$800

1-3

\$100

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen

Explanation : At Hood

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 203 - BK
Address : 5101 AVENUE M BTWN: EAST 51 ST, EAST 52 ST.
Borough : BROOKLYN **Agency's Number** : K203
Program / Asset # : BOE0498.000 / 28 **Yr Built/Renovated** : 1927 / 2013
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 16-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7849 **Lot** : 1 **BIN** : 3218626

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$255,200	\$191,600
Interior Architecture	\$655,200	\$359,600
Electrical	\$218,200	\$1,464,900
Mechanical	\$137,700	\$1,876,900
Total	\$1,266,300	\$3,892,900
Importance Code A	\$255,200	\$231,100
Importance Code B	\$864,500	\$3,625,200
Importance Code C	\$146,700	\$36,600
Total	\$1,266,300	\$3,892,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,000			
Interior Architecture	\$46,600		\$9,100	\$2,000
Electrical	\$5,700	\$3,100	\$3,400	\$4,800
Mechanical	\$84,700	\$14,400	\$22,900	\$14,600
Site Pavements	\$1,400			
Total	\$205,400	\$17,500	\$35,400	\$21,400
Importance Code A	\$76,200	\$9,200	\$9,200	\$9,200
Importance Code B	\$99,900	\$8,300	\$26,200	\$12,200
Importance Code C	\$29,300			
Total	\$205,400	\$17,500	\$35,400	\$21,400



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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$293,400	
Masonry: Limestone	5%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2046	**	5	\$44,900	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$127,100	
Masonry: Limestone	10%			LIFE	**	5-10	\$25,200	
Roof								
Built-Up (BUR)	5%			2030	\$44,900	10	\$3,100	
Copper/Terne	5%			2058	**	10	\$7,700	
Modified Bitumen	90%	Now	\$16,200	2035	**			
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stair Bulkhead</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$16,700	2039	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	4+	\$40,000	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%			2035	**	3	\$27,200	
Vinyl Tile 9" X 9"	10%			2025	\$189,500	3	\$8,100	
Wood	35%	Now	\$397,200	2045	**	5	\$52,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Classrooms On 1st, 3rd And 4th Floors</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$58,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	Now	\$51,400	2039	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,000	
Masonry: Brick	10%	Now	\$36,300	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Gymnasium</i>								
Marble Panels	5%			LIFE	**	10	\$3,500	
Plaster	70%	Now	\$20,900	LIFE	**	5	\$36,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Room 453 And Stair Bulkhead</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	20%			LIFE	**	5-10	\$40,300	
Plaster	80%	Now	\$36,100	LIFE	**	5	\$80,600	

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Cafeteria

Site Enclosure

Fence/Gates

Chain Link	65%			2040	**			
Iron Picket	35%			2050	**			

Retaining Walls

Cast in Place Concrete	100%			2050	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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On-Site Walkways

Cast in Place Concrete	90%			2035	**			
Pavers/Stone	10%	Now	\$1,400	2033	**			

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : At Entry Stairs

Activity Yard

Asphalt	50%			2033	**			
Cast in Place Concrete	25%			2035	**			
Pavers/Stone	5%			2033	**			
Rubber Matting	20%			2030				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$39,500	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	90%			2030	\$164,400	5	\$400	
Fused Disc Sw	10%			2050	**	5		

Raceway

Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	70%			2029	\$134,100	5	\$1,700	
Molded Case Bkrs	20%			2046	**	5	\$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$218,200	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	30%			2028	\$24,200	5	\$200	
Locally Mounted	70%			2043	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$81,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2035	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Incandescent	2%			2025	\$22,100	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Incandescent Fixtures Are In Satisfactory Condition.</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$67,000	10	\$11,200	
Exit, Service	50%			2030	\$13,400	1		
Exterior Lighting								
HID	100%			2025	\$375,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$10,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$411,300	1-3	\$23,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : One 10,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$92,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Steam Piping/Pump	5%	0-2	\$20,600	2060	**			
		<i>Steam Traps Faulty, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement Fan Room</i>						
Steam Piping/Pump	75%			2030			\$308,400	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Steam Piping/Pump	20%			2050	**			
Terminal Devices								
Air Handler	25%			2025		1	\$14,400	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement And 4th Floor Fan Rooms</i>						
Convactor/Radiator	50%			2028		1	\$15,000	
		<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Fan Coil Unit/Heat	5%	Now	\$69,600	2040	**	1	\$1,400	
		<i>Broken, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Multiple Mechanical And Or Electrical Defects, 3rd Floor Gymnasium</i>						
Fan Coil Unit/Heat	20%			2025		1	\$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2035	**	1	\$4,300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chiller</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One Unit</i>						
Exterior Pkg Unit - Cooling	5%			2035	**	2	\$300	
Window/Wall Unit	15%			2025		1	\$29,100	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr	10%			2040	**	4	\$500
	Pipe/Pump							
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%			2035	**	1	\$5,800
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,100
Exhaust Fans								
	Interior	100%			2025	\$330,900	2	\$2,800
					<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Basement And 4th Floor Fan Rooms</i>			
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2050	**	1	
	Galvanized Steel	80%			2028	\$326,500	1	
					<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout</i>			
Water Heater								
	Gas Fired	100%			2028	\$56,700	2	\$1,400
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
					<i>Location : Basement</i>			
					<i>Explanation : 400 Gallon Heater</i>			
Sanitary Piping								
	Cast Iron	90%			LIFE	**	1	
					<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout</i>			
	Cast Iron	10%	0-2	\$68,100	LIFE	**	1	
					<i>Corroded, Extent : Severe, Area Affected : 100%</i>			
					<i>Location : Basement, Deteriorated House Traps</i>			
Storm Drain Piping								
	Cast Iron	10%	Now	\$19,400	LIFE	**	1	
					<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>			
					<i>Location : Basement</i>			
	Cast Iron	90%			LIFE	**	1	
					<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout</i>			
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$2,000
Backflow Preventer								
	No Component	90%						
	Generic	10%			2035	**	1	\$600
					<i>Other Observation, Extent : Light, Area Affected : 20%</i>			
					<i>Location : Basement</i>			
					<i>Explanation : Serves Boiler Only</i>			

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - BK

Asset # : 28

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
Generic								
		100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component								
		95%						
Generic								
		5%			2040	**	1-2	\$1,300

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 203 - Q
Address : 53-11 SPRINGFIELD BLVD
Borough : QUEENS **Agency's Number** : Q203
Program / Asset # : BOE0844.000 / 2760 **Yr Built/Renovated** : 1961 / 2005
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 02-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7482 **Lot** : 317 **BIN** : 4161005

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,317,800	\$47,000
Interior Architecture	\$98,800	\$597,900
Electrical	\$225,500	\$208,100
Mechanical	\$115,200	\$737,700
Total	\$2,757,300	\$1,590,700
Importance Code A	\$2,317,800	\$558,200
Importance Code B	\$439,500	\$987,300
Importance Code C		\$45,200
Total	\$2,757,300	\$1,590,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,800	\$15,800		\$15,900
Interior Architecture	\$1,100	\$24,100	\$13,300	\$22,000
Electrical	\$6,600	\$6,800	\$5,300	\$5,400
Mechanical	\$25,800	\$11,700	\$17,600	\$24,300
Site Pavements	\$6,200			
Total	\$44,400	\$58,500	\$36,200	\$67,600
Importance Code A	\$12,700	\$23,600	\$7,800	\$23,700
Importance Code B	\$31,700	\$34,900	\$23,900	\$43,900
Importance Code C			\$4,500	
Total	\$44,400	\$58,500	\$36,200	\$67,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	2%			LIFE	**	5	\$5,200	
Masonry: Brick Cavity	85%			LIFE	**	5	\$47,000	
Masonry: Limestone	3%			LIFE	**	5	\$1,200	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$10,400	
Windows								
Aluminum	100%	Now	\$1,292,400	2054	**	5	\$14,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$12,300	
Masonry: Limestone	3%	Now	\$4,800	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Metal Rail	10%			2042	**	5-10	\$26,000	
Granite Panels	2%			LIFE	**	5	\$300	
Roof								
Copper/Terne	5%			2044	**	10	\$15,900	
IRMA/Protected Membrane	95%	Now	\$1,025,400	2039	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,700	
Ceramic Tile	3%			2038	**	5	\$5,000	
Terrazzo	2%			LIFE	**	5	\$2,600	
Vinyl Tile	25%			2034	**	3	\$15,700	
Vinyl Tile	30%			2029	\$457,400	3	\$18,900	
Vinyl Tile	15%			2037	**	3	\$9,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile 9" X 9"	5%			2024	\$98,800	3	\$4,200	
Wood	10%			2057	**	5	\$31,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$9,000	
Concrete Masonry Unit	20%			LIFE	**	5	\$24,100	
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	50%			LIFE	**	5	\$45,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$42,000	
Exposed Concrete	45%			LIFE	**	5	\$11,800	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	\$58,600			
Metal Panel	10%			LIFE	**	5	\$21,000	
Plaster	10%			LIFE	**	5	\$10,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Springfield Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Rubber Matting	100%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$92,600	1		
Conduit	30%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$2,100	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2055	**	1		
Motor Controllers								
Locally Mounted	20%			2027	\$16,100	5	\$100	
Locally Mounted	80%			2046	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$71,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	25%			2029	\$28,400	10	\$4,800	
Emergency, Battery	25%			2037	**	10	\$4,800	
Exit, Service	25%			2029	\$5,700	1		
Exit, Service	25%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$95,600	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$48,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Alarm Bells, And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$24,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2027	\$511,300	1	\$78,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	20%	Now	\$3,500	2039	**			
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2 Vacuum Pumps In Basement</i>								
Steam Piping/Pump	80%			2039	**			
Terminal Devices								
Air Handler	20%			2034	**	1	\$9,800	
Convactor/Radiator	80%			2034	**	1	\$20,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	\$5,800	2024	\$115,200	1		
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Interior	60%			2034	**	2	\$1,500	
Roof	40%			2029	\$52,500	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2039	**	1		
Galvanized Steel	70%			2046	**	1		
Water Heater								
Gas Fired	100%			2028	\$48,200	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2029	\$125,800	4	\$11,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$12,000	4	\$2,500	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,100
Chemical System								
	Generic	100%			2027	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 204 - BK
Address : 8101 15TH AVE.
Borough : BROOKLYN **Agency's Number** : K204
Program / Asset # : BOE0499.000 / 2553 **Yr Built/Renovated** : 1929 / 2000
Area Sq Ft : 140,321 **Project Type** : EDUCATION
Date of Survey : 01-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 6294 **Lot** : 1 **BIN** : 3163702

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$381,200	\$200,300
Interior Architecture	\$1,387,100	\$486,100
Electrical	\$310,300	\$430,600
Mechanical	\$1,144,600	\$719,600
Total	\$3,223,200	\$1,836,600
Importance Code A	\$381,200	\$200,300
Importance Code B	\$2,298,000	\$1,574,000
Importance Code C	\$544,000	\$62,300
Total	\$3,223,200	\$1,836,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,500		
Interior Architecture	\$41,600	\$7,900	\$6,600	\$3,900
Electrical	\$14,100	\$31,300	\$21,400	\$13,200
Mechanical	\$19,500	\$20,800	\$31,800	\$20,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,100	\$65,400	\$63,700	\$41,500
Importance Code A	\$12,500	\$14,300	\$12,500	\$12,500
Importance Code B	\$39,800	\$51,100	\$51,200	\$29,000
Importance Code C	\$26,800			
Total	\$79,100	\$65,400	\$63,700	\$41,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$39,200	
Masonry: Brick Cavity	65%			LIFE	**	5	\$65,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Original 1929 Building - All Facades</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 40%</i>								
<i>Location : 82nd Street Facade, 15th Avenue Facade</i>								
Masonry: Brick Cavity	25%	2-4	\$100,500	LIFE	**	5	\$25,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : New Wing</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Elevator Shaftway</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1929 Building</i>								
Windows								
Aluminum	100%	Now	\$280,700	2035	**	5	\$9,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$6,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1929 Building</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
Copper/Terne	5%			2062	**	5	\$3,000	
Masonry: Brick Cavity	60%			LIFE	**	5	\$7,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1929 Building</i>								
Masonry: Granite	15%			LIFE	**	5	\$2,300	
Pre-Cast Concrete	3%			LIFE	**	5	\$2,300	
Roof								
Copper/Terne	5%			2055	**	10	\$9,300	
Modified Bitumen	95%			2035	**	10	\$70,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1929 Building And New Wing</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,900	
Ceramic Tile	5%	Now	\$10,900	2036	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$8,200	
Vinyl Tile	25%			2032	**	3	\$19,700	
Vinyl Tile	30%			2022	\$572,000	3	\$23,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1929 Wing</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	15%			2027	\$286,000	3	\$15,800	
Wood	10%	4+	\$74,000	2042	**	5	\$19,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$26,800	2036	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$29,200	
Gypsum Board	5%			LIFE	**	5	\$10,900	
Masonry: Brick	10%	Now	\$455,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement - Vacuum Pump Room, Areaway And Sidewalk Vault On 82nd St</i>								
Metal: Cage/Fence	3%			LIFE	**			
Plaster	57%	Now	\$89,000	LIFE	**	5	\$62,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2040	**	5	\$42,000	
Exposed Concrete	10%			LIFE	**	5	\$3,300	
Plaster	67%	Now	\$197,200	LIFE	**	5	\$87,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms On Fourth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms On Fourth Floor</i>								
Plaster	3%			LIFE	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Plaster Ceiling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2027	\$117,400	5	\$300	
Fused Disc Sw	50%			2047	**	5	\$300	
Raceway								
Conduit	50%			2027	\$132,100	1		
Conduit	50%			2047	**	1		
Panelboards								
Molded Case Bkrs	50%			2026	\$119,700	5	\$1,800	
Molded Case Bkrs	50%			2043	**	5	\$1,800	
Wiring								
Braided Cloth	50%	2-4	\$185,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	50%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$500	
Locally Mounted	50%			2032	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$43,200	
Generators								
Diesel	100%			2036	**	1	\$54,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$31,300	
Fuel Storage								
Day Tank	50%			2043	**	5	\$13,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 25 Gallon Capacity</i>								
Main Tank	50%			2055	**	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2032	**	10	\$122,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2032	**	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	1%			2027	\$2,400	10		
LED	2%			2035	**			
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$25,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	20%			2047	**	1		
Interruptible Gas/Dual Fuel	80%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 10,000 Gallons</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2032	**	1	\$13,900	
Steam Boiler	80%			2040	**	1	\$111,200	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	80%	Now	\$38,000	2037	**	4	\$5,500	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	20%							
Terminal Devices								
Air Handler	15%			2027	\$296,000	1	\$13,000	
Convactor/Radiator	40%			2025	\$300,500	1	\$18,100	
Fan Coil Unit/Heat	25%			2022	\$525,400	1	\$11,300	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2032	**	2	\$2,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Wing Roof</i>								
Window/Wall Unit	50%			2022	\$146,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$54,800	
Ductwork/Diffusers	30%			LIFE	**	2-5	\$23,500	
Exhaust Fans								
Interior	70%			2022	\$349,500	2	\$3,000	
Roof	30%			2032	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2047	**	1		
Galvanized Steel	20%			2025	\$123,100	1		
Water Heater								
Gas Fired	100%			2022	\$85,600	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 400 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2027	\$21,400	4	\$3,000	
Backflow Preventer Generic	100%			2032	**	1	\$8,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler No Component	70%							
Generic	30%			2047	**	1-2	\$11,800	
Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 205 - BK
Address : 6701 20 AVENUE
Borough : BROOKLYN **Agency's Number** : K205
Program / Asset # : BOE0500.000 / 1313 **Yr Built/Renovated** : 1925 / 2001
Area Sq Ft : 137,175 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 5571 **Lot** : 1 **BIN** : 3134749

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$69,300	\$255,900
Interior Architecture	\$529,100	\$141,900
Electrical	\$723,100	\$1,118,500
Mechanical	\$531,700	\$1,254,500
Site Pavements	\$42,000	
Total	\$1,895,200	\$2,770,700
Importance Code A	\$113,700	\$300,700
Importance Code B	\$1,644,500	\$2,470,000
Importance Code C	\$137,100	
Total	\$1,895,200	\$2,770,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,000	\$27,800		
Interior Architecture	\$91,000	\$5,200	\$5,200	\$18,100
Electrical	\$13,400	\$36,000	\$14,300	\$35,900
Mechanical	\$68,900	\$23,000	\$35,000	\$71,800
Site Enclosure	\$36,200			
Site Pavements	\$100			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$244,300	\$97,000	\$59,400	\$130,600
Importance Code A	\$30,000	\$41,400	\$13,600	\$13,900
Importance Code B	\$144,600	\$55,600	\$45,900	\$116,700
Importance Code C	\$69,800			
Total	\$244,300	\$97,000	\$59,400	\$130,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%	Now	\$30,000	LIFE	**	5	\$77,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	90%			LIFE	**	5	\$178,400		
Masonry: Limestone	5%			LIFE	**	5	\$7,400		
Windows									
Aluminum	100%			2045	**	5	\$40,800		
Parapets									
Masonry: Brick	85%			LIFE	**	5	\$15,400		
Metal Rail	10%			2042	**	5-10	\$32,800		
Pre-Cast Concrete	5%			LIFE	**	5	\$5,700		
Roof									
Built-Up (BUR)	80%			2034	**	10	\$69,300		
Cast in Place Concrete	15%			LIFE	**				
Metal Panel	5%			2042	**	10	\$7,900		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$22,900	LIFE	**	5	\$45,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%			2038	**	5	\$10,300		
Terrazzo	5%	2-4	\$25,600	LIFE	**	5	\$8,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	70%	Now	\$65,600	2034	**	3	\$54,200		
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	10%	2-4	\$218,000	2044	**	5	\$19,300		
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$58,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	2-4	\$12,800	2038	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Stairs</i>								
Concrete Masonry Unit	10%	0-2	\$20,700	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%	Now	\$37,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Entry</i>								
Plaster	55%	Now	\$41,100	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$8,900	2034	**	5	\$12,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2042	**	5	\$10,300	
Exposed Concrete	10%			LIFE	**	5	\$3,200	
Plaster	75%	Now	\$108,400	LIFE	**	5	\$96,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	2-4	\$32,100	2039	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	0-2	\$4,100	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	95%			2042	**			
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Pavers/Stone	5%	4+	\$100	2032	**			
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*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%**Location : Exit Stair North And South Side*

Activity Yard

Asphalt	100%	2-4	\$42,000	2032	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$44,900	5	\$600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	25%			2029	\$58,700	5	\$100	
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Fused Disc Sw	75%			2039	**	5	\$400	
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Raceway

Conduit	80%			2039	**	1		
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Conduit	20%			2029	\$52,800	1		
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Panelboards

Fused Disc Sw	10%			2037	**	5	\$300	
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Molded Case Bkrs	80%			2037	**	5	\$2,900	
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Molded Case Bkrs	10%			2028	\$23,900	5	\$400	
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Wiring

Braided Cloth	10%	2-4	\$37,100	2054	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic	90%			2049	**	1		
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Motor Controllers

Locally Mounted	70%			2034	**	5	\$600	
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Motor Control Center	30%			2034	**	5	\$1,100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,000	
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Stand-by Power

Transfer Switches

Automatic	100%			2034	**	1	\$42,200	
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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2032	**	1	\$53,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 200 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$30,600	
Fuel Storage								
Day Tank								
	20%			2037	**	5	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Main Tank								
	80%			2032	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2029	\$316,600	10	\$123,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID								
	2%			2024	\$4,700	10	\$100	
Egress Lighting								
Emergency, Service								
	60%			2029	\$43,200	1		
Exit, Service								
	40%			2024	\$15,800	1		
Exterior Lighting								
HID								
	100%			2024	\$553,100	10	\$400	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2024	\$132,900	1	\$15,400	
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2029	\$455,100	1-3	\$25,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel								
	100%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$44,400	2034	**	1	\$122,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler No.1 (Needs Re-tune) In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$232,200	2039	**	4	\$6,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Thermostats, Various Areas</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	30%			2034	**	1	\$25,500	
Convactor/Radiator	60%			2027	\$440,600	1	\$26,600	
Fan Coil Unit/Heat	10%			2029	\$205,400	1	\$4,400	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	60%	Now	\$17,200	2024	\$171,500	1		
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,500	
Exhaust Fans Interior	100%			2029	\$488,000	2	\$4,200	
Plumbing								
H/C Water Piping Brass/Copper	80%			2049	**	1		
Galvanized Steel	20%			2027	\$120,400	1		
Water Heater Gas Fired	100%	0-2	\$8,400	2024	\$83,700	2	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exhaust Pipe In Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$28,600	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sump Pump(s) Non-Submersible	100%			2029	\$20,900	4	\$4,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2034	**	1	\$8,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$71,700	
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,900	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 205 - Q
Address : 75-25 BELL BLVD
Borough : QUEENS **Agency's Number** : Q205
Program / Asset # : BOE0846.000 / 1504 **Yr Built/Renovated** : 1954 / 1999
Area Sq Ft : 100,394 **Project Type** : EDUCATION
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7753 **Lot** : 1 **BIN** : 4164007

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$683,900	\$319,600
Interior Architecture	\$1,104,700	\$46,200
Electrical	\$1,245,600	\$474,800
Mechanical	\$281,000	\$1,421,400
Total	\$3,315,200	\$2,262,000
Importance Code A	\$728,800	\$969,300
Importance Code B	\$2,586,400	\$1,246,500
Importance Code C		\$46,200
Total	\$3,315,200	\$2,262,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,200	\$4,300	\$11,000	
Interior Architecture	\$36,700	\$34,000	\$4,700	
Electrical	\$10,800	\$44,800	\$600	\$600
Mechanical	\$26,800	\$63,100	\$28,600	\$14,400
Total	\$94,500	\$146,200	\$45,000	\$15,000
Importance Code A	\$30,100	\$14,200	\$21,000	\$9,900
Importance Code B	\$31,400	\$132,000	\$24,000	\$5,100
Importance Code C	\$33,000			
Total	\$94,500	\$146,200	\$45,000	\$15,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$22,100	
Masonry: Brick Cavity	81%			LIFE	**	5	\$76,200	
Masonry: Fieldstone	7%			LIFE	**	5	\$4,900	
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Metal Panel	2%			2037	**	5-10	\$12,900	
Windows								
Aluminum	75%			2043	**	5	\$22,100	
Aluminum	25%	Now	\$65,800	2043	**	5	\$3,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Gymnasium</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$11,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	7%			LIFE	**	5	\$1,200	
Metal Panel	3%			2047	**	5	\$1,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	70%	Now	\$545,100	2037		**		
			<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i> <i>Location : Main Roof</i> <i>Insul Miss/Displaced, Extent : Light, Area Affected : 25%</i> <i>Location : Main Roof</i> <i>Patching Evident, Extent : Moderate, Area Affected : 25%</i> <i>Location : Main Roof</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Over Auditorium</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Retention Tanks</i> <i>Explanation : Water From Roof Runs To Retention Tanks Which Overflow With Heavy Rains</i>					
IRMA/Protected Membrane	25%	Now	\$73,000	2027	\$243,400			
			<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 25%</i> <i>Location : Cafeteria</i> <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i> <i>Location : Cafeteria</i> <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Cafeteria</i> <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : Cafeteria</i>					
Roll Roofing	5%	0-2	\$20,200	2029	\$20,200	5	\$3,800	
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i> <i>Location : Bulkheads</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : Bulkheads</i>					
Interior								
Floors								
Ceramic Tile	5%			2036		**	5	\$7,600
Terrazzo	5%	Now	\$37,500	LIFE		**	5	\$5,900
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Lobby</i> <i>Uneven Surface, Extent : Light, Area Affected : 5%</i> <i>Location : Lobby</i>					
Vinyl Tile	25%			2032		**	3	\$14,200
Vinyl Tile 9" X 9"	60%			2022	\$1,067,200		3	\$34,000
Wood	5%			2055		**	5	\$14,200

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,300	
Glazed Ceramic Panel	3%			LIFE	**			
Plaster	55%			LIFE	**	5	\$42,300	
Plaster	5%	Now	\$33,000	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Plywood/Hardboard	3%			LIFE	**			
SGFT/Glazed Masonry	24%			LIFE	**			
Ceilings								
Acous Tile, Adhered	25%			2032	**	5	\$37,800	
Acous Tile, Adhered	5%			2032	**	5	\$7,600	
Exposed Concrete	60%			LIFE	**	5	\$14,200	
Plaster	10%			LIFE	**	5	\$9,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$44,900	2057	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$208,700	2057	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	5%	2-4	\$9,600	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	40%	2-4	\$76,600	2052	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	40%			2026	\$76,600	5	\$1,100	
Molded Case Bkrs	5%			2043	**	5	\$100	
Wiring								
Braided Cloth	75%	2-4	\$238,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$63,700	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	96%			2032	**	10	\$88,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	3%			2022	\$5,200	10	\$100	
Incandescent	1%			2022	\$11,900	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$72,300	10	\$12,100	
Exit, Service	50%			2022	\$14,500	1		
Exterior Lighting								
HID	100%			2022	\$404,800	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$111,000	1-3	\$6,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$197,300	5	\$31,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$649,700	1	\$99,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units.</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$7,400	
Terminal Devices								
Air Handler	20%			2027	\$282,300	1	\$12,400	
Convactor/Radiator	80%			2032	**	1	\$25,900	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	8%			2022	\$16,700	1		
No Component	92%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,000	
Exhaust Fans								
Interior	60%			2022	\$214,300	2	\$1,800	
Roof	40%			2022	\$66,700	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2025	\$132,200	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$159,900	4	\$9,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$10,500	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : School Yard</i>								
<i>Explanation : Storm Water Goes To Retention Tank Causing Water Flooding Over The Oil Tanks</i>								
Sump Pump(s)								
Non-Submersible	100%			2022	\$15,300	4	\$3,200	
Sewage Ejector(s)								
Electric	100%			2027	\$28,900	4	\$4,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$29,500	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

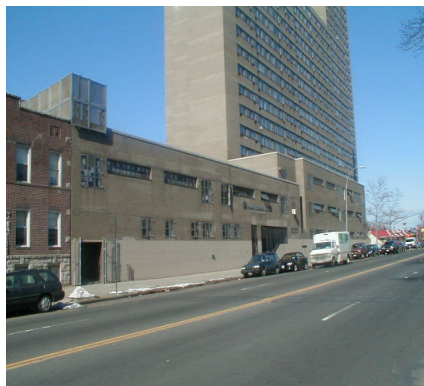
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 205A - BX (ECF)
Address : 2475 SOUTHERN BOULEVARD (NEAR E. FORDHAM RD.)
Borough : BRONX **Agency's Number** : X205
Program / Asset # : BOE0313.000 / 2686 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 21-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3115 **Lot** : 21 **BIN** : 2086808

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$142,700	\$66,600
Interior Architecture	\$240,200	
Electrical	\$221,800	\$727,100
Mechanical	\$355,900	\$784,200
Total	\$960,600	\$1,577,900
Importance Code A	\$498,600	\$66,600
Importance Code B	\$417,900	\$1,511,300
Importance Code C	\$44,100	
Total	\$960,600	\$1,577,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,400			\$4,800
Interior Architecture	\$62,700	\$2,000		\$8,600
Electrical	\$2,000	\$2,300	\$8,600	\$1,800
Mechanical	\$76,400	\$8,700	\$41,800	\$13,000
Site Pavements	\$23,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,300	\$16,900	\$54,300	\$32,200
Importance Code A	\$4,400	\$5,400	\$5,600	\$10,300
Importance Code B	\$141,600	\$11,400	\$48,700	\$21,900
Importance Code C	\$27,400			
Total	\$173,300	\$16,900	\$54,300	\$32,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	2-4	\$107,300	LIFE	**	5	\$66,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2041	**	5	\$8,800	
Windows								
Aluminum	100%			2044	**	5	\$9,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$500	
Masonry: Brick	90%			LIFE	**	5	\$600	
Roof								
Built-Up (BUR)	100%			2033	**	10	\$35,400	
Soffits								
Cast in Place Concrete	5%			LIFE	**	5		
Stucco Cement	95%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,800	
Ceramic Tile	5%			2037	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$3,100	
Vinyl Tile	85%	2-4	\$124,200	2033	**	3	\$25,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Pipe Tunnels, 1st Floor, Basement And Cafeteria</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
Gypsum Board	30%			LIFE	**	5	\$12,800	
Plaster	30%	Now	\$18,300	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%	2-4	\$44,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$71,900	2041	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%	2-4	\$33,200	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	0-2	\$11,300	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$9,100	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Walkways</i>								
Activity Yard								
Asphalt	95%	4+	\$14,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Activity Yard</i>								
Pavers/Stone	5%			2037	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$22,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboards								
Fused Disc Sw	100%			2028	\$156,500	5	\$200	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$11,200	5	\$100	
Molded Case Bkrs	90%			2027	\$100,500	5	\$1,300	
Wiring								
Thermoplastic	100%			2028	\$185,600	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$800

Lighting

Interior Lighting

Fluorescent

100%

2036

**

10

\$50,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery

50%

2033

**

10

\$6,600

Exit, Service

50%

2033

**

1

Exterior Lighting

HID

100%

2023

\$221,800

10

\$200

Alarm

Security System

No Component

70%

Generic

30%

2028

\$53,300

1

\$6,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallway, Entrance And Exit Doors And Offices**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

**

1-3

\$10,500

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Fuel Oil No 4

100%

2028

\$108,100

5

\$17,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks 7500 Gallons Each*

Conversion Equipment

Steam Boiler

100%

2-4

\$355,900

2048

**

1

\$49,000

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$18,600

2038

**

4

\$2,700

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Vacuum Condensate Pump*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%			2028	\$232,000	1	\$10,200	
Convactor/Radiator	50%	Now	\$2,900	2033	**	1	\$8,000	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Library</i>								
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%	Now	\$11,700	2029	\$233,900	2	\$500	
<i>Broken, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 6 Units Are Broken (Library, Room 220 And 316) Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : 19 Wall Units Provide Cool And Hot Air With Steam Supply</i>								
Window/Wall Unit	10%			2023	\$11,500	1		
No Component	70%							
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2	\$3,600	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2033	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : One Unit Serves Auditorium And Lunch Room</i>								
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2033	**	2	\$1,900	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,700	
Exhaust Fans								
Interior	30%	Now	\$5,900	2028	\$58,700	2	\$400	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ceiling Mounted - 3rd Floor</i>								
Roof	70%	Now	\$25,600	2028	\$63,900	2	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205A - BX (ECF)

Asset # : 2686

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2028	\$87,600	4	\$5,400	
Sanitary Piping Cast Iron	100%	Now	\$8,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Drain</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$8,400	4	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$28,800	
Sprinkler No Component Generic	95%			2048	**	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 205B (ECF)- BX
Address : 2375 SOUTHERN BOULEVARD BTWN: E. FORDHAM RD, - E.187 ST.
Borough : BRONX **Agency's Number** : X864
Program / Asset # : BOE0341.000 / 330 **Yr Built/Renovated** : 1976 / 2010
Area Sq Ft : 21,000 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 3114 **Lot** : 52 **BIN** : 2013047

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$80,400	
Interior Architecture	\$285,400	
Electrical		\$425,400
Mechanical		\$723,900
Total	\$365,800	\$1,149,200
Importance Code A	\$80,400	\$186,100
Importance Code B	\$232,200	\$963,200
Importance Code C	\$53,200	
Total	\$365,800	\$1,149,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,400		\$17,500	
Interior Architecture	\$81,200		\$1,400	\$1,400
Electrical	\$1,000	\$600	\$700	\$1,000
Mechanical	\$8,600	\$4,900	\$2,500	\$4,900
Site Enclosure	\$5,500			
Site Pavements	\$200			
Total	\$137,900	\$5,400	\$22,000	\$7,200
Importance Code A	\$41,400	\$1,600	\$17,500	\$1,600
Importance Code B	\$58,600	\$3,800	\$4,500	\$5,600
Importance Code C	\$37,900			
Total	\$137,900	\$5,400	\$22,000	\$7,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$37,500	LIFE	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2043	**	5	\$3,100	
Windows								
Aluminum	100%	Now	\$42,900	2055	**	5	\$500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$1,500	
Metal Rail	80%			2043	**	5-10	\$15,400	
Roof								
IRMA/Protected Membrane	83%	Now	\$12,600	2035	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2043	**	10	\$6,600	
Skylight, Plastic	2%			2043	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 16 Units</i>								
Sloped Glazing	5%			LIFE	**	5	\$47,700	
Soffits								
Stucco Cement	100%	2-4	\$3,600	2043	**	5	\$1,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance Area Back Of School</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Ceramic Tile	5%			2039	**	5	\$1,800	
Quarry Tile	5%			2043	**	5	\$2,700	
Sheet Vinyl/Rubber	67%	Now	\$232,200	2035	**	5	\$18,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terrazzo	3%			LIFE	**	5	\$1,700	
Vinyl Tile	10%	Now	\$13,200	2035	**	3	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$6,300	2039	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Folding Partition	10%			2046	**	5	\$10,700	
Plaster	15%			LIFE	**	5-10	\$5,500	
SGFT/Glazed Masonry	60%	2-4	\$53,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$34,300	
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$7,900	2035	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%	4+	\$15,000	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 204 and 208</i>								
Plaster	15%	0-2	\$3,800	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$5,500	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	95%			2039	**			
Rubber Matting	5%	0-2	\$200	2035	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Play Yard</i>								
<i>Explanation : Sunken Area</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$5,200	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$104,400	5	\$100	
Raceway								
Conduit	100%			2030	\$56,100	1		
Panelboards								
Fused Disc Sw	5%			2029	\$4,000	5		
Molded Case Bkrs	95%			2029	\$75,800	5	\$500	
Wiring								
Thermoplastic	100%			2030	\$71,000	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	1%			2035	**	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	99%			2035	**	10	\$19,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$2,500	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Fluorescent	30%			2035	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$20,400	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Multipurpose Room</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 205B (ECF)- BX
Asset # : 330

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2025

\$69,700

1-3

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Multipurpose Room**Explanation : Manual Pull Stations And Alarm Bells Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Heat Pump Air Sourced

50%

2028

2

\$3,200

Radiant Heater

50%

2030

\$186,100

2

\$4,900

Terminal Devices

Fan Coil Unit/Heat

50%

2030

\$157,300

1

\$3,400

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Heat Pump Air Sourced

75%

2028

\$155,800

2

\$1,000

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Throughout The Building, 16 Split Units Provides Heating And Cooling*

No Component

25%

Terminal Devices

Fan Coil - 2 Pipe

75%

2030

\$224,700

1

\$5,100

No Component

25%

Heat Rejection

Air Cooled Condenser

75%

2030

\$23,800

2

\$11,000

Unit

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,500

Exhaust Fans

Not Accessible

100%

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 205B (ECF)- BX

Asset # : 330

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	100%			2025	\$18,500	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : One Unit</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	0-2	\$900	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Middle Of The Roof</i>						
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 206 - BK
Address : 2200 GRAVESEND NECK ROAD AND EAST 22 STREET
Borough : BROOKLYN **Agency's Number** : K206
Program / Asset # : BOE0501.000 / 1314 **Yr Built/Renovated** : 1925 / 2000
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 27-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 7381 **Lot** : 201 **BIN** : 3201080

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$124,400	\$365,600
Interior Architecture	\$1,124,400	\$55,700
Electrical	\$862,100	\$762,500
Mechanical	\$409,900	\$630,500
Total	\$2,520,900	\$1,814,400
Importance Code A	\$124,400	\$406,000
Importance Code B	\$2,345,200	\$1,408,400
Importance Code C	\$51,200	
Total	\$2,520,900	\$1,814,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$17,900		
Interior Architecture	\$89,900	\$3,000		\$10,000
Electrical	\$15,200	\$35,900	\$100	
Mechanical	\$70,800	\$15,300	\$24,200	\$16,500
Total	\$175,900	\$72,000	\$24,300	\$26,400
Importance Code A	\$10,800	\$28,900	\$10,800	\$10,800
Importance Code B	\$96,700	\$43,100	\$13,500	\$15,600
Importance Code C	\$68,500			
Total	\$175,900	\$72,000	\$24,300	\$26,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,500	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	83%			LIFE	**	5	\$158,300	
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
Masonry: Granite	5%			LIFE	**	5	\$7,200	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	2%			LIFE	**	5	\$2,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Metal Panel	5%			2047	**	5-10	\$65,600	
Windows								
Aluminum	100%	Now	\$124,400	2043	**	5	\$27,800	
		<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$16,200	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	90%			LIFE	**	5	\$18,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof								
Single Ply Membrane	100%			2037	**	10	\$85,100	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$4,400	LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2040	**	5	\$4,800	
Ceramic Tile	2%	Now	\$66,000	2042	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$6,000	
Quarry Tile	5%			2040	**	5	\$12,000	
Vinyl Tile	30%	Now	\$434,400	2037	**	3	\$17,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout 12x12 Tiles</i>								
Vinyl Tile	15%			2037	**	3	\$9,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	20%	Now	\$375,200	2037	**	3	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	15%	4+	\$42,100	2042	**	5	\$22,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$14,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%	Now	\$4,100	LIFE	**	5	\$1,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	10%	Now	\$17,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%	Now	\$14,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$51,200	LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair 8, Throughout All Class Rooms And Stair Bulkhead</i>								
SGFT/Glazed Masonry	10%	Now	\$17,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%	Now	\$17,000	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$155,500	LIFE	**	5	\$6,200	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair 5/6 And Bulkhead</i>								
Plaster	80%			LIFE	**	5	\$49,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$40,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2047	**	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$208,700	5	\$2,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$300	
Fused Knife Sw	2%	2-4	\$3,800	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Molded Case Bkrs	78%			2026	\$149,400	5	\$2,200	
Molded Case Bkrs	10%			2043	**	5	\$300	
Wiring								
Braided Cloth	90%	2-4	\$286,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2040	**	5	\$400	
Locally Mounted	50%			2025	\$61,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	91%			2035	**	10	\$91,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$12,800	10	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-12 Lamps</i>								
LED	4%			2022	\$44,500			
Egress Lighting								
Emergency, Battery	50%			2022	\$78,500	10	\$13,200	
Exit, Service	50%			2022	\$15,700	1		
Exterior Lighting								
HID	100%			2022	\$439,500	10	\$300	
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 8000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$108,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$36,900	2037	**	4	\$5,400	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$306,500	1	\$13,500	
Convactor/Radiator	70%			2032	**	1	\$24,600	
Fan Coil Unit/Heat	10%			2027	\$163,200	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	35%	Now	\$31,800	2025	\$79,500	1		
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,800	
Exhaust Fans								
Interior	100%	Now	\$19,400	2027	\$387,800	2	\$2,700	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fan Room</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2022	\$66,500	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 300 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$4,500	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$2,300	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component	98%							
Generic	2%			2037	**	1-2	\$600	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 206 - Q
Address : 61-21 97 PLACE
Borough : QUEENS **Agency's Number** : Q206
Program / Asset # : BOE0847.000 / 1505 **Yr Built/Renovated** : 1954 / 2001
Area Sq Ft : 63,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2083 **Lot** : 123 **BIN** : 4050414

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$590,300	\$84,400
Interior Architecture		\$938,200
Electrical	\$54,900	\$153,600
Mechanical		\$1,312,000
Total	\$645,200	\$2,488,300
Importance Code A	\$590,300	\$492,100
Importance Code B	\$54,900	\$1,996,100
Total	\$645,200	\$2,488,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,800	\$15,000		
Interior Architecture	\$15,000	\$200	\$13,200	\$12,200
Electrical	\$4,200	\$5,400	\$4,200	\$12,200
Mechanical	\$38,600	\$10,000	\$16,900	\$26,700
Site Pavements				
Total	\$75,600	\$30,700	\$34,400	\$51,000
Importance Code A	\$24,000	\$21,300	\$6,200	\$6,400
Importance Code B	\$39,600	\$9,500	\$26,400	\$44,600
Importance Code C	\$12,000		\$1,700	
Total	\$75,600	\$30,700	\$34,400	\$51,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$75,500	
Masonry: Brick Cavity	10%	Now	\$71,100	LIFE	**	5	\$8,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	5%	Now	\$51,800	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	92%	4+	\$17,800	2045	**	5	\$9,900	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Gymnasium Windows</i>								
Glass Block	3%			LIFE	**	5	\$400	
Steel	5%	Now	\$60,200	2054	**	5	\$6,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs, Fan Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Fan Room</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, Fan Room</i>								
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5	\$5,700	
Masonry: Brick Cavity	25%			LIFE	**	5	\$2,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Masonry: Limestone	5%			LIFE	**	5	\$600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Metal Rail	10%			2042	**	5-10	\$17,200	
Roof								
IRMA/Protected Membrane	95%	Now	\$407,100	2039	**			
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Fan Room Over Main Roof</i>								
Metal Panel	5%			2042	**	10	\$4,600	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	3%			2038	**	5	\$3,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	2%			2034	**	3	\$700	
Vinyl Tile 9" X 9"	80%			2029	\$938,200	3	\$29,900	
Wood	5%			2044	**	5	\$9,400	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$3,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	60%	4+	\$12,000	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stairway Near Window</i>								
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%	4+	\$3,000	2034	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor, Gymnasium</i>								
AcousTileSusp.Lay-In	15%			2034	**	5	\$15,000	
Exposed Concrete	20%			LIFE	**	5	\$3,100	
Plaster	50%			LIFE	**	5	\$31,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2039	**			
Iron Picket	80%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	2%			2032	**			
Cast in Place Concrete	85%			2042	**			
Masonry: Granite	3%			LIFE	**			
Pavers/Stone	10%			2032	**			
Activity Yard								
Asphalt	90%			2032	**			
Rubber Matting	10%			2029	\$15,000			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	70%			2029	\$92,600	1		
Conduit	30%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	10%			2027	\$8,100	5		
Variable Frequency Drive	90%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$54,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$7,600	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$61,000	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2034 * * 1-3 \$38,800

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100% 2039 * * 5 \$19,500

Conversion Equipment

Steam Boiler

100% 2027 \$407,700 1 \$62,400

Leak Evident, Extent : Moderate, Area Affected : 2%

Location : Oil Leaks At Both Burners, Boiler Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Two Units

Distribution

Steam Piping/Pump

100% 2039 * *

Terminal Devices

Air Handler

20% 2037 * * 1 \$7,800

Convactor/Radiator

5% 0-2 \$1,700 2034 * * 1 \$900

Not Energy Efficient, Extent : Moderate, Area Affected : 100%

Location : Rooms 219, 220

Convactor/Radiator

65% 2034 * * 1 \$13,200

Fan Coil Unit/Heat

10% 0-2 \$18,900 2029 \$94,400 1 \$1,800

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Various Locations

Explanation : Inefficient Units

Air Conditioning

Energy Source

Electricity

100% 2037 * * 1

Conversion Equipment

Reciprocating

10% 2037 * * 1 \$2,900

Compr/Chiller

Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Ext Pkg Unit -

Heating/Cooling

75% 2029 \$591,600 2 \$2,900

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof - 3 Units

Window/Wall Unit

5% 2024 \$6,600 1

No Component

10%

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DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr	10%			2055	**	4	\$300
	Pipe/Pump							
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%			2037	**	1	\$3,900
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	10%			2037	**	2	\$4,400
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,100
Exhaust Fans								
	Interior	40%			2037	**	2	\$800
	Roof	60%			2029	\$62,800	2	\$1,200
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%	0-2	\$1,100	2027	\$55,300	1	
	<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Boiler Room</i>							
HW Heat Exchanger								
	Steam Fired	100%			2029	\$100,300	4	\$9,300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$9,600	4	\$2,000
Sewage Ejector(s)								
	Electric	100%			2029	\$18,100	4	\$3,800
Backflow Preventer								
	Generic	100%			2037	**	1	\$3,900
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2039	**	1-2	\$400
Chemical System								
	Generic	100%			2027	\$27,900	1-3	\$4,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : One Set</i>							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 207 - BK
Address : 4011 FILLMORE AVE. BTWN: KIMBALL ST, COLEMAN ST.
Borough : BROOKLYN **Agency's Number** : K207
Program / Asset # : BOE0502.000 / 25 **Yr Built/Renovated** : 1926 / 2014
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 16-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8484 **Lot** : 1 **BIN** : 3239388

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$421,600	\$190,600
Interior Architecture	\$97,300	\$172,700
Electrical	\$444,900	\$591,600
Mechanical	\$164,400	\$912,700
Total	\$1,128,100	\$1,867,600
Importance Code A	\$421,600	\$230,100
Importance Code B	\$609,300	\$1,637,500
Importance Code C	\$97,300	
Total	\$1,128,100	\$1,867,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,000			
Interior Architecture	\$122,300		\$8,400	\$1,300
Electrical	\$16,900	\$1,500	\$1,700	\$2,600
Mechanical	\$49,900	\$10,400	\$15,000	\$9,700
Site Pavements	\$1,200			
Total	\$198,200	\$11,900	\$25,100	\$13,600
Importance Code A	\$14,600	\$6,600	\$6,600	\$6,600
Importance Code B	\$152,600	\$5,200	\$18,500	\$6,900
Importance Code C	\$31,100			
Total	\$198,200	\$11,900	\$25,100	\$13,600



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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$83,900		
Masonry: Brick	90%			LIFE	**	5	\$193,300		
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	5%			LIFE	**	5	\$8,100		
Windows									
Aluminum	100%	Now	\$116,200	2046	**	5	\$13,000		
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$64,700		
Masonry: Brick	90%			LIFE	**	5-10	\$140,200		
Roof									
Copper/Terne	5%	Now	\$3,900	2045	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Stair Bulkhead On Roof</i>									
Modified Bitumen	95%			2035	**	10	\$52,000		
Interior									
Floors									
Cast in Place Concrete	5%	0-2	\$2,900	LIFE	**	5	\$11,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gas And Electrical Rooms In Basement</i>									
Ceramic Tile	5%	Now	\$10,700	2033	**	5	\$2,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Marble Panels	5%	4+	\$19,900	LIFE	**	5	\$3,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Sheet Vinyl/Rubber	5%			2035	**	5	\$7,700		
Vinyl Tile	65%			2035	**	3	\$25,100		
Vinyl Tile 9" X 9"	10%	Now	\$12,100	2025	\$121,200	3	\$3,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	5%			2045	**	5	\$9,700		

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$16,000	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas And Electrical Rooms In Basement</i>								
Ceramic Tile	5%	Now	\$7,000	2033		**	5	\$2,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE		**	5-10	\$8,100
Masonry: Brick	10%			LIFE		**	10	\$2,800
Marble Panels	5%	4+	\$40,400	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$56,900	LIFE		**	5	\$19,900
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	20%			LIFE		**	5-10	\$25,800
Plaster	80%	Now	\$23,100	LIFE		**	5	\$51,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium, Two Classrooms On 3rd Floor And Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium, Two Classrooms On 3rd Floor And Stairwell</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2040		**		
Iron Picket	40%			2050		**		
Free Standing Walls								
Cast in Place Concrete	100%			2065		**		
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	80%			2035		**		
Pavers/Stone	20%			2033		**		
Activity Yard								
Asphalt	100%	4+	\$1,200	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2030	\$35,600	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch Which Is In Satisfactory Condition; However, There Is A Water Leak In The Room.</i>								
	Fused Disc Sw	10%			2030	\$4,000	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$156,500	5	\$300
Raceway								
	Conduit	90%			2030	\$119,000	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$14,400	5	\$200
	Molded Case Bkrs	60%			2029	\$86,200	5	\$1,100
	Molded Case Bkrs	30%			2046	**	5	\$500
Wiring								
	Braided Cloth	80%	2-4	\$148,500	2055	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : On Extended Life</i>								
	Thermoplastic	20%			2050	**	1	
Motor Controllers								
	Locally Mounted	80%			2028	\$64,500	5	\$400
	Locally Mounted	20%			2043	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	65%			2038	**	10	\$39,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2030	\$47,300	10	\$18,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Fixtures Installed In 2014.</i>								
Egress Lighting								
Emergency, Battery	40%			2025	\$38,600	10	\$6,500	
Emergency, Battery	10%			2038	**	10	\$1,600	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
Fluorescent	100%			2035	**	10	\$6,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	2-4	\$296,300	2040	**	1-3	\$15,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Corridors</i>								
<i>Explanation : The Fire Alarm System Is Obsolete.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No. 2 Oil, One 10,000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2043	**	1	\$66,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	20%			2050	**			
Steam Piping/Pump	80%	Now	\$11,900	2030	\$237,000			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Traps Leaking</i>								
Terminal Devices								
Air Handler	25%			2035	**	1	\$10,400	
Convactor/Radiator	50%			2028	\$179,300	1	\$10,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%	Now	\$100,300	2040	**	1	\$1,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
Fan Coil Unit/Heat	15%	2-4	\$15,100	2025	\$150,500	1	\$2,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	2%			2035	**			
Window/Wall Unit	50%			2028	\$69,800	1		
No Component	48%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Level</i>								
Exhaust Fans								
Interior	95%			2035	**	2	\$2,000	
Roof	5%			2035	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2050	**	1		
Galvanized Steel	80%			2028	\$235,200	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2028	\$40,900	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 250 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK

Asset # : 25

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sanitary Piping								
	Cast Iron	90%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Cast Iron	10%	0-2	\$49,000	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Deteriorating Piping</i>								
Storm Drain Piping								
	Cast Iron	5%	Now	\$7,000	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Riser On Southern Side Of Building</i>								
	Cast Iron	95%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Non-Submersible	100%			2030	\$10,200	4	\$2,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Backflow Preventer								
	No Component	90%						
	Generic	10%			2035	**	1	\$400
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves Boiler Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$900

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** Replacement cost estimated to be beyond ten years is not included in this report.

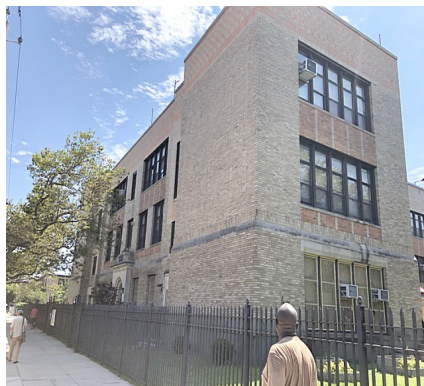
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 207 - BK ANNEX
Address : 3874 FLATLANDS AVENUE @ HENDRICKSON ST
Borough : BROOKLYN **Agency's Number** : LEASE-K729
Program / Asset # : BOE1059.000 / 14372 **Yr Built/Renovated** : 1926 / 2010
Area Sq Ft : 29,598 **Project Type** : EDUCATION
Date of Survey : 22-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7859 **Lot** : 47 **BIN** : 3345177

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$131,500	\$66,300
Interior Architecture	\$108,900	\$108,900
Electrical	\$35,800	\$189,000
Mechanical		\$480,400
Total	\$276,200	\$844,700
Importance Code A	\$131,500	\$66,300
Importance Code B	\$35,800	\$669,500
Importance Code C	\$108,900	\$108,900
Total	\$276,200	\$844,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,600		\$8,400	
Interior Architecture	\$66,000		\$18,000	\$5,000
Electrical	\$3,600	\$2,800	\$3,400	\$2,800
Mechanical	\$16,100	\$4,200	\$5,900	\$4,200
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,900	\$10,900	\$39,600	\$15,900
Importance Code A	\$33,500	\$2,900	\$11,300	\$2,900
Importance Code B	\$53,100	\$8,000	\$28,300	\$9,100
Importance Code C	\$34,200			\$3,900
Total	\$120,900	\$10,900	\$39,600	\$15,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$42,700	LIFE	**	5	\$66,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Masonry: Limestone	5%	Now	\$43,000	LIFE	**	5	\$2,800	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : This Component Is Actually Bluestone</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,500	
Windows								
Aluminum	100%	4+	\$45,800	2046	**	5	\$5,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$28,700	
Metal Rail	10%			2043	**	5-10	\$9,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,600	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$27,100	
Metal Panel	5%			2043	**	10	\$2,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	5%			2039	**	5	\$2,200	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	5%			2043	**	5	\$3,300	
Vinyl Tile	35%			2035	**	3	\$5,800	
Wood	50%			2045	**	5	\$41,500	
Interior Walls								
Ceramic Tile	10%			2039	**	5	\$7,800	
Gypsum Board	15%			LIFE	**	5-10	\$19,800	
Masonry: Brick	30%	Now	\$19,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Plaster	10%	Now	\$1,300	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Vestibule</i>								
Wood	35%			LIFE	**	5	\$217,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	65%			2043	**	5	\$28,800	
Exposed Concrete	15%			LIFE	**	5-10	\$8,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$4,400	
Gypsum Board	10%			LIFE	**	5-10	\$15,200	
Plaster	5%	Now	\$6,200	LIFE	**	5	\$1,400	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Entry Vestibule

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Entry Vestibule

Site Enclosure

Fence/Gates

Iron Picket	100%			2050	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	90%	0-2	\$600	2035	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Main Entry Area

Pavers/Stone	10%			2033	**			
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Parking/Driveway

Asphalt	100%			2033	**			
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Activity Yard

Asphalt	75%			2033	**			
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Rubber Matting	25%			2030			\$12,700	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1,600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$100	
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Raceway

Conduit	100%			2050	**	1		
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Panelboards

Molded Case Bkrs	100%			2046	**	5	\$800	
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Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5	\$200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$900

Lighting

Interior Lighting

Fluorescent

100%

2030

\$69,700

10

\$27,100

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery

50%

2030

\$21,300

10

\$3,600

Exit, Battery

50%

2030

\$14,500

10

\$1,000

Exterior Lighting

HID

100% Now

\$35,800

2030

\$119,300

*Damaged Fixtures, Extent : Light, Area Affected : 30%**Location : Building Perimeter At Exits*

Alarm

Security System

Generic

100%

2035

* *

1

\$11,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$18,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2030

\$58,200

5

\$9,200

*Buried Tank(s), Extent : Light, Area Affected : 100%**Location : Outside*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$29,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2040

* *

Terminal Devices

Convactor/Radiator

100%

2028

\$158,500

1

\$9,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Original Cast Iron Radiators.*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2025	\$24,000	2	\$200
				<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Unit Appears To Be Abandoned In Place At Roof That Served The Lobby.</i>				
	Split Unit	10%			2035	**		
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Three Units, Cafeteria</i>				
	Window/Wall Unit	70%			2028	\$43,200	1	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Data And Communication Room In School Office</i>				
				<i>Explanation : Two Units</i>				
	No Component	10%						
Terminal Devices								
	Fan Coil - 2 Pipe	15%			2035	**	1	\$1,400
	No Component	85%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2035	**	2	\$3,100
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$13,100
	No Component	50%						
Exhaust Fans								
	Roof	50%			2030	\$24,600	2	\$500
	Wall Unit	20%			2030	\$2,100	2	\$200
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2030	\$220,600	1	
Water Heater								
	Electric	100%			2025	\$26,100	4	\$300
				<i>Other Observation, Extent : Light, Area Affected : 60%</i>				
				<i>Location : Closets On Floor 1, 2, 3 And Kitchen</i>				
				<i>Explanation : Kitchen Has 120 Gallons And Floors 1, 2, 3 Have 40 Gallons. Pressure Relief Valves Not Piped To Drain.</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$6,200	LIFE	**	1	
				<i>Broken, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : East And West Exterior Walls And Vertical Leaders</i>				
Sump Pump(s)								
	Non-Submersible	100%			2025	\$4,500	4	\$900

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - BK ANNEX

Asset # : 14372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 207 - Q
Address : 159-15 88 STREET BTWN: 159 AVE., 160 AVE.
Borough : QUEENS **Agency's Number** : Q207
Program / Asset # : BOE0848.000 / 1506 **Yr Built/Renovated** : 1965 / 2015
Area Sq Ft : 87,475 **Project Type** : EDUCATION
Date of Survey : 14-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 14009 **Lot** : 60 **BIN** : 4293311

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$176,700	\$47,800
Interior Architecture	\$159,000	\$997,700
Electrical	\$52,900	\$640,800
Mechanical		\$1,132,700
Total	\$388,600	\$2,818,900
Importance Code A	\$176,700	\$47,800
Importance Code B	\$132,500	\$2,727,900
Importance Code C	\$79,400	\$43,300
Total	\$388,600	\$2,818,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,800		\$51,400	
Interior Architecture	\$75,500		\$10,100	\$10,100
Electrical	\$15,100	\$12,000	\$13,900	\$12,800
Mechanical	\$45,200	\$13,600	\$19,100	\$12,600
Site Enclosure	\$21,200			
Total	\$206,800	\$25,500	\$94,500	\$35,600
Importance Code A	\$58,500	\$8,700	\$60,100	\$8,700
Importance Code B	\$97,200	\$16,900	\$34,500	\$26,900
Importance Code C	\$51,100			
Total	\$206,800	\$25,500	\$94,500	\$35,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$23,600	
Masonry: Brick Cavity	95%			LIFE	**	5	\$95,500	
Windows								
Aluminum	100%			2046	**	5	\$24,000	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$52,000	
Metal Rail	50%			2043	**	5-10	\$56,900	
Metal Security Bars	10%			2045	**			
Roof								
Built-Up (BUR)	97%	4+	\$128,900	2035	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Above Rooms 305 And 300</i>								
Copper/Terne	3%			2058	**	10	\$6,900	
Soffits								
Stucco Cement	100%			2043	**	5	\$33,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$29,600	
Mosaic Tile	3%			2043	**	5	\$10,100	
Terrazzo	2%			LIFE	**	5	\$4,200	
Vinyl Tile	10%			2035	**	3	\$5,100	
Vinyl Tile	20%			2035	**	3	\$10,100	
Vinyl Tile 9" X 9"	60%			2025		3	\$40,600	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$8,300	
Plaster	70%			LIFE	**	5-10	\$122,700	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$25,800	
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$33,100	
Exposed Concrete	55%			LIFE	**	5-10	\$91,000	
Plaster	20%	4+	\$18,600	LIFE	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms, Stairs C Bulkhead</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$21,200	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Masonry: Granite	5%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	80%			2030	\$147,400	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	15%			2046	**	5	\$300	
Molded Case Bkrs	10%			2046	**	5	\$200	
Molded Case Bkrs	75%			2029	\$143,600	5	\$1,700	
Wiring								
Thermoplastic	80%			2030	\$218,200	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$26,900	
Generators								
Natural Gas	100%			2043	**	1	\$33,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 60 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$77,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
HID	2%			2035	**	10	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$10,600	
Exit, Service	50%			2035	**	1		

Exterior Lighting

HID	15%			2030	\$52,900	10		
HID	15%	Now	\$52,900	2040	**			

Other Observation, Extent : Severe, Area Affected : 100%

Location : Roof

Explanation : Not Functional

No Component

70%

Alarm

Security System

No Component	70%							
Generic	30%			2038	**	1	\$9,800	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%			2035	**	1-3	\$53,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%			2056	**	1		
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Conversion Equipment

Steam Boiler	100%			2047	**	1	\$86,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Steam Boilers

Distribution

Steam Piping/Pump	90%			2030	\$348,100			
Steam Piping/Pump	10%			2056	**			

Terminal Devices

Air Handler	20%			2030	\$246,000	1	\$10,800	
Convactor/Radiator	10%	0-2	\$4,700	2035	**	1	\$2,500	

Malfunctioning, Extent : Moderate, Area Affected : 10%

Location : Thermostats, Various Locations

Convactor/Radiator	60%			2035	**	1	\$17,000	
Fan Coil Unit/Heat	10%			2030	\$131,000	1	\$2,800	

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
	Electricity	100%		2038	**	1		
Conversion Equipment								
	Window/Wall Unit	60%		2028	\$109,400	1		
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$77,200	
Exhaust Fans								
	Interior	60%		2030	\$186,700	2	\$1,600	
	Roof	40%		2030	\$58,100	2	\$1,100	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2040	**	1		
Water Heater								
	Gas Fired	100%		2029	\$53,400	2	\$1,300	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2038	**	4	\$2,800	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2030	\$25,700	1-2	\$700	
Chemical System								
	No Component	99%						
	Generic	1%		2029	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 208 - BK
Address : 4801 AVENUE D BTWN: EAST 48 ST, EAST 49 ST.
Borough : BROOKLYN **Agency's Number** : K208
Program / Asset # : BOE0503.000 / 26 **Yr Built/Renovated** : 1927 / 2009
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 13-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4769 **Lot** : 25 **BIN** : 3105680

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$635,500	\$513,700
Interior Architecture	\$230,200	\$613,500
Electrical	\$148,500	\$828,100
Mechanical	\$295,900	\$1,200,400
Total	\$1,310,200	\$3,155,800
Importance Code A	\$635,500	\$553,200
Importance Code B	\$638,800	\$2,602,600
Importance Code C	\$35,900	
Total	\$1,310,200	\$3,155,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,500		\$14,300	
Interior Architecture	\$124,600		\$4,200	\$4,200
Electrical	\$16,900	\$1,200	\$1,300	\$2,300
Mechanical	\$83,600	\$13,000	\$16,800	\$12,500
Site Enclosure	\$19,100			
Site Pavements	\$26,100			
Total	\$310,800	\$14,200	\$36,600	\$19,000
Importance Code A	\$47,300	\$6,800	\$21,100	\$6,800
Importance Code B	\$206,700	\$7,300	\$15,500	\$12,200
Importance Code C	\$56,800			
Total	\$310,800	\$14,200	\$36,600	\$19,000



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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$900,400	
Masonry: Limestone	5%			LIFE	**	5	\$35,500	
Windows								
Aluminum	95%	Now	\$185,300	2046	**	5	\$9,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$5,900	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$23,600	
Metal Rail	5%			2043	**	5-10	\$3,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Roof								
Metal Panel	5%			2043	**	10	\$6,100	
Modified Bitumen	95%			2035	**	10	\$63,500	
Interior								
Floors								
Ceramic Tile	5%	Now	\$11,700	2039	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Staff Toilets</i>								
Quarry Tile	5%			2043	**	5	\$8,500	
Terrazzo	5%	4+	\$14,000	LIFE	**	5	\$4,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Traffic Topping	25%			2030	\$373,500	5	\$35,300	
Vinyl Tile	20%	Now	\$20,500	2030	\$204,800	3	\$8,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Classrooms</i>								
Vinyl Tile 9" X 9"	10%	Now	\$132,700	2040	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$29,800	2045	**	5	\$31,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 309, 211</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$35,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room</i>								
Masonry: Brick	15%			LIFE	**	10	\$4,300	
Marble Panels	5%			LIFE	**	10	\$1,900	
Plaster	65%	Now	\$26,700	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 305, 320</i>								
Ceilings								
Exposed Concrete	50%			LIFE	**	5-10	\$70,500	
Plaster	50%	Now	\$15,800	LIFE	**	5	\$35,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 305</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2040	**			
Iron Picket	80%	Now	\$19,100	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Avenue D</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Along Avenue D</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$21,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout At Trees</i>								
On-Site Walkways								
Cast in Place Concrete	75%	4+	\$2,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	25%	2-4	\$2,000	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exits Steps Throughout</i>								
Activity Yard								
Asphalt	80%			2039	**			
Pavers/Stone	10%			2039	**			
Rubber Matting	10%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$39,500	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,600 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2030	\$125,200	5	\$200
	Fused Disc Sw	20%			2050	**	5	\$100
Raceway								
	Conduit	80%			2030	\$105,800	1	
	Conduit	20%			2050	**	1	
Panelboards								
	Fused Disc Sw	5%			2046	**	5	\$100
	Molded Case Bkrs	15%			2046	**	5	\$300
	Molded Case Bkrs	80%			2029	\$114,900	5	\$1,500
Wiring								
	Braided Cloth	80%	2-4	\$148,500	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2050	**	1	
Motor Controllers								
	Locally Mounted	40%			2035	**	5	\$200
	Locally Mounted	60%			2028	\$48,400	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000
Lighting								
Interior Lighting								
	Fluorescent	95%			2035	**	10	\$60,100
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Library And Locker Room</i>								
	LED	5%			2035	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
	Emergency, Battery	50%			2025	\$49,700	10	\$8,300
	Exit, Service	40%			2025	\$7,900	1	
	Exit, Service	10%			2035	**	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

20% Now \$2,800 2025 \$55,600

*Damaged Fixtures, Extent : Moderate, Area Affected : 5%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Controlled Via Photocell*

No Component

80%

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30% Now \$4,600 2030 \$228,900 1-3 \$11,600

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Throughout - Strobe Riser Fault Keeps System In Trouble Mode**Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detectors, Horns, Manual Pull Stations, Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2040 * * 1

Conversion Equipment

Steam Boiler

100% 2035 * * 1 \$68,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Corrosion Occurring On Shell Of 2 Steam Boilers.*

Distribution

Steam Piping/Pump

75% 2040 * *

Steam Piping/Pump

25% Now \$76,300 2040 * *

*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Boiler Return Piping In Basement**Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Thermostatic Controls Issues Throughout.**Steam Traps Faulty, Extent : Moderate, Area Affected : 70%**Location : Thermostatic Radiator Traps Throughout.**Other Observation, Extent : Moderate, Area Affected : 5%**Location : Basement**Explanation : Faulty Float And Thermostatic Traps*

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	2%	Now	\$19,400	2030	\$19,400	1	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Dampers In Fan Room And Thermostats Throughout.</i>								
<i>Explanation : Pneumatic Controls Air Leaks</i>								
Air Handler	28%			2030	\$271,700	1	\$12,000	
Convactor/Radiator	35%			2028	\$129,300	1	\$7,800	
Fan Coil Unit/Heat	35%	Now	\$72,300	2025	\$361,700	1	\$7,000	
<i>Controller Not Working, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Unit Ventilators Throughout Not Used Due To Faulty Thermostats..</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2025	\$87,800	1	\$4,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Split Unit	2%			2030	\$29,500			
Window/Wall Unit	20%	Now	\$28,800	2030	\$28,800	1		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
No Component	63%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2040	**	4	\$500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rusting And Corrosion Occurring At Pumps.</i>								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2030	\$42,900	1	\$6,400	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2030	\$7,700	2	\$7,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,900	
Exhaust Fans								
Interior	100%	0-2	\$147,300	2030	\$245,500	2	\$1,700	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 1 Of 5 Exhaust Fans In Basement</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2 Of 5 Fans In Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 208 - BK

Asset # : 26

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
Water Heater Gas Fired	100%			2025	\$42,100	2	\$1,000	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$2,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Water Backs Up To 1st Floor On Avenue D Side</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$10,500	4	\$2,200	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100% Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2030	\$13,500	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 209 - BK
Address : 2609 EAST 7TH STREET AVE. Z & EAST 7TH STREET
Borough : BROOKLYN **Agency's Number** : K209
Program / Asset # : BOE0504.000 / 27 **Yr Built/Renovated** : 1930 / 2003
Area Sq Ft : 69,589 **Project Type** : EDUCATION
Date of Survey : 22-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7244 **Lot** : 1 **BIN** : 3196224

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$697,900	\$818,400
Interior Architecture	\$161,100	\$518,700
Electrical	\$642,800	\$505,000
Mechanical	\$238,100	\$560,200
Total	\$1,739,900	\$2,402,300
Importance Code A	\$697,900	\$857,900
Importance Code B	\$942,200	\$1,349,900
Importance Code C	\$99,800	\$194,500
Total	\$1,739,900	\$2,402,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,400	\$6,300	\$17,100	
Interior Architecture	\$73,900	\$9,900	\$2,000	\$3,900
Electrical	\$13,100	\$1,600	\$1,000	\$800
Mechanical	\$29,400	\$9,800	\$16,200	\$9,800
Total	\$137,700	\$27,500	\$36,300	\$14,500
Importance Code A	\$28,300	\$13,300	\$24,000	\$6,900
Importance Code B	\$76,800	\$14,200	\$12,300	\$7,600
Importance Code C	\$32,700			
Total	\$137,700	\$27,500	\$36,300	\$14,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$52,200	
Copper/Terne	2%			2062	**	10	\$6,300	
Masonry: Brick	90%	Now	\$387,500	LIFE	**	5	\$120,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 8/9 And Throughout</i>								
Masonry: Granite	3%	Now	\$151,900	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2043	**	5	\$34,300	
Metal Louvers	2%	Now	\$2,200	2036	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$14,100	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%	Now	\$3,100	2062	**	5	\$800	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$93,900	LIFE	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%	0-2	\$1,900	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$64,600	2027	\$645,900			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2055	**	10	\$5,900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,800	
Ceramic Tile	3%			2040	**	5	\$3,100	
Ceramic Tile	2%	Now	\$4,300	2030	\$43,100	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2032	**	5	\$7,800	
Terrazzo	5%			LIFE	**	5	\$4,100	
Vinyl Tile	15%			2035	**	3	\$5,900	
Vinyl Tile	25%	Now	\$11,800	2027	\$236,400	3	\$9,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$3,100	2022	\$61,200	3	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$22,000	2042	**	5	\$29,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2040	**	5	\$7,000	
Ceramic Tile	2%	Now	\$27,600	2030	\$138,200	5	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	Now	\$99,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%			LIFE	**	5	\$52,800	
Plaster	5%	Now	\$5,000	LIFE	**	5	\$3,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair 8/9</i>								
Ceilings								
AcousTileConcealSpLn	10%			2032	**	5	\$11,900	
Exposed Concrete	15%			LIFE	**	5	\$2,200	
Plaster	75%			LIFE	**	5	\$44,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2027	\$39,500	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch And One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	70%			2027	\$109,600	5	\$200
	Fused Disc Sw	30%			2047	**	5	\$100
Raceway								
	Conduit	80%			2027	\$105,800	1	
	Conduit	20%			2047	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$14,400	5	\$200
	Fused Knife Sw	1%	2-4	\$1,400	2052	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
	Molded Case Bkrs	20%			2043	**	5	\$400
	Molded Case Bkrs	69%			2026	\$99,100	5	\$1,300
Wiring								
	Braided Cloth	90%	2-4	\$167,100	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	10%			2047	**	1	
Motor Controllers								
	Locally Mounted	50%			2025	\$40,300	5	\$200
	Locally Mounted	50%			2040	**	5	\$200
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	95%			2037	**	10	\$60,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Incandescent	5%			2022	\$41,300	2	\$100
Egress Lighting								
	Emergency, Battery	50%			2027	\$50,100	10	\$8,400
	Exit, Service	50%			2027	\$10,000	1	
Exterior Lighting								
	HID	100%			2022	\$280,600	10	\$200

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DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$153,900

1-3

\$8,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 7500 Gallons*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$68,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

* *

4

\$5,100

Terminal Devices

Air Handler

20%

2022

\$195,700

1

\$8,600

Convactor/Radiator

50%

2032

* *

1

\$11,200

Fan Coil Unit/Heat

30%

Now

\$6,300

2027

\$312,700

1

\$6,100

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Window/Wall Unit

20%

2025

\$29,000

1

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$38,800

Exhaust Fans

Interior

100%

Now

\$12,400

2027

\$247,600

2

\$1,700

*Broken, Extent : Moderate, Area Affected : 54%**Location : Fan Room**Noisy/Vibrating, Extent : Moderate, Area Affected : 5%**Location : Fan Room*

Plumbing

H/C Water Piping

Galvanized Steel

100%

2032

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 209 - BK

Asset # : 27

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2022	\$42,400	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 600 Gallons</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2027	\$10,600	4	\$1,500
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sump Pump</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staff Restrooms</i>								
Fire Suppression								
	Sprinkler No Component Generic	95%			2037	**	1-2	\$1,000

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 209 - BX
Address : 317 EAST 183 STREET @ TIEBOUT AVE
Borough : BRONX **Agency's Number** : X863
Program / Asset # : BOE1020.000 / 503 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 22,000 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3146 **Lot** : 72 **BIN** : 2103868

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$128,900	\$45,400
Electrical		\$124,800
Mechanical		\$373,600
Total	\$128,900	\$543,800
Importance Code A	\$128,900	\$187,800
Importance Code B		\$356,100
Total	\$128,900	\$543,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,000		\$2,200	
Interior Architecture	\$75,600		\$20,500	\$3,200
Electrical	\$5,000	\$2,100	\$2,600	\$2,300
Mechanical	\$14,300	\$9,700	\$6,800	\$8,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$119,900	\$19,800	\$39,900	\$22,000
Importance Code A	\$21,200	\$2,200	\$4,300	\$2,200
Importance Code B	\$60,800	\$17,600	\$35,600	\$17,500
Importance Code C	\$37,800			\$2,300
Total	\$119,900	\$19,800	\$39,900	\$22,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	4+	\$90,800	LIFE	**	5	\$45,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement From Playground On South East Corner</i>								
Windows								
Aluminum	100%			2046	**	5	\$9,200	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$44,600	
Metal Security Bars	10%			2058	**			
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping Throughout</i>								
Roof								
IRMA/Protected Membrane	95%	4+	\$9,500	2035	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Lower Roof 2nd Floor</i>								
Metal Panel	5%			2043	**	10	\$2,200	
Soffits								
Alum/Vinyl Siding	100%			2050	**	10		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$2,000	LIFE	**	5	\$8,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms C05, C19, C18</i>								
Ceramic Tile	5%			2039	**	5	\$1,800	
Quarry Tile	5%			2043	**	5	\$2,700	
Vinyl Tile	80%			2035	**	3	\$10,900	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,600	
Concrete Masonry Unit	60%			LIFE	**	5	\$43,700	
SGFT/Glazed Masonry	35%			LIFE	**	10	\$15,900	
Ceilings								
AcousTileConcealSpLn	60%			2043	**	5	\$30,900	
AcousTileSusp.Lay-In	15%	0-2	\$16,000	2043	**	5	\$3,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$8,200	
Gypsum Board	10%			LIFE	**	5-10	\$14,200	
Metal Panel	5%			LIFE	**	5	\$5,200	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2065	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	45%			2033	**			
Rubber Matting	55%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	15%			2038	**	5	\$100	
Molded Case Bkrs	85%			2038	**	5	\$500	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	50%			2035	**	5	\$100	
Motor Control Center	50%			2035	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$6,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2033	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>Explanation : Emergency Generator Rated At 100 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$4,900	
Fuel Storage								
Day Tank								
	10%			2038	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>Explanation : 25 Gallons Rated Capacity</i>								
Main Tank	90%			2045	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2030	\$50,800	10	\$19,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2030	\$1,000	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$5,800	1		
Exit, Service	50%			2030	\$3,200	1		
Exterior Lighting								
HID	15%			2030	\$13,300	10		
LED	15%			2038	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$21,300	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$73,000	1-3	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
Conversion Equipment								
Steam Boiler	95%			2028	\$135,300	1	\$20,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Boilers. 2 Heat Exchangers For Hot Water Devices. No. 2 Exchanger Leaks.</i>								
Steam Boiler	5%	0-2	\$2,100	2028	\$7,100	1	\$1,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : No. 2 Unit Corroded And Leaking At The Bottom, Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2038	**	4	\$1,300	
Steam Piping/Pump	20%			2040	**			
Terminal Devices								
Air Handler	15%			2025	\$46,400	1	\$2,000	
Convactor/Radiator	40%			2035	**	1	\$2,800	
Fan Coil Unit/Heat	45%			2035	**	1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2030	\$149,400	1	\$8,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units In The Basement</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	**	4	\$900	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2025	\$29,600	1	\$2,000	
Fan Coil - 4 Pipe	65%			2035	**	1	\$4,600	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$35,500	2	\$15,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans								
Interior	30%			2025	\$23,500	2	\$200	
Roof	70%			2030	\$25,600	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2029	\$13,400	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 400 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$3,400	4	\$700	
Sewage Ejector(s) Electric	100%			2030	\$6,300	4	\$1,300	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$11,100	
Sprinkler No Component Generic	80%			2040	**	1-2	\$1,200	
Chemical System No Component Generic	99%			2025	\$300	1-3		

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 209 - Q
Address : 16-10 UTOPIA PKWY
Borough : QUEENS **Agency's Number** : Q209
Program / Asset # : BOE0849.000 / 1507 **Yr Built/Renovated** : 1956 / 2009
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5734 **Lot** : 1 **BIN** : 4128717

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$118,000	\$106,000
Interior Architecture	\$939,600	\$48,900
Electrical	\$517,500	\$347,600
Mechanical	\$451,600	\$2,224,600
Site Pavements	\$59,800	
Total	\$2,086,400	\$2,727,200
Importance Code A	\$118,000	\$597,900
Importance Code B	\$1,968,500	\$2,080,400
Importance Code C		\$48,900
Total	\$2,086,400	\$2,727,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$62,300			
Interior Architecture		\$2,800	\$5,300	\$19,800
Electrical	\$9,300	\$2,800	\$2,500	\$14,500
Mechanical	\$18,300	\$11,000	\$16,500	\$22,700
Site Enclosure	\$1,800			
Site Pavements	\$25,800			
Total	\$117,500	\$16,600	\$24,300	\$57,100
Importance Code A	\$69,800	\$7,500	\$7,500	\$7,700
Importance Code B	\$39,900	\$9,000	\$13,100	\$49,400
Importance Code C	\$7,800		\$3,700	
Total	\$117,500	\$16,600	\$24,300	\$57,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	8%			LIFE	**	5	\$27,200	
Masonry: Brick Cavity	85%	4+	\$49,400	LIFE	**	5	\$61,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1495 JHS 194</i>								
Masonry: Limestone	5%	0-2	\$21,200	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills Throughout</i>								
Granite Panels	2%			LIFE	**	5	\$1,100	
Windows								
Aluminum	100%			2051	**	5	\$21,400	
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5	\$12,500	
Masonry: Limestone	10%			LIFE	**	5	\$2,600	
Metal Rail	30%			2042	**	5-10	\$113,000	
Roof								
Built-Up (BUR)	95%	Now	\$30,400	2034	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Roof</i>								
Copper/Terne	5%			2057	**	10	\$13,800	
Soffits								
Cast in Place Concrete	75%			LIFE	**	5	\$2,800	
Masonry: Granite	25%			LIFE	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,400	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2038	**	5	\$3,400	
Terrazzo	2%			LIFE	**	5	\$1,700	
Vinyl Tile	20%			2034	**	3	\$8,400	
Vinyl Tile 9" X 9"	55%	0-2	\$144,600	2024	\$722,800	3	\$23,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$21,000	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$7,300	
Concrete Masonry Unit	50%			LIFE	**	5	\$48,900	
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	10%			LIFE	**	5	\$7,300	
SGFT/Glazed Masonry	35%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$72,200	2034	**	5	\$17,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors And Cafeteria</i>								
AcousTileSusp.Lay-In	3%			2034	**	5	\$3,300	
Exposed Concrete	50%			LIFE	**	5	\$8,700	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Exposed Struc: Steel	2%			LIFE	**			
Metal Panel	10%			LIFE	**	5	\$13,900	
Plaster	10%			LIFE	**	5	\$7,000	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	95%			2049	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$1,800	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Side Walls At Side Exit Door</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$19,700	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$6,000	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Asphalt	45%			2032	**			
Rubber Matting	55%	Now	\$59,800	2039	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Playground</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Playground</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Knife Sw	5%	2-4	\$7,200	2054	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	50%	2-4	\$71,800	2054	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	10%			2045	**	5	\$200	
Molded Case Bkrs	25%			2028	\$35,900	5	\$500	
Wiring								
Braided Cloth	75%	2-4	\$139,200	2054	**	1		
<i>Insulation Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2049	**	1		
Thermoplastic	20%			2029	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$68,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
HID	2%			2024	\$2,600	10		
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$9,200	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$306,400	10	\$200	

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$8,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Offices, Cafeteria And Exit Doors**Explanation : CCTV Cameras, Intrusion Alarm And Motion Detector*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$14,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$23,500

Conversion Equipment

Steam Boiler

100%

2027

\$491,800

1

\$75,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units - On Extended Life*

Distribution

Central Plant Steam Piping/Pmp

100%

2029

\$1,286,300

4

\$5,600

Terminal Devices

Air Handler

20%

2024

\$213,700

1

\$9,400

Convactor/Radiator

80%

2027

\$325,500

1

\$19,600

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

25%

2024

\$39,600

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$42,400

Exhaust Fans

Interior

50%

2024

\$135,200

2

\$1,200

Roof

50%

2024

\$63,100

2

\$1,200

Plumbing

H/C Water Piping

Brass/Copper

80%

2039

* *

1

Galvanized Steel

20% 0-2

\$1,300

2034

* *

1

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Water Main, Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	HW Heat Exchanger Steam Fired	100%		2029	\$121,000	4	\$11,300	
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%		2029	\$11,600	4	\$2,400	
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	95%						
	Generic	5%		2039	**	1-2	\$1,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 21 - BX
Address : 715 EAST 225 STREET (NEAR WHITE PLAINS RD.)
Borough : BRONX **Agency's Number** : X021
Program / Asset # : BOE0169.000 / 2695 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4839 **Lot** : 39 **BIN** : 2063435

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$126,900
Interior Architecture		\$755,000
Electrical	\$98,900	\$715,100
Mechanical	\$63,500	\$867,300
Total	\$162,400	\$2,464,400
Importance Code A		\$162,500
Importance Code B	\$162,400	\$2,301,900
Total	\$162,400	\$2,464,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$4,600	\$5,000
Interior Architecture	\$13,500	\$10,400	\$20,400	
Electrical	\$12,900	\$3,000	\$9,600	\$2,500
Mechanical	\$20,000	\$11,400	\$59,400	\$11,400
Site Enclosure	\$22,500			
Site Pavements				
Total	\$69,000	\$24,800	\$94,100	\$19,000
Importance Code A	\$7,400	\$7,400	\$12,200	\$12,500
Importance Code B	\$60,600	\$17,400	\$81,900	\$6,500
Importance Code C	\$1,000			
Total	\$69,000	\$24,800	\$94,100	\$19,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$17,600	
Masonry: Brick	90%			LIFE	**	5	\$67,600	
Masonry: Granite	5%			LIFE	**	5	\$2,800	
Masonry: Limestone	2%			LIFE	**	5	\$1,100	
Windows								
Aluminum	95%			2044	**	5	\$10,100	
Glass Block	5%			LIFE	**	5	\$300	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$5,200	
Masonry: Limestone	30%			LIFE	**	5	\$2,800	
Roof								
Built-Up (BUR)	97%			2036	**	10	\$59,400	
Copper/Terne	3%			2063	**	10	\$4,600	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$17,000	
Ceramic Tile	3%			2031	**	5	\$3,300	
Quarry Tile	5%			2033	**	5	\$8,300	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	30%			2028	\$302,000	3	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 65%</i>								
<i>Location : Throughout 1926 Wing</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	45%			2028	\$453,000	3	\$18,700	
Wood	5%			2043	**	5	\$10,400	
Interior Walls								
Ceramic Tile	2%			2031	**	5	\$1,900	
Marble Panels	3%			LIFE	**			
Plaster	70%			LIFE	**	5	\$20,400	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%			2033	**	5	\$22,200	
Exposed Concrete	40%			LIFE	**	5	\$6,900	
Metal Panel	5%			LIFE	**	5	\$6,900	
Plaster	35%	4+	\$10,900	LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 215 Plaster Damage From Bathroom Above</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$22,500	2063	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	73%			2031		**		
Asphalt	25%			2031		**		
Masonry: Granite	2%			LIFE		**		

Caulking Deteriorated, Extent : Light, Area Affected : 25%

Location : Throughout

Activity Yard

Asphalt	80%			2037		**		
Rubber Matting	20%			2028	\$27,400			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$35,600	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1200 Amperes

Fused Disc Sw	10%			2054		**	5	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amperes Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$156,500	5	\$300	
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Raceway

Conduit	100%			2028	\$132,200	1		
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Panelboards

Fused Disc Sw	2%			2050		**	5	
Fused Disc Sw	8%			2027	\$11,500	5	\$100	
Molded Case Bkrs	85%			2027	\$122,100	5	\$1,700	
Molded Case Bkrs	5%			2050		**	5	\$100

Wiring

Braided Cloth	30%	Now	\$55,700	2053		**	1	
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Insulation Aged, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	65%			2028	\$120,700	1		
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Thermoplastic	5%			2054		**	1	
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Motor Controllers

Locally Mounted	100%			2026	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%	Now	\$10,200	LIFE		**	5	\$1,100
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2036	**	10	\$67,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	40%			2023	\$43,200	10	\$7,200	
Emergency, Battery	10%			2036	**	10	\$1,800	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors CCTV Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$14,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2038	**	5	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each.</i>								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$74,300	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$63,500	2038	**	4	\$3,700	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%			2028	\$316,400	1	\$13,900	
Convactor/Radiator	70%			2026	\$281,100	1	\$17,000	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 21 - BX

Asset # : 2695

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	20%			2023	\$31,300	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800
Exhaust Fans								
	Interior	70%			2028	\$186,800	2	\$1,600
	Roof	30%			2028	\$37,400	2	\$700
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Water Main</i>							
Water Heater								
	Gas Fired	100%			2028	\$45,700	2	\$1,100
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$6,000	2038	**	4	\$7,400
	<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hot Water Tank In Basement</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	0-2	\$3,400	2028	\$11,400	4	\$1,600
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2048	**	1-2	\$1,100
Chemical System								
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 211 - BX
Address : 1919 PROSPECT AVENUE @ELSMERE PL.
Borough : BRONX **Agency's Number** : X193
Program / Asset # : BOE0311.000 / 371 **Yr Built/Renovated** : 1975 / 2012
Area Sq Ft : 175,000 **Project Type** : EDUCATION
Date of Survey : 23-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 2951 **Lot** : 32 **BIN** : 2094582

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$220,900	\$1,282,500
Interior Architecture	\$1,144,700	\$2,548,000
Electrical	\$432,000	\$1,327,000
Mechanical	\$324,500	\$1,866,700
Total	\$2,122,000	\$7,024,200
Importance Code A	\$220,900	\$1,327,400
Importance Code B	\$1,901,200	\$5,644,900
Importance Code C		\$51,900
Total	\$2,122,000	\$7,024,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$22,800		\$16,200
Interior Architecture	\$30,400	\$15,800		\$34,600
Electrical	\$6,900	\$39,500	\$6,100	\$4,900
Mechanical	\$39,900	\$85,000	\$80,300	\$30,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,200	\$167,200	\$90,400	\$90,300
Importance Code A	\$17,300	\$40,500	\$17,300	\$33,500
Importance Code B	\$63,800	\$126,600	\$73,000	\$56,800
Importance Code C				
Total	\$81,200	\$167,200	\$90,400	\$90,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	96%			LIFE	**	5	\$178,200	
Metal Panel	2%			2037	**	5-10	\$25,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$12,100	
Windows								
Aluminum	100%			2049	**	5	\$32,300	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$18,200	
Metal Panel	10%			2037	**	5	\$8,300	
Metal Rail	5%			2032	**	5-10	\$19,300	
Roof								
IRMA/Protected Membrane	100%	Now	\$220,900	2027	\$1,104,300			
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Main Roof</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Fourth Floor Corridor, Closet In Room 422 And 403 G</i>					
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$36,900	
Ceramic Tile	3%			2030	\$209,600	5	\$10,100	
Terrazzo	5%			LIFE	**	5	\$13,200	
Vinyl Tile	72%			2027	\$2,207,300	3	\$121,600	
Vinyl Tile	10%	Now	\$306,600	2037	**	3	\$12,700	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement, Main Stairwell</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Wood	5%			2042	**	5	\$31,700	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,900	
Folding Partition	2%			2035	**	5	\$14,900	
Gypsum Board	5%			LIFE	**	5	\$8,900	
Plaster	58%			LIFE	**	5	\$51,900	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	25%	Now	\$838,100	2047	**	5	\$42,200	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Corridors, Classrooms, Throughout

Staining/Discoloring, Extent : Light, Area Affected : 50%

Location : Corridors, Classrooms, Throughout

Vandalism, Extent : Moderate, Area Affected : 25%

Location : Corridors, Throughout

Exposed Concrete	60%			LIFE	**	5	\$31,700	
Gypsum Board	3%			LIFE	**	5	\$12,700	
Metal Panel	2%			LIFE	**	5	\$8,400	
Plaster	10%			LIFE	**	5	\$21,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Disconnect Switches Rated At 3,000 Amperes Each

Switchgear / Switchboard

Fused Disc Sw	90%			2027	\$234,800	5	\$700	
Fused Disc Sw	10%			2047	**	5	\$100	

Raceway

Conduit	90%			2027	\$277,700	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	5%			2043	**	5	\$200	
Fused Disc Sw	15%			2026	\$40,700	5	\$600	
Molded Case Bkrs	5%			2043	**	5	\$200	
Molded Case Bkrs	75%			2026	\$203,500	5	\$3,500	

Wiring

Thermoplastic	90%			2027	\$374,600	1		
Thermoplastic	10%			2047	**	1		

Motor Controllers

Locally Mounted	30%			2040	**	5	\$400	
Locally Mounted	60%			2025	\$73,700	5	\$700	
Motor Control Center	10%			2025	\$77,100	5	\$500	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,600	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

97%

2032

* *

10

\$155,700

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

1%

2032

* *

10

\$1,600

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Basement*

LED

2%

2032

* *

Egress Lighting

Emergency, Battery

25%

2022

\$63,000

10

\$10,600

Emergency, Battery

25%

2032

* *

10

\$10,600

Exit, Service

25%

2022

\$12,600

1

Exit, Service

25%

2032

* *

1

Exterior Lighting

HID

30%

2022

\$211,700

10

\$200

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$19,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$32,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2053

* *

5

\$54,200

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$173,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam

100%

Now

\$59,200

2037

* *

4

\$8,600

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 2%**Location : Vacuum Pump, Boiler Room*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2027	\$738,200	1	\$32,500	
Convactor/Radiator	70%			2032	**	1	\$39,600	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2027	\$148,500	1	\$8,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit	60%			2022	\$218,800	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2037	**	4	\$1,300	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2027	\$137,400	1	\$10,800	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2027	\$66,600	2	\$12,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	
Exhaust Fans								
Interior	20%	Now	\$6,200	2027	\$124,500	2	\$900	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2 Motors, Penthouse</i>								
Roof	80%	Now	\$46,500	2027	\$232,400	2	\$3,400	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2025	\$230,400	1		
Water Heater								
Oil Fired	100%			2026	\$145,300	1	\$5,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$3,700	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$7,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX

Asset # : 371

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$88,200
Sprinkler								
	No Component	95%						
	Generic	5%			2037	**	1-2	\$2,400
Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 212 - BK
Address : 87 BAY 49 STREET BTWN: HARWAY AVE., CROPSY AVE
Borough : BROOKLYN **Agency's Number** : K212
Program / Asset # : BOE0507.000 / 1289 **Yr Built/Renovated** : 1925 / 2010
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 17-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 6917 **Lot** : 1 **BIN** : 3187407

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$205,000	\$151,300
Interior Architecture	\$711,200	\$310,200
Electrical	\$672,900	\$367,400
Mechanical		\$2,317,700
Total	\$1,589,100	\$3,146,600
Importance Code A	\$244,500	\$151,300
Importance Code B	\$1,257,300	\$2,995,300
Importance Code C	\$87,200	
Total	\$1,589,100	\$3,146,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,000		\$4,100	
Interior Architecture	\$61,800	\$400	\$15,200	\$3,600
Electrical	\$3,600	\$1,900	\$2,700	\$2,300
Mechanical	\$63,300	\$11,700	\$17,300	\$10,900
Total	\$140,700	\$14,000	\$39,300	\$16,800
Importance Code A	\$19,600	\$7,600	\$11,700	\$7,600
Importance Code B	\$103,100	\$6,400	\$23,800	\$9,100
Importance Code C	\$18,100		\$3,800	
Total	\$140,700	\$14,000	\$39,300	\$16,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$79,200	LIFE	**	5	\$40,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%			LIFE	**	5	\$136,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	30%							
Windows								
Aluminum	80%			2055	**	5	\$29,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Under Construction	20%							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$16,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5-10	\$67,600	
Metal Rail	10%			2050	**	5-10	\$21,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2043	**	10	\$4,100	
Modified Bitumen	95%			2040	**	10	\$42,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Not Accessible	100%							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	3%	Now	\$7,100	2033	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**	5	\$3,400	
Quarry Tile	5%			2043	**	5	\$8,600	
Sheet Vinyl/Rubber	2%	Now	\$3,600	2040	**	5	\$1,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 213</i>								
Vinyl Tile	25%	Now	\$52,000	2030	\$260,100	3	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%			2035	**	3	\$12,900	
Vinyl Tile	3%			2040	**	3	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
Wood	30%	Now	\$484,200	2045	**	5	\$32,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classrooms Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$37,600	
Ceramic Tile	5%			2033	**	5	\$7,500	
Gypsum Board	5%			LIFE	**	5-10	\$12,800	
Masonry: Brick	15%			LIFE	**	10	\$6,800	
Marble Panels	5%			LIFE	**	10	\$3,000	
Plaster	57%			LIFE	**	5-10	\$72,900	
Plaster	3%			LIFE	**	5-10	\$3,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$5,700	
Exposed Concrete	25%			LIFE	**	5-10	\$35,800	
Plaster	67%			LIFE	**	5-10	\$132,000	
Plaster	3%			LIFE	**	5-10	\$5,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	20%			2050	**			
Not Accessible	80%							
Free Standing Walls								
Not Accessible	100%							
Retaining Walls								
Not Accessible	100%							
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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On-Site Walkways

Not Accessible	100%							
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Activity Yard

Not Accessible	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	4+	\$39,500	2060	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,000 Ampere Main Disconnect Switch. The Equipment Is Obsolete.*

Switchgear / Switchboard

Fused Disc Sw	100%	4+	\$156,500	2060	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Equipment Is Obsolete.*

Raceway

Conduit	90%			2030	\$119,000	1		
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Conduit	10%			2050	**	1		
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Panelboards

Fused Disc Sw	7%			2029	\$10,100	5	\$100	
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Fused Disc Sw	3%			2046	**	5	\$100	
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Molded Case Bkrs	35%			2029	\$50,300	5	\$700	
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Molded Case Bkrs	55%			2046	**	5	\$1,100	
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Wiring

Braided Cloth	80%	2-4	\$148,500	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	20%			2050	**	1		
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Motor Controllers

Locally Mounted	70%			2043	**	5	\$400	
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Locally Mounted	30%			2028	\$24,200	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Water Main*

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	40%			2035	**	10	\$28,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps Type Fixtures.</i>								
Fluorescent	30%	2-4	\$54,400	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-12 Lamps Fixtures Are Obsolete.</i>								
Incandescent	30%	4+	\$273,900	2040	**	2	\$400	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Cafeteria And Auditorium</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$20,200	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	40%			2030	\$124,200	10	\$100	
No Component	60%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$49,700	1	\$5,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2035	**	1-3	\$14,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2050	**	5	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 7,500 Gallons Each</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$76,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2030	\$340,500			
Terminal Devices								
Air Handler	20%			2030	\$216,500	1	\$9,500	
Convactor/Radiator	60%			2028	\$247,300	1	\$14,900	
Fan Coil Unit/Heat	20%			2025	\$230,600	1	\$5,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling Split Unit	20%			2028	\$575,800	2	\$900
	Window/Wall Unit	10%			2035	**		
	No Component	30%			2025	\$48,100	1	
		40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000
Exhaust Fans								
	Interior	100%	Now	\$27,400	2025	\$273,900	2	\$1,900
				<i>Broken, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Wall Exhausters In Rooms 555, 455, 355, 255 And 155.</i>				
				<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Bathroom Exhaust In Basement.</i>				
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2028	\$337,900	1	
Water Heater								
	Gas Fired	100%			2025	\$47,000	2	\$1,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : One Tank Of 400 Gallon Capacity</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$11,700	4	\$2,400
Fixtures								
	Generic	100%						
				<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 212 - Q
Address : 34-25 82ND STREET
Borough : QUEENS **Agency's Number** : Q212
Program / Asset # : BOE1014.000 / 13407 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,2,3,4
Block : 1443 **Lot** : 19 **BIN** : 4437128

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,100	\$176,200
Interior Architecture		\$118,200
Electrical	\$71,000	
Mechanical		\$207,500
Total	\$109,100	\$501,900
Importance Code A	\$38,100	\$176,200
Importance Code B	\$71,000	\$244,400
Importance Code C		\$81,200
Total	\$109,100	\$501,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,000		\$1,300	\$8,400
Interior Architecture	\$58,700	\$9,200		\$9,400
Electrical	\$9,600	\$7,700	\$18,700	\$9,200
Mechanical	\$43,700	\$37,100	\$41,500	\$41,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$134,900	\$61,900	\$69,500	\$76,800
Importance Code A	\$25,200	\$7,800	\$9,300	\$16,200
Importance Code B	\$109,600	\$54,100	\$60,100	\$60,600
Importance Code C				
Total	\$134,900	\$61,900	\$69,500	\$76,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$127,500	
Granite Panels	5%			LIFE	**	5	\$5,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$48,700	
Windows								
Aluminum	97%			2044	**	5	\$16,800	
Metal Louvers	3%			2037	**	10	\$3,200	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$10,200	
Metal Panel	5%			2048	**	5	\$2,600	
Metal Rail	10%			2041	**	5-10	\$24,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$8,600	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$38,100	
Copper/Terne	5%			2056	**	10	\$5,000	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$37,000	
Ceramic Tile	5%			2037	**	5	\$5,600	
Raised Access Floor	3%			2037	**	5	\$12,700	
Vinyl Tile	67%			2033	**	3	\$37,800	
Wood	10%	4+	\$7,900	2056	**	5	\$10,600	
<i>Loose Units, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium Floor</i>								
Interior Walls								
Concrete Masonry Unit	37%			LIFE	**	5	\$40,300	
Glass: Single Pane	3%			LIFE	**	5	\$6,100	
Gypsum Board	25%			LIFE	**	5	\$40,900	
Masonry: Brick	10%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2041	**	5	\$19,700	
AcousTileSusp.Lay-In	60%			2041	**	5	\$63,000	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$13,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Asphalt	60%			2037	**			
Pavers/Stone	40%			2041	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2048	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5000 Amperes Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2048	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switth For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$300
Raceway								
	Conduit	100%			2048	**	1	
Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$200
	Molded Case Bkrs	90%			2044	**	5	\$1,900
Wiring								
	Thermoplastic	100%			2048	**	1	
Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
Stand-by Power								
Transfer Switches								
	Automatic	100%			2041	**	1	\$24,300
Generators								
	Diesel	100%			2037	**	1	\$30,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 350 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$17,600
Fuel Storage								
	Main Tank	100%			2056	**	5	\$2,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
	Fluorescent	98%			2033	**	10	\$71,000
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	HID	2%			2033	**	10	\$100
Egress Lighting								
	Emergency, Service	60%			2033	**	1	
	Exit, LED	40%			2056	**	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting HID	100%			2033	**	10	\$200	
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Alarm

Security System No Component Generic	70%			2033	**	1	\$8,900	
Fire/Smoke Detection No Component Generic, Digital	70%			2033	**	1-3	\$15,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Tank 5000 Gallon</i>								

Conversion Equipment Steam Boiler	100%	Now	\$10,200	2041	**	1	\$70,400	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Expansion Tank</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 2 Boilers And 2 Heat Exchangers In Sub-basement For Hot Water Devices</i>								

Distribution Hot Wtr Piping/Pump	30%	Now	\$1,800	2036	**	4	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Of 2 Pumps Not Working</i>								
Central Plant Steam Piping/Pmp	70%			2048	**	4	\$2,700	

Terminal Devices Air Handler	20%			2033	**	1	\$9,800	
Convector/Radiator	60%			2041	**	1	\$15,300	
Fan Coil Unit/Heat	20%			2033	**	1	\$5,100	

Air Conditioning

Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2033	**	1	\$36,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units In Penthouse</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$3,900
Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$48,900
Heat Rejection								
	Air Cooled Condenser Unit	100%			2028	\$159,300	2	\$55,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100
Exhaust Fans								
	Interior	80%	Now	\$11,200	2033	**	2	\$1,500
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 1 Exhaust Fan Motor Not Working In The Penthouse</i>								
	Roof	20%			2028	\$26,200	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Gas Fired	100%			2026	\$48,200	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$2,500
Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$4,700
Backflow Preventer								
	No Component	50%						
	Generic	50%			2033	**	1	\$2,400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2048	* *	1-5	\$41,300	
	Sprinkler							
	Generic	100%		2048	* *	1-2	\$22,100	
	Fire Pump							
	Generic	100%		2037	* *	1	\$14,800	
	Chemical System							
	Generic	100%		2026	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 213 - BK
Address : 580 HEGEMAN AVE. BTWN: NEW JERSEY AVE., VERMONT
Borough : BROOKLYN **Agency's Number** : K213
Program / Asset # : BOE0508.000 / 2569 **Yr Built/Renovated** : 1939 / 2010
Area Sq Ft : 72,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4324 **Lot** : 1 **BIN** : 3097334

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$142,500	\$202,300
Interior Architecture	\$184,700	\$790,600
Electrical	\$305,000	\$1,232,200
Mechanical		\$2,295,400
Total	\$632,200	\$4,520,500
Importance Code A	\$142,500	\$707,800
Importance Code B	\$441,200	\$3,812,700
Importance Code C	\$48,600	
Total	\$632,200	\$4,520,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,800		\$10,500	
Interior Architecture	\$158,700		\$10,800	\$10,100
Electrical	\$39,300	\$11,200	\$13,100	\$13,200
Mechanical	\$84,000	\$10,000	\$16,200	\$10,000
Site Enclosure	\$12,700			
Site Pavements	\$17,000			
Total	\$328,500	\$21,200	\$50,500	\$33,300
Importance Code A	\$23,900	\$7,100	\$17,700	\$7,100
Importance Code B	\$205,900	\$14,100	\$32,900	\$26,200
Importance Code C	\$98,600			
Total	\$328,500	\$21,200	\$50,500	\$33,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	**	5	\$285,000		
Masonry: Limestone	5%			LIFE	**	5	\$11,900		
Granite Panels	5%			LIFE	**	5	\$11,900		
Windows									
Aluminum	100%			2046	**	5	\$6,000		
Parapets									
Masonry: Brick	70%			LIFE	**	5-10	\$1,800		
Masonry: Limestone	8%			LIFE	**	5-10	\$400		
Metal Rail	20%			2043	**	5-10	\$1,400		
Metal Security Bars	2%			2045	**				
Roof									
Built-Up (BUR)	95%			2035	**	10	\$59,800		
		<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
Metal Panel	5%			2043	**	10	\$5,800		
Soffits									
Stucco Cement	100%			2043	**	5	\$7,900		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$6,000	LIFE	**	5	\$23,500		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Basement Boiler Room</i>							
Ceramic Tile	5%	Now	\$11,100	2039	**	5	\$2,700		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Kitchen And Toilets Throughout</i>							
Terrazzo	5%	0-2	\$5,300	LIFE	**	5	\$4,200		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
Vinyl Tile	55%	0-2	\$26,900	2030	\$537,400	3	\$22,200		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Classrooms Throughout</i>							
Vinyl Tile 9" X 9"	20%	4+	\$12,700	2025	\$253,200	3	\$8,100		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Corridors Throughout</i>							
Wood	5%	Now	\$37,900	2045	**	5	\$5,000		
		<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Gymnasium</i>							
		<i>Dry Rot/Decay, Extent : Light, Area Affected : 20%</i>							
		<i>Location : 3rd Floor Classrooms Throughout</i>							
		<i>Patching Evident, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Gymnasium</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$26,000	2033	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%	Now	\$20,900	LIFE	**	5	\$7,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair And Basement</i>								
Glass: Single Pane	5%			LIFE	**	5	\$13,200	
Masonry: Brick	10%	Now	\$14,700	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room</i>								
Plaster	50%			LIFE	**	5-10	\$75,000	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$17,700	
Ceilings								
AcousTile,Adhered	20%			2043	**	5	\$21,500	
Exposed Concrete	45%			LIFE	**	5-10	\$60,500	
Exposed Struc: Steel	5%			LIFE	**	10	\$10,800	
Plaster	30%	Now	\$45,200	LIFE	**	5	\$20,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kindergarten, Exit 3 And At Exit 1</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%	Now	\$6,300	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Dumpsters</i>								
Iron Picket	35%	0-2	\$6,500	2065	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$17,000	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	85%			2039	**			
Rubber Matting	15%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches. One 100 Ampere Disconnect Switch For Emergency Lighting</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$156,500	2060	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Raceway								
Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	30%			2046	**	5	\$600	
Molded Case Bkrs	60%			2029	\$86,200	5	\$1,100	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	\$1,200	2047	**	1	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : All Status Indicator Lamps Are Dark</i>								
Generators								
Diesel	8%	0-2	\$10,400	2033	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room In Basement</i>								
<i>Explanation : One 11.5 Kilowatt Remote Annunciator Shows Battery Charger Malfunction</i>								
Diesel	92%			2033	**	1	\$25,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : Original Battery Charger Not In Service External Trickle Battery Charger Added.</i>								
Fuel Storage								
Main Tank	100%			2045	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	**	10	\$59,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	6%			2025	\$51,200	2	\$100	
LED	4%	Now	\$5,900	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Modules Have Failed In Multiple Fixtures.</i>								
Egress Lighting								
Emergency, Service	60%			2038	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Replacement Batteries Required</i>								
Exit, Service	40%			2038	**	1		
Exterior Lighting								
HID	90%			2038	**	10	\$200	
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet At Entrance</i>								
<i>Explanation : Fixtures On During Daylight</i>								
Alarm								
Security System								
No Component	20%							
Generic	80%			2038	**	1	\$21,500	
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$796,200	1-3	\$45,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$141,500	5	\$22,300	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried 15,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2028	\$466,000	1	\$71,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$31,800	2030	\$318,400			
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Vacuum Pump</i>								
Terminal Devices								
Air Handler	20%			2025	\$202,500	1	\$8,900	
Convactor/Radiator	60%			2028	\$231,300	1	\$14,000	
Fan Coil Unit/Heat	20%			2025	\$215,700	1	\$4,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2035	**			
Window/Wall Unit	10%			2025	\$15,000	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,600	
Exhaust Fans								
Interior	60%			2025	\$153,700	2	\$1,300	
Roof	40%			2025	\$47,800	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2030	\$107,300	1		
Galvanized Steel	80%	0-2	\$12,600	2028	\$252,700	1		
<i>Corroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2025	\$43,900	2	\$1,000	
HW Heat Exchanger								
Steam Fired	100%	Now	\$2,300	2030	\$114,700	4	\$7,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2021	\$2,400	4	\$2,300
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Book Storage</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 213 - BK MINISCHOOL
Address : 580 HEGEMAN AVENUE BTWN: NEW JERSEY AVE., VERMONT
Borough : BROOKLYN **Agency's Number** : K893
Program / Asset # : BOE0508.010 / 1290 **Yr Built/Renovated** : 1968 /
Area Sq Ft : 10,620 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4324 **Lot** : 1 **BIN** : 3097334

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$83,200
Interior Architecture		\$171,100
Electrical		\$165,800
Mechanical		\$269,000
Total		\$689,200
Importance Code A		\$83,200
Importance Code B		\$606,000
Total		\$689,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,500			
Interior Architecture	\$21,900			\$1,800
Electrical	\$19,800	\$900	\$900	\$1,100
Mechanical	\$4,800	\$500	\$4,300	\$600
Site Pavements	\$7,200			
Total	\$79,300	\$1,400	\$5,200	\$3,500
Importance Code A	\$26,000	\$500	\$500	\$500
Importance Code B	\$47,000	\$900	\$4,700	\$3,000
Importance Code C	\$6,200			
Total	\$79,300	\$1,400	\$5,200	\$3,500



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK MINISCHOOL

Asset # : 1290

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2050	**	5-10	\$114,400	
Windows								
Aluminum	95%			2046	**	5	\$2,400	
Metal Louvers	5%	Now	\$4,100	2045	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Boiler Room</i>								
Roof								
Metal, Corrugated	13%	4+	\$20,200	2043	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	87%			2043	**	1		
Soffits								
Metal Panel	100%			2050	**	5-10	\$23,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%	Now	\$800	2039	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entrances And Toilets Throughout</i>								
Vinyl Tile 9" X 9"	6%	Now	\$11,400	2025	\$11,400	3	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Classrooms And Corridors</i>								
Vinyl Tile 9" X 9"	84%			2025	\$159,700	3	\$6,800	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$3,400	
Metal Panel	70%			LIFE	**	10	\$4,500	
Ceilings								
AcousTileSusp.Lay-In	100%			2050	**	5	\$15,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,200	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK MINISCHOOL

Asset # : 1290

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$5,200	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : Two 200 Ampere Main Circuit Breakers</i>								
Raceway								
Conduit	80%			2030	\$18,900	1		
Conduit	20%			2060	**	1		
Panelboards								
Molded Case Bkrs	10%			2055	**	5		
Molded Case Bkrs	90%			2055	**	5	\$300	
Wiring								
Thermoplastic	90%			2060	**	1		
Thermoplastic	10%			2030	\$2,600	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$200	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Service Room</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2040	**	10	\$9,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$1,300	
Exit, Service	50%			2040	**	1		
Exterior Lighting								
HID	100%	Now	\$8,600	2040	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Walls At Entrances</i>								
Alarm								
Security System								
No Component	20%							
Generic	80%			2038	**	1	\$3,200	
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$117,400	1-3	\$6,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 213 - BK MINISCHOOL
Asset # : 1290

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment							
	Furnace	100%			2030	\$25,400	1	\$5,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Gas Furnace Units</i>								
Air Conditioning								
	Energy Source							
	Electricity	100%			2046	**	1	
	Conversion Equipment							
	Split Unit	100%			2030	\$230,600		
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2	\$17,600
	Heat Rejection							
	Not Accessible	100%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,900
	No Component	80%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered Under Air Conditioning Section</i>								
	Exhaust Fans							
	Interior	100%			2025	\$38,400	2	\$300
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2040	**	1	
	Water Heater							
	Electric	100%			2028	\$9,500	4	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Janitors Closet</i>								
<i>Explanation : About 60 Gallons</i>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 213 - Q
Address : 231-02 67 AVENUE BTWN: 231 ST., 232 ST.
Borough : QUEENS **Agency's Number** : Q213
Program / Asset # : BOE0851.000 / 166 **Yr Built/Renovated** : 1955 / 2014
Area Sq Ft : 73,410 **Project Type** : EDUCATION
Date of Survey : 10-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7677 **Lot** : 1 **BIN** : 4163698

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$166,300	\$146,300
Interior Architecture	\$135,000	\$184,400
Electrical	\$167,100	\$819,800
Mechanical	\$475,100	\$1,121,200
Total	\$943,400	\$2,271,700
Importance Code A	\$641,400	\$146,300
Importance Code B	\$228,000	\$2,085,000
Importance Code C	\$74,000	\$40,400
Total	\$943,400	\$2,271,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,800		\$34,300	
Interior Architecture	\$110,200		\$11,200	\$7,600
Electrical	\$22,700	\$2,100	\$2,300	\$3,300
Mechanical	\$58,400	\$13,600	\$16,100	\$10,000
Site Enclosure	\$400			
Site Pavements	\$5,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$227,900	\$19,600	\$67,700	\$24,800
Importance Code A	\$26,800	\$7,300	\$41,600	\$7,300
Importance Code B	\$151,500	\$12,400	\$26,200	\$13,900
Importance Code C	\$49,700			\$3,700
Total	\$227,900	\$19,600	\$67,700	\$24,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$14,500	
Masonry: Brick Cavity	95%			LIFE	**	5	\$137,800	
Window Wall	3%			2050	**	5	\$8,200	
Windows								
Aluminum	100%			2046	**	5	\$21,400	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5-10	\$114,000	
Metal Rail	15%			2043	**	5-10	\$56,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$13,100	
Roof								
Copper/Terne	2%			2058	**	10	\$5,500	
IRMA/Protected Membrane	2%			2035	**	10	\$2,200	
Modified Bitumen	70%			2035	**	10	\$77,400	
Skylight, Metal/Glass	1%			2040	**	10	\$3,700	
No Component	25%							
Soffits								
Cast in Place Concrete	100%	4+	\$2,300	LIFE	**	5	\$3,800	
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Of Building</i>								
Interior								
Floors								
Carpet	2%			2026		3	\$4,500	
Cast in Place Concrete	10%			LIFE	**	5	\$48,900	
Ceramic Tile	3%			2039	**	5	\$3,400	
Mosaic Tile	2%			2043	**	5	\$5,600	
Terrazzo	5%			LIFE	**	5	\$8,700	
Vinyl Tile	60%			2035	**	3	\$25,100	
Vinyl Tile 9" X 9"	8%			2025		3	\$4,500	
Wood	10%			2045	**	5	\$21,000	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$7,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$29,400	
Glazed Ceramic Panel	2%			LIFE	**	10	\$4,400	
Plaster	55%			LIFE	**	5-10	\$114,400	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$30,600	
Ceilings								
AcousTileConcealSpLn	25%			2035	**	5	\$34,800	
Exposed Concrete	50%			LIFE	**	5-10	\$69,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$11,100	
Fiber Board	5%			2030			\$38,900	
Plaster	15%			LIFE	**	5-10	\$28,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	2-4	\$400	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side Yard Wall</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Asphalt	90%			2039	**			
Cast in Place Concrete	10%			2043	**			

Activity Yard

Asphalt	98%	2-4	\$5,600	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								

Rubber Matting	2%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								

Raceway

Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2046	**	5	\$100	
Fused Toggle Switch	2%	2-4	\$2,900	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Molded Case Bkrs	8%			2046	**	5	\$200	
Molded Case Bkrs	85%			2029	\$122,100	5	\$1,600	

Wiring

Braided Cloth	90%	2-4	\$167,100	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	10%			2050	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2028	\$56,500	5	\$300	
Locally Mounted	20%	2-4	\$16,100	2050	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$66,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$52,900	10	\$8,900	
Exit, Service	50%			2030	\$10,600	1		
Exterior Lighting								
HID	30%			2030	\$88,800	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$71,100	1	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$243,500	1-3	\$14,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2030	\$143,000	5	\$22,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	2-4	\$475,100	2050	**	1	\$65,400	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Motor Of Damper Of No.2 Boiler</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Both Boilers, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$16,200	2030	\$324,600			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	10%	0-2	\$2,100	2025	\$103,200	1	\$4,100	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flexible Connection, Fan Room</i>								
Convector/Radiator	70%			2035	**	1	\$16,600	
Fan Coil Unit/Heat	5%	0-2	\$1,100	2025	\$55,000	1	\$1,100	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Motor Of The Unit In Room No.303, 325</i>								
Fan Coil Unit/Heat	15%			2025	\$164,900	1	\$3,600	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2025	\$30,600	1		
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,800	
Exhaust Fans								
Interior	40%			2025	\$104,500	2	\$900	
Roof	60%			2025	\$73,100	2	\$1,400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$116,900	4	\$10,900	
Sanitary Piping								
Cast Iron	100%	0-2	\$10,700	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of 1st Floor</i>								
<i>Explanation : Water Backs Up</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2025	\$11,200	4	\$2,300	
Sewage Ejector(s) Electric	100%	0-2	\$1,100	2030	\$21,100	4	\$2,900	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1 Out Of 2 Motors Is Burnt Out, Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2030	\$35,900	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 214 - BK
Address : 2944 PITKIN AVE. BTWN: FORBELL ST., DREW ST.
Borough : BROOKLYN **Agency's Number** : K214
Program / Asset # : BOE0509.000 / 2572 **Yr Built/Renovated** : 1925 / 2014
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 4243 **Lot** : 1 **BIN** : 3095254

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$188,500	\$1,203,100
Interior Architecture	\$320,600	\$164,200
Electrical	\$842,300	\$827,300
Mechanical	\$41,100	\$1,107,400
Total	\$1,392,500	\$3,302,000
Importance Code A	\$188,500	\$1,230,700
Importance Code B	\$1,083,000	\$2,028,900
Importance Code C	\$121,000	\$42,400
Total	\$1,392,500	\$3,302,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$61,300		\$2,600	
Interior Architecture	\$114,000			\$10,100
Electrical	\$2,100	\$3,200	\$3,400	\$4,900
Mechanical	\$95,300	\$11,500	\$17,100	\$10,700
Site Pavements	\$7,300			
Total	\$280,000	\$14,700	\$23,000	\$25,700
Importance Code A	\$68,900	\$7,600	\$10,200	\$7,600
Importance Code B	\$150,200	\$7,100	\$12,900	\$18,100
Importance Code C	\$60,900			
Total	\$280,000	\$14,700	\$23,000	\$25,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	**	5	\$47,500		
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$123,700		
Masonry: Brick	80%			LIFE	**	5	\$253,300		
Masonry: Limestone	5%			LIFE	**	5	\$11,900		
Masonry: Marble	2%			LIFE	**	5	\$4,800		
Metal Panel	5%			2050	**	5-10	\$54,400		
Windows									
Aluminum	85%			2038	**	5	\$5,100		
Wood	15%	Now	\$27,000	2055	**	5	\$4,500		
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Stairs And Gymnasium Storage In Basement</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Stairs And Gymnasium Storage</i>									
Parapets									
Masonry: Brick	90%			LIFE	**	5-10	\$2,400		
Pre-Cast Concrete	10%			LIFE	**	5	\$500		
Roof									
Built-Up (BUR)	100%			2030		10	\$63,000		
Soffits									
Stucco Cement	100%			2035	**	5	\$7,900		
Interior									
Floors									
Cast in Place Concrete	10%	4+	\$2,400	LIFE	**	5	\$23,500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
Ceramic Tile	5%	Now	\$22,300	2033	**	5	\$2,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 3rd Thru 5th Floor Toilets</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 3rd Thru 5th Floor Toilets</i>									
Marble Panels	2%			LIFE	**	5	\$3,200		
Vinyl Tile	70%	2-4	\$68,400	2035	**	3	\$28,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	5%	Now	\$3,200	2025		3	\$2,000		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Stairwell At Roof Level</i>									
Wood	8%	4+	\$15,200	2058	**	5	\$8,100		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Three Classrooms</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$15,600	2039	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Thru 5th Floor Toilets</i>								
Masonry: Brick	15%			LIFE	**	10	\$7,900	
Marble Panels	2%	4+	\$30,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium Lobby</i>								
Plaster	80%	4+	\$121,000	LIFE	**	5	\$42,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$13,500	
Metal Panel	3%			LIFE	**	5	\$8,100	
Plaster	87%	2-4	\$131,200	LIFE	**	5	\$58,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2050	**			
Iron Picket	55%			2065	**			
Retaining Walls								
Cast in Place Concrete	50%			2050	**			
Masonry: Brick	50%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	90%			2043	**			
Pavers/Stone	10%	Now	\$7,300	2033	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Porch</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$27,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$156,500	5	\$300	
Raceway								
Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	15%			2046	**	5	\$300	
Molded Case Bkrs	75%			2029	\$107,700	5	\$1,500	
Wiring								
Braided Cloth	85%	2-4	\$157,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2050	**	1		
Motor Controllers								
Locally Mounted	20%			2043	**	5	\$100	
Locally Mounted	80%			2028	\$64,500	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2025	\$126,900	10	\$49,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps Type Fixtures</i>								
Fluorescent	25%			2030	\$45,300	10	\$17,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	1%			2025	\$9,100	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Chandelier Type Decorative Fixtures.</i>								
LED	4%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2017.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Battery	50%			2030	\$55,400	10	\$9,300	
Exit, Service	25%			2030	\$5,500	1		
Exit, Battery	25%			2025	\$18,900	10	\$1,300	

Exterior Lighting

HID	20%			2040	**	10		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
HID	40%			2025	\$124,200	10	\$100	
HID	40%	Now	\$124,200	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Lighting Fixtures Are Not Operational</i>								

Alarm

Security System

No Component	80%							
Generic	20%			2035	**	1	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only. Motion Sensors In The Hallways</i>								

Fire/Smoke Detection

No Component	40%							
Generic, Analog	60%	0-2	\$510,900	2040	**	1-3	\$25,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Fire Alarm System With Frequent Failures.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2050	**	1		
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Conversion Equipment

Steam Boiler	100%			2035	**	1	\$76,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Distribution

Steam Piping/Pump	100%	Now	\$17,000	2040	**			
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Vacuum Pump</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%	Now	\$3,200	2025	\$162,400	1	\$6,400	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steam Coil Leak In Basement Unit Serving Auditorium</i>								
Convactor/Radiator	55%			2028	\$226,700	1	\$13,700	
Fan Coil Unit/Heat	30%			2025	\$346,000	1	\$7,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$82,200			
Window/Wall Unit	20%	Now	\$3,200	2025	\$32,100	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 409, 414, 510, 512, And 513</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans								
Interior	75%	Now	\$41,100	2025	\$205,500	2	\$1,400	
<i>Not in Service, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Units Not Operated For 10 Years In Basement</i>								
Roof	25%			2030	\$32,000	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$28,700	2040	**	1		
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves Located In Basement And Crawl Spaces</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Crawl Space</i>								
Water Heater								
Gas Fired	100%			2025	\$47,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,000	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Backs Up When It Rains</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$11,700	4	\$2,400	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Bathrooms</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Sprinkler

No Component

95%

Generic

5%

2030

\$37,700

1-2

\$1,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Storage Rooms

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 214 - Q
Address : 31-15 140 STREET BTWN: 31 DR., 31 RD.
Borough : QUEENS **Agency's Number** : Q214
Program / Asset # : BOE0852.000 / 1481 **Yr Built/Renovated** : 1953 / 2011
Area Sq Ft : 60,000 **Project Type** : EDUCATION
Date of Survey : 12-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4413 **Lot** : 20 **BIN** : 4100846

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$220,000	\$141,300
Interior Architecture	\$223,500	\$531,700
Electrical	\$357,500	\$276,400
Mechanical		\$1,356,700
Site Pavements	\$46,400	
Total	\$847,400	\$2,306,100
Importance Code A	\$220,000	\$529,600
Importance Code B	\$627,400	\$1,776,500
Total	\$847,400	\$2,306,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,700			
Interior Architecture	\$105,100	\$2,300	\$2,300	\$7,900
Electrical	\$22,700	\$1,400	\$1,500	\$1,700
Mechanical	\$35,200	\$16,000	\$13,800	\$11,800
Site Enclosure	\$13,700			
Site Pavements	\$3,200			
Total	\$199,500	\$19,600	\$17,600	\$21,400
Importance Code A	\$25,800	\$5,900	\$5,900	\$5,900
Importance Code B	\$98,800	\$13,700	\$11,600	\$15,500
Importance Code C	\$74,900			
Total	\$199,500	\$19,600	\$17,600	\$21,400



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DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%			LIFE	**	5	\$189,300	
Masonry: Limestone	3%			LIFE	**	5	\$4,400	
Windows								
Aluminum	95%			2046	**	5	\$9,700	
Glass Block	5%			LIFE	**	5	\$600	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$146,800	
Masonry: Limestone	5%			LIFE	**	5-10	\$13,800	
Roof								
Copper/Terne	5%			2065	**	10	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								
Modified Bitumen	95%			2038	**	10	\$46,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$59,300	
Ceramic Tile	5%			2039	**	5	\$4,500	
Terrazzo	5%			LIFE	**	5	\$7,100	
Vinyl Tile	20%			2035	**	3	\$6,800	
Vinyl Tile 9" X 9"	50%			2030	\$531,700	3	\$22,600	
Wood	5%	Now	\$159,200	2070	**	5	\$4,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$21,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,900	
Glazed Ceramic Panel	5%			LIFE	**	10	\$3,900	
Masonry: Brick	5%			LIFE	**	10	\$1,300	
Plaster	10%	Now	\$3,700	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads 2/3</i>								
Plaster	45%			LIFE	**	5-10	\$32,800	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$6,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$22,600	
AcousTile,Adhered	5%			2047	**	5	\$4,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	65%			LIFE	**	5-10	\$73,500	
Plaster	5%			LIFE	**	5-10	\$7,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%	4+	\$13,700	2050	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 31st Road</i>								
Iron Picket	10%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,200	2043	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Tree On 140th Street</i>								
On-Site Walkways								
Asphalt	10%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 31st Road</i>								
<i>Explanation : Dumpster Area</i>								
Cast in Place Concrete	60%			2043	**			
Cast in Place Concrete	30%			2035	**			
Activity Yard								
Rubber Matting	100%	Now	\$46,400	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Play Area Off 31st Drive</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Play Area Off 31st Drive</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Play Area Off 31st Drive</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Play Area Off 31st Drive</i>								
<i>Explanation : Vegetation Growth</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2056	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2056	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
	Conduit	95%			2030	\$125,600	1	
	Conduit	5%			2056	**	1	
Panelboards								
	Fused Disc Sw	5%			2052	**	5	\$100
	Fused Knife Sw	10%	2-4	\$11,200	2055	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
	Fused Toggle Switch	60%	2-4	\$67,000	2055	**	5	\$400
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Molded Case Bkrs	20%			2029	\$22,300	5	\$300
	Molded Case Bkrs	5%			2052	**	5	\$100
Wiring								
	Braided Cloth	85%	2-4	\$157,800	2055	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
	Thermoplastic	10%			2030	\$18,600	1	
	Thermoplastic	5%			2056	**	1	
Motor Controllers								
	Locally Mounted	80%			2028	\$38,700	5	\$300
	Locally Mounted	20%	2-4	\$9,700	2050	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
<i>Explanation : On Extended Life</i>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,800
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2035	**	10	\$52,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2035	**	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
HID	2%			2035	**	10		
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$7,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$58,100	1	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	0-2	\$132,700	2040	**	1-3	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2030	\$117,900	5	\$18,600	
Conversion Equipment								
Steam Boiler	100%			2028	\$388,300	1	\$59,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$265,300			
Terminal Devices								
Air Handler	25%	0-2	\$4,200	2025	\$210,900	1	\$8,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil For Auditorium, Basement Fan Room</i>								
Convactor/Radiator	75%			2035	**	1	\$14,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	30%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium And Cafeteria.</i>								
<i>Explanation : 14 Units, R-410a Refrigerant</i>								
Window/Wall Unit	40%			2029	\$50,000	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	30%			2038	**	1	\$5,800	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2038	**	2	\$12,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,000	
Exhaust Fans								
Interior	90%			2030	\$192,100	2	\$1,700	
Roof	10%			2025	\$10,000	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$36,600	2	\$900	
HW Heat Exchanger								
Steam Fired	100%			2030	\$95,600	4	\$8,900	
Sanitary Piping								
Cast Iron	30%	0-2	\$2,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backs Up At Auditorium Restroom When It Rains.</i>								
Cast Iron	70%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$9,100	4	\$1,900	
Sewage Ejector(s)								
Electric	100%			2030	\$17,300	4	\$3,600	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Location</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2030	\$17,600	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Address : 1970 WEST FARMS ROAD @E. TREMONT AVE.
Borough : BRONX **Agency's Number** : X167
Program / Asset # : BOE0301.000 / 1098 **Yr Built/Renovated** : 1973 / 2007
Area Sq Ft : 173,000 **Project Type** : EDUCATION
Date of Survey : 14-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3021 **Lot** : 38 **BIN** : 2094603

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,637,900	\$448,300
Interior Architecture	\$1,485,400	\$438,200
Electrical	\$174,000	\$1,598,500
Mechanical	\$1,326,200	\$1,745,400
Total	\$4,623,600	\$4,230,400
Importance Code A	\$1,637,900	\$493,100
Importance Code B	\$2,985,700	\$3,567,900
Importance Code C		\$169,400
Total	\$4,623,600	\$4,230,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,700		\$8,500	
Interior Architecture	\$65,200	\$3,400		\$21,900
Electrical	\$13,000	\$55,200	\$14,200	\$11,200
Mechanical	\$120,300	\$38,900	\$80,200	\$42,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$247,100	\$105,400	\$110,800	\$83,600
Importance Code A	\$55,700	\$15,400	\$23,500	\$15,000
Importance Code B	\$191,400	\$90,000	\$87,300	\$68,600
Importance Code C				
Total	\$247,100	\$105,400	\$110,800	\$83,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	30%	0-2	\$549,500	LIFE	**	5	\$228,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	65%	Now	\$869,300	LIFE	**	5	\$61,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 362</i>								
Metal Panel	5%	Now	\$23,400	2037	**	5	\$14,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	100%			2043	**	5	\$17,000	
Parapets								
Cast in Place Concrete	95%	Now	\$104,100	LIFE	**	5	\$158,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2040	**	5-10	\$14,600	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$115,000	
Copper/Terne	5%	Now	\$17,400	2055	**			
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$30,000	LIFE	**	5	\$59,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	0-2	\$8,400	2030	\$167,600	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2040	**	5	\$20,200	
Terrazzo	2%	Now	\$26,800	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%	Now	\$159,300	2032	**	3	\$65,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2037	**	3	\$10,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$47,500	2042	**	5	\$12,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2030	\$169,400	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Girls Locker Room</i>								
Glass: Single Pane	3%			LIFE	**	5	\$4,300	
Metal Panel	7%			LIFE	**			
Plaster	52%			LIFE	**	5	\$29,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 362</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$582,800	2047	**	5	\$42,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$46,600	2032	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	70%	Now	\$649,200	LIFE	**	5	\$29,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches. No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$260,900	5	\$700	
Raceway								
Conduit	90%			2027	\$277,700	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Fused Disc Sw	5%			2049	**	5	\$200	
Molded Case Bkrs	80%			2026	\$217,000	5	\$3,600	
Molded Case Bkrs	5%			2049	**	5	\$200	
Wiring								
Thermoplastic	90%			2027	\$374,600	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2032	**	5	\$100	
Locally Mounted	85%			2025	\$104,500	5	\$1,000	
Variable Frequency Drive	5%			2032	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$150,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2035	**	10	\$1,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
Incandescent	1%			2022		2	\$20,500	
LED	3%			2035	**			
Egress Lighting								
Emergency, Battery	25%			2022		10	\$10,400	
Emergency, Battery	25%			2035	**	10	\$10,400	
Exit, Service	25%			2022		1	\$12,500	
Exit, Service	25%			2035	**	1		
Exterior Lighting								
HID	20%			2027		10	\$139,500	\$100
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	98%							
Generic	2%			2030		5	\$7,900	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stack Only</i>						
		<i>Explanation : Copper Type</i>						
Alarm								
Security System								
No Component	80%							
Generic	20%			2022		1	\$111,800	\$12,900
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$106,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2057	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%			2042	**	1	\$21,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Hot Water Converter Serves Reheat Coils In The Ductwork For Each Space</i>								
Steam Boiler	75%			2047	**	1	\$128,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2035	**	4	\$1,700	
Hot Wtr Piping/Pump	5%			2052	**	4	\$400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Central Plant Steam Piping/Pmp	60%			2037	**	4	\$7,700	
Central Plant Steam Piping/Pmp	15%			2057	**	4	\$1,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Terminal Devices								
Air Handler	55%			2027	\$1,338,000	1	\$58,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Rooms</i>								
<i>Explanation : Newly Upgraded Climate Control System</i>								
Convactor/Radiator	35%			2032	**	1	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Newly Upgraded Climate Control System And Steam Traps</i>								
Fan Coil Unit/Heat	10%			2027	\$259,100	1	\$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2035	**	1	\$60,200	
Window/Wall Unit	5%			2025	\$18,000	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2037	**	4	\$9,600	
No Component	25%							

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DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	75%			2022	\$1,164,200	1	\$80,200
	No Component	25%						
Heat Rejection								
	Water Cooling Tower	75%			2031	**	2	\$130,600
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	2-4	\$31,900	LIFE	**	2-5	\$96,500
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Near Ahu For Auditorium, Penthouse</i>							
Exhaust Fans								
	Interior	10%			2022	\$61,500	2	\$500
	<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Penthouse Mechanical Equipment Rooms</i>							
	Roof	35%			2022	\$100,500	2	\$1,900
	<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Roof</i>							
	Roof	5%	0-2	\$14,400	2037	**	2	\$200
	<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roof, 4 Of 19 Exhaust Fans With Multiple Mechanical And Or Electrical Defects</i>							
	No Component	50%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Penthouse Mechanical Equipment Rooms</i>							
	<i>Explanation : Equipment Accounted For Under The Cooling Section Of This Report</i>							
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2057	**	1	
	Brass/Copper	80%			2037	**	1	
Water Heater								
	Gas Fired	100%			2027	\$105,500	2	\$2,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : Electric Hot Water In Use Until Certificate Of Compliance Is Issued For Newly Installed Unit</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$5,500
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$6,900

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DEPARTMENT OF EDUCATION - 040
P. S. 214/I. S. 200 - BX (I. S. 167 - BX)
Asset # : 1098

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2037	**	1	\$2,100
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : Newly Installed Backflow Preventer Serves Boiler Only</i>					
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					
<hr/>								
Fire Suppression								
	Sprinkler							
	No Component	75%						
	Generic	25%			2037	**	1-2	\$12,100

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 215 - BK
Address : 415 AVENUE S @E. 3RD ST.
Borough : BROOKLYN **Agency's Number** : K215
Program / Asset # : BOE0510.000 / 1291 **Yr Built/Renovated** : 1925 / 2013
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 6681 **Lot** : 169 **BIN** : 3178584

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$247,000	\$94,300
Interior Architecture	\$488,100	\$57,300
Electrical	\$1,084,300	\$244,700
Mechanical	\$849,400	\$521,300
Site Pavements	\$60,600	
Total	\$2,729,500	\$917,600
Importance Code A	\$296,800	\$94,300
Importance Code B	\$2,243,900	\$823,300
Importance Code C	\$188,700	
Total	\$2,729,500	\$917,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,000			\$18,100
Interior Architecture	\$33,400		\$12,500	\$4,300
Electrical	\$18,400	\$7,200	\$12,900	\$7,900
Mechanical	\$34,700	\$10,600	\$17,300	\$11,400
Site Pavements	\$32,000			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$148,400	\$22,700	\$47,700	\$46,700
Importance Code A	\$25,000	\$7,600	\$7,800	\$25,700
Importance Code B	\$119,600	\$15,100	\$39,900	\$21,000
Importance Code C	\$3,800			
Total	\$148,400	\$22,700	\$47,700	\$46,700



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$78,600	
Masonry: Brick	15%	Now	\$202,500	LIFE	**	5	\$15,700	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 214, 314, 414, 514, 515b.</i>								
Masonry: Limestone	10%	Now	\$24,400	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Avenue S</i>								
Windows								
Aluminum	100%			2044	**	5	\$36,200	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$10,500	
Masonry: Limestone	9%			LIFE	**	5	\$1,300	
Metal: Cage/Fence	1%			2041	**	5-10	\$900	
Roof								
Built-Up (BUR)	100%			2033	**	10	\$44,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	5%			2031	**	5	\$5,700	
Marble Panels	5%	2-4	\$22,200	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$93,600	2033	**	3	\$12,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 509, 515, 517.</i>								
Vinyl Tile	35%			2038	**	3	\$15,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Corridors</i>								
Vinyl Tile 9" X 9"	15%			2023	\$202,100	3	\$6,400	
Wood	5%			2043	**	5	\$10,700	
Interior Walls								
Cast in Place Concrete	5%	Now	\$50,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2031	**	5	\$7,500	
Gypsum Board	10%			LIFE	**	5	\$9,000	
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%	Now	\$77,300	LIFE	**	5	\$27,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 214, 314, 414, 514, Staircase E.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooms 214, 314, 414, 514, 515b, Staircase E</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	8%			2041	**	5	\$9,200	
Embossed Metal	2%			LIFE	**	5	\$1,000	
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Plaster	80%	Now	\$64,200	LIFE	**	5	\$57,300	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Main Entrance, Gymnasium*

Site Enclosure

Fence/Gates

Chain Link	60%			2048	**			
Chain Link	40%			2048	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$32,000	2041	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Avenue S And East 3rd Street*

On-Site Walkways

Asphalt	90%	Now	\$60,600	2031	**			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : Play Yard*

Cast in Place Concrete	10%			2041	**			
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Activity Yard

Rubber Matting	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	5	\$300	
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*Enclosure Corroded, Extent : Moderate, Area Affected : 5%**Location : Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw	95%			2038	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 5- Vertical Sections*

Molded Case Bkrs	5%			2038	**	5	\$100	
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Raceway

Conduit	30%			2054	**	1		
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Conduit	70%			2028		1	\$92,600	
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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2036	**	5	\$100
	Molded Case Bkrs	95%			2050	**	5	\$1,900
Wiring								
	Braided Cloth	70%	0-2	\$129,900	2053	**	1	
			<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Thermoplastic	30%			2054	**	1	
Motor Controllers								
	Locally Mounted	90%			2026	\$72,600	5	\$500
	Locally Mounted	10%			2045	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,100
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Corroded</i>					
Lighting								
Interior Lighting								
	Fluorescent	95%			2036	**	10	\$67,100
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	2%			2036	**	10	\$1,400
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Auditorium</i>					
	LED	3%			2036	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Auditorium And Gymnasium</i>					
			<i>Explanation : LED Lights</i>					
Egress Lighting								
	Emergency, Battery	10%			2028	\$11,100	10	\$1,900
	Emergency, Battery	40%			2036	**	10	\$7,400
	Exit, LED	40%			2063	**	1	
	Exit, Service	10%			2028	\$2,200	1	
Exterior Lighting								
	Fluorescent	65%			2023	\$171,300	10	\$4,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 6 Compact Fluorescent Light Fixtures Controlled By Timer Switch</i>					
	HID	35%			2023	\$108,700	10	\$100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 3 HID Light Fixtures Controlled By Timer Switch</i>					
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

Generic

100%	2023	\$248,700	1	\$28,800
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

Generic, Analog

50%	2023	\$425,700	1-3	\$23,700
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : The Building Is Equipped With Old Fire Alarm System Except On The**Elevator; Alarm Bells And Manual Pull Stations Only*

Generic, Digital

50%	2036	**	1-3	\$24,400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Elevators**Explanation : The New Fire Alarm System Is Serving The Elevators Only; Smoke Detector*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%	2048	**	1
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 1 Unit 7500 Gallon Tank*

Conversion Equipment

Steam Boiler

100%	Now	\$49,800	2033	**	1	\$68,600
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*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Boiler # 1 Not Working In The Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%	Now	\$130,300	2038	**	4	\$3,800
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*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Terminal Devices

Air Handler

20%	2023	\$216,500	1	\$9,500
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Convactor/Radiator

60%	2026	\$247,300	1	\$14,900
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Fan Coil Unit/Heat

20%	2023	\$230,600	1	\$5,000
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Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2023	\$120,300	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	100%	0-2	\$54,800	2028	\$273,900	2	\$1,900	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2038	**	1		
Galvanized Steel	60%	0-2	\$20,300	2033	**	1		
<i>Corroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired								
	100%			2023	\$47,000	2	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 225 Gallons</i>								
Sanitary Piping								
Cast Iron								
	100%	Now	\$11,300	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Backup</i>								
Storm Drain Piping								
Cast Iron								
	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible								
	100%			2028	\$11,700	4	\$1,600	
Fixtures								
Generic								
	100%							
Vertical Transport								
Elevators								
Hydraulic								
	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : 1 Newly Installed Unit</i>								
Fire Suppression								
Sprinkler								
No Component								
	98%							
Generic								
	2%			2028	\$15,100	1-2	\$400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 215 - Q
Address : 535 BRIAR PLACE BTWN: BROOKHAVEN AVE., COLLIER A
Borough : QUEENS **Agency's Number** : Q215
Program / Asset # : BOE0853.000 / 2528 **Yr Built/Renovated** : 1953 / 1997
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 21-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 15772 **Lot** : 31 **BIN** : 4301194

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$255,700	\$213,400
Interior Architecture	\$272,400	
Electrical	\$354,100	\$573,100
Mechanical		\$1,980,800
Site Enclosure	\$72,300	
Total	\$954,400	\$2,767,200
Importance Code A	\$255,700	\$739,400
Importance Code B	\$551,300	\$2,027,900
Importance Code C	\$147,400	
Total	\$954,400	\$2,767,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,500			
Interior Architecture	\$82,800		\$14,300	\$5,600
Electrical	\$24,800	\$900	\$1,100	\$1,400
Mechanical	\$65,300	\$12,900	\$20,000	\$12,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$184,300	\$17,700	\$39,300	\$23,800
Importance Code A	\$33,500	\$7,600	\$7,600	\$7,600
Importance Code B	\$114,200	\$10,100	\$29,900	\$13,600
Importance Code C	\$36,600		\$1,800	\$2,600
Total	\$184,300	\$17,700	\$39,300	\$23,800



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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$285,000	
Masonry: Brick	7%			LIFE	**	5	\$22,200	
Masonry: Limestone	3%			LIFE	**	5	\$7,100	
Windows								
Aluminum	95%	Now	\$102,100	2046	**	5	\$2,900	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Classrooms</i>								
Steel	5%	Now	\$1,700	2038	**	5	\$1,900	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$2,400	
Masonry: Limestone	5%			LIFE	**	5-10	\$200	
Metal Security Bars	5%			2045	**			
Roof								
Copper/Terne	5%			2065	**	10	\$7,900	
Modified Bitumen	95%			2038	**	10	\$59,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$47,100	
Ceramic Tile	3%			2039	**	5	\$3,200	
Ceramic Tile	2%			2043	**	5	\$2,200	
Quarry Tile	5%			2043	**	5	\$8,100	
Terrazzo	5%			LIFE	**	5	\$8,400	
Vinyl Tile	25%			2035	**	3	\$10,100	
Vinyl Tile	30%			2038	**	3	\$12,100	
Vinyl Tile 9" X 9"	10%	Now	\$126,600	2040	**	3	\$4,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Rooms 307, 333, 233, 208, 116, Kitchen Storage</i>								
Wood	10%			2045	**	5	\$20,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$5,300	
Ceramic Tile	2%			2043	**	5	\$3,500	
<i>Recent Construction, Extent : Light, Area Affected : 2%</i>								
<i>Location : Toilet Room</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$14,100	
Glazed Ceramic Panel	3%			LIFE	**	10	\$4,800	
Masonry: Brick	5%			LIFE	**	10	\$2,600	
Plaster	12%	Now	\$36,300	LIFE	**	5	\$6,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 318</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 318</i>								
Plaster	40%			LIFE	**	5-10	\$60,000	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$22,100	
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$26,900	
Exposed Concrete	60%			LIFE	**	5-10	\$80,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs 5 And 6</i>								
Metal Panel	5%			LIFE	**	5	\$13,500	
Plaster	10%			LIFE	**	5-10	\$18,500	
Site Enclosure								
Fence/Gates								
Chain Link	2%			2040	**			
Iron Picket	98%	4+	\$72,300	2065	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Briar Place</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Cast in Place Concrete	95%			2043	**			
Rubber Matting	5%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2030	\$27,700	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 600 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	30%			2060	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Electrical Room Basement</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches For Solar Panel</i>								
Transformers								
	Dry Type	100%			2050	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 167 Kilovolt-ampere, 480/277 High Voltage - 208/120 Low Voltage Supply</i>								
Switchgear / Switchboard								
	Fused Disc Sw	20%			2030	\$31,300	5	\$100
	Fused Knife Sw	80%	2-4	\$125,200	2060	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : On Extended Life</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete Equipment.</i>								
Raceway								
	Conduit	100%			2030	\$132,200	1	
Panelboards								
	Fused Disc Sw	8%			2029	\$11,500	5	\$100
	Fused Disc Sw	2%			2055	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Six Photovoltaic Inverters From Direct Current Voltage To Alternating Current Voltage</i>								
	Fused Knife Sw	10%	2-4	\$14,400	2055	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fused Toggle Switch	30%	2-4	\$43,100	2055	**	5	\$300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium, Cafeteria And Basement</i>								
	Molded Case Bkrs	45%			2029	\$64,600	5	\$900
	Molded Case Bkrs	5%			2055	**	5	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	75%	2-4	\$139,200	2055	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	20%			2030	\$37,100	1		
Thermoplastic	5%			2060	**	1		
Motor Controllers								
Locally Mounted	90%			2028	\$72,600	5	\$500	
Locally Mounted	10%			2050	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	96%			2040	**	10	\$67,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2040	**			
Egress Lighting								
Emergency, Battery	45%			2025	\$49,900	10	\$8,400	
Emergency, Battery	5%			2040	**	10	\$900	
Exit, Service	40%			2025	\$8,900	1		
Exit, Service	10%			2040	**	1		
Exterior Lighting								
HID	15%			2025	\$46,600	10		
HID	15%	Now	\$46,600	2040	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$74,600	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Some Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$151,300	5	\$23,900	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Tanks, 7,500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	20%	0-2	\$19,900	2028	\$99,700	1	\$13,700	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shell Of No.2 Unit, Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : No. 2 Boiler, Needs Retubing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Steam Boiler	80%			2028	\$398,700	1	\$61,000	
Distribution								
Steam Piping/Pump	100%	0-2	\$6,800	2050	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : There Is No Water Returning To The Feeding Tank, Boiler Room</i>								
Terminal Devices								
Air Handler	20%			2030	\$216,500	1	\$9,500	
Convactor/Radiator	60%			2028	\$247,300	1	\$14,900	
Fan Coil Unit/Heat	4%	0-2	\$2,300	2030	\$46,100	1	\$900	
<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Motors Burnt Out, Cafeteria</i>								
Fan Coil Unit/Heat	16%			2030	\$184,500	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Of Cafeteria</i>								
<i>Explanation : 2 New Units, R-410a</i>								
Window/Wall Unit	60%			2028	\$96,300	1		
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2038	**	1	\$2,500	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	**	2	\$5,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	80%			2030	\$219,200	2	\$1,900
	Roof	20%			2035	**	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	10%	0-2	\$1,100	2040	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Circulating Pump, Boiler Room</i>								
	Brass/Copper	20%			2040	**	1	
	Galvanized Steel	70%			2028	\$236,500	1	
Water Heater								
	Gas Fired	100%			2025	\$47,000	2	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 600 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$1,600
Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$3,100
Backflow Preventer								
	Generic	100%			2035	**	1	\$4,700
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2030	\$37,700	1-2	\$1,100
Chemical System								
	No Component	99%						
	Generic	1%			2029	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 216 - BK
Address : 350 AVENUE X BTWN: WEST ST., EAST 1 ST.
Borough : BROOKLYN **Agency's Number** : K216
Program / Asset # : BOE0511.000 / 1292 **Yr Built/Renovated** : 1925 / 2012
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 24-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 7196 **Lot** : 1 **BIN** : 3195175

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$224,800	\$761,500
Interior Architecture	\$360,000	\$43,000
Electrical	\$177,400	\$631,600
Mechanical	\$325,800	\$1,749,700
Total	\$1,088,000	\$3,185,800
Importance Code A	\$224,800	\$767,400
Importance Code B	\$814,900	\$2,418,300
Importance Code C	\$48,300	
Total	\$1,088,000	\$3,185,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,200		\$32,600	
Interior Architecture	\$54,100			\$9,300
Electrical	\$9,700	\$1,300	\$1,600	\$2,700
Mechanical	\$56,800	\$12,500	\$18,400	\$11,600
Site Enclosure	\$5,400			
Site Pavements	\$14,800			
Total	\$174,900	\$13,800	\$52,600	\$23,700
Importance Code A	\$42,000	\$7,800	\$40,400	\$7,800
Importance Code B	\$88,100	\$6,000	\$12,200	\$15,900
Importance Code C	\$44,900			
Total	\$174,900	\$13,800	\$52,600	\$23,700



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DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$146,700	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$7,900	
Masonry: Marble	5%			LIFE	**	5	\$7,900	
Stucco Cement	20%			2043	**	5	\$52,400	
Windows								
Aluminum	10%	0-2	\$97,200	2046	**	5	\$1,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	90%			2046	**	5	\$32,600	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$63,600	
Masonry: Limestone	5%			LIFE	**	5-10	\$7,100	
Metal Panel	5%			2050	**	5	\$2,300	
Metal Rail	5%			2043	**	5-10	\$10,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,300	
Roof								
Built-Up (BUR)	100%			2030		10	\$44,400	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Masonry: Marble	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	3%	Now	\$800	LIFE	**	5	\$7,500	
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%	Now	\$7,100	2033	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Marble Panels	2%			LIFE	**	5	\$3,400	
Quarry Tile	2%			2035	**	5	\$3,400	
Vinyl Tile	65%	Now	\$67,600	2035	**	3	\$27,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria, Corridors On 4th And 5th Floors</i>								
Wood	25%	0-2	\$50,400	2033	**	5	\$26,900	
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$22,200	2033	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Masonry: Brick	15%			LIFE	**	10	\$6,800	
Marble Panels	5%			LIFE	**	10	\$3,000	
Plaster	75%	Now	\$48,300	LIFE	**	5	\$33,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Perimeter Walls And 5th Floor Classrooms</i>								
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$28,600	
AcousTileConcealSpLn	5%			2035	**	5	\$7,200	
Exposed Concrete	10%			LIFE	**	5-10	\$14,300	
Plaster	8%	Now	\$128,500	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Classrooms</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Rooms From Roof</i>								
Plaster	52%			LIFE	**	5-10	\$102,400	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%	Now	\$5,400	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along West Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$7,200	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tree Pits</i>								

On-Site Walkways

Cast in Place Concrete	85%			2035	**			
Masonry: Granite	15%	Now	\$7,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance Steps</i>								

Parking/Driveway

Asphalt	100%			2033	**			
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Activity Yard

Asphalt	50%			2033	**			
Rubber Matting	50%			2030				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2040	**		5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	15%			2030	\$5,900		5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	5%			2060	**		5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Greenhouse Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For The Greenhouse</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**		5	\$300
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Raceway

Conduit	95%			2030	\$125,600		1	
Conduit	5%			2050	**		1	

Panelboards

Fused Disc Sw	10%			2029	\$14,400		5	\$200
Molded Case Bkrs	85%			2029	\$122,100		5	\$1,800
Molded Case Bkrs	5%			2038	**		5	\$100

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DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Wiring

Braided Cloth	25%	2-4	\$46,400	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	70%			2030	\$129,900	1		
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Thermoplastic	5%			2050	**	1		
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Motor Controllers

Locally Mounted	95%			2028	\$76,600	5	\$500	
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Locally Mounted	5%			2043	**	5		
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Ground

Grounding Devices

Generic	95%			LIFE	**	5	\$2,200	
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Generic	5%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2035	**	10	\$72,500	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 5%**Location : Auditorium**T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%**Location : Throughout*

Egress Lighting

Emergency, Battery	45%			2025	\$51,200	10	\$8,600	
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Emergency, Battery	5%			2035	**	10	\$1,000	
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Exit, Service	45%			2025	\$10,200	1		
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Exit, Service	5%			2035	**	1		
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Exterior Lighting

Fluorescent	5%			2030	\$13,500	10	\$400	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Greenhouse Building*

HID	15%			2030	\$47,800	10		
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No Component	80%							
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Alarm

Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%	4+	\$131,000	2035	**	1-3	\$13,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Old And Obsolete*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$78,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Dual Fuel Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2030			\$349,300	
Terminal Devices								
Air Handler	30%	Now	\$33,300	2025	\$333,300	1	\$13,200	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement Fan Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	40%			2028	\$169,200	1	\$10,200	
Fan Coil Unit/Heat	30%			2025	\$354,900	1	\$7,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2028	\$148,200	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$72,800	LIFE	**	2-5	\$44,100	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement And Sixth Floor Fan Rooms, House Exhaust Fans</i>								
Exhaust Fans								
Interior	90%	4+	\$253,000	2040	**	2	\$1,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room And Sixth Floor Penthouse</i>								
Roof	10%	Now	\$13,100	2040	**	2	\$200	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$346,600	1		
Water Heater								
Gas Fired	100%			2025	\$48,200	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2030	\$12,000	4	\$2,500	
	Backflow Preventer							
	Generic	100%		2035	**	1	\$4,800	
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%		2040	**	1-2	\$500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 216 - BK ANNEX
Address : 2421 WEST STREET
Borough : BROOKLYN **Agency's Number** : K532
Program / Asset # : BOE1136.000 / 14882 **Yr Built/Renovated** :
Area Sq Ft : 1 **Project Type** : EDUCATION
Date of Survey : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 7196 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,500			
Interior Architecture	\$600	\$1,700		
Electrical				
Mechanical				
Total	\$7,100	\$1,700		
Importance Code A	\$6,500			
Importance Code B	\$600	\$1,700		
Importance Code C		\$100		
Total	\$7,100	\$1,700		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK ANNEX

Asset # : 14882

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	33%			2055	**	10	\$400	
Metal/Glass Curt Wall	34%			LIFE	**	5	\$2,700	
Stucco Cement	33%			2046	**	5	\$3,500	
Windows								
Aluminum	100%			2051	**	5	\$1,300	
Parapets								
Metal Panel	1%			2055	**	5		
Stucco Cement	4%			2046	**	5		
No Component	95%							
Roof								
Single Ply Membrane	75%			2037	**	10	\$6,200	
Skylight, Plastic	25%	Now	\$4,100	2046	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Greenhouse</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2042	**	5	\$200	
Traffic Topping	70%			2037	**	5	\$3,100	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$100	
Fiberglass Panel	10%			LIFE	**			
Gypsum Board	85%			LIFE	**	5	\$1,200	
Ceilings								
Exposed Struc: Steel	25%			LIFE	**			
Gypsum Board	75%	0-2	\$600	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Classroom</i>								
Site Pavements								
Activity Yard								
Pavers/Stone	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : 200 Ampere, 120/208Volt Service Switch.</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK ANNEX

Asset # : 14882

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10		
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building.</i>						
Egress Lighting								
Emergency, Battery	50%			2037	**	10		
Exit, Battery	50%			2037	**	10		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	80%			2037	**	1		
Radiant Heater	20%			2037	**	2		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Greenhouse</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2037	**	2		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK ANNEX

Asset # : 14882

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2037	**	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2028		2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 75 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 217 - BK
Address : 1100 NEWKIRK AVE. @ CONEY ISLAND AVE.
Borough : BROOKLYN **Agency's Number** : K217
Program / Asset # : BOE0512.000 / 1293 **Yr Built/Renovated** : 1925 / 2008
Area Sq Ft : 113,000 **Project Type** : EDUCATION
Date of Survey : 07-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 5232 **Lot** : 1 **BIN** : 3121072

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,260,100	\$505,300
Interior Architecture	\$190,500	\$37,200
Electrical	\$163,400	\$585,300
Mechanical	\$116,000	\$1,657,700
Total	\$1,730,100	\$2,785,400
Importance Code A	\$1,260,100	\$505,300
Importance Code B	\$469,900	\$2,280,100
Total	\$1,730,100	\$2,785,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,500			
Interior Architecture	\$22,600	\$14,000		
Electrical	\$19,800	\$15,000	\$13,600	\$15,000
Mechanical	\$106,800	\$38,000	\$38,500	\$32,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$184,600	\$71,900	\$57,000	\$52,900
Importance Code A	\$49,100	\$11,200	\$11,200	\$11,200
Importance Code B	\$117,300	\$60,700	\$45,800	\$41,700
Importance Code C	\$18,200			
Total	\$184,600	\$71,900	\$57,000	\$52,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,500	
Masonry: Brick	20%	Now	\$368,800	LIFE	**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$114,500	
Masonry: Granite	5%			LIFE	**	5	\$7,200	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$31,000	
Windows								
Wood	100%	Now	\$666,800	2042	**	5	\$278,100	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Sills Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$24,200	
Masonry: Brick	80%	Now	\$102,900	LIFE	**	5	\$16,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, 1925 Wing</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$6,600	
Roof								
Built-Up (BUR)	20%	Now	\$49,300	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	25%	Now	\$30,500	2054	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Eaves At Mechanical Penthouse</i>								
IRMA/Protected Membrane	50%	Now	\$72,400	2031	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Room 510</i>								
Paver: Asphalt	5%			2035	**	10	\$6,400	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$4,400	LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2035	**	5	\$4,800	
Marble Panels	2%			LIFE	**	5	\$2,400	
Vinyl Tile	70%			2031	**	3	\$41,900	
Wood	20%	4+	\$56,200	2041	**	5	\$29,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$6,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	Now	\$18,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$10,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	60%			2039	**	5	\$74,300	
Metal Panel	5%			LIFE	**	5	\$6,200	
Plaster	35%	Now	\$97,200	LIFE	**	5	\$21,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2036	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect For Fire Pump</i>								
Fused Disc Sw	20%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$500	
Raceway								
Conduit	100%			2036	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$300	
Molded Case Bkrs	90%			2034	**	5	\$2,700	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$34,800	
Generators								
Diesel	100%			2029	\$129,600	1	\$43,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 250 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$4,200	
Fuel Storage								
Main Tank	100%			2041	**	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2031	**	10	\$96,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2026	\$3,900	10	\$100	
Incandescent	5%			2021	\$67,000	2	\$100	
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2026	\$16,300	1		
Exterior Lighting								
HID	100%			2026	\$455,600	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$12,700	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2034	**	1-3	\$48,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	99%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1- 10,000 Gallon Tank</i>								
Interruptible Gas/Dual Fuel	1%	Now	\$1,200	2056	**	1		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Defective Fuel Oil Pump</i>								
Conversion Equipment								
Steam Boiler	99%			2031	**	1	\$110,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - Dual Fuel Steam Boilers</i>								
Steam Boiler	1%	Now	\$7,300	2046	**	1	\$1,000	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 2 Of 2 Defective Breach Dampers</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2042	**	4	\$1,700	
Central Plant Steam Piping/Pmp	79%			2046	**	4	\$6,600	
Central Plant Steam Piping/Pmp	1%	Now	\$19,100	2056	**	4	\$100	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Rotted Out Steam Piping, Steam Leaks At Unions At All Air Handling</i>								
Terminal Devices								
Air Handler	30%			2026	\$476,700	1	\$21,000	
Convactor/Radiator	50%			2031	**	1	\$18,300	
Fan Coil Unit/Heat	20%			2026	\$338,500	1	\$7,300	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2026	\$191,800	1	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : R-22 Refrigerant</i>								
Window/Wall Unit	20%			2021	\$47,100	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2046	**	4	\$1,700	
No Component	80%							

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	20%			2026	\$101,400	1	\$14,000
	Fan Coil - 4 Pipe	20%			2026	\$211,700	1	\$7,300
	No Component	60%						
Heat Rejection								
	Air Cooled Condenser Unit	20%			2026	\$18,200	2	\$15,700
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,000
Exhaust Fans								
	Interior	70%			2026	\$281,400	2	\$2,400
	Roof	30%			2026	\$56,300	2	\$1,000
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	Now	\$9,900	2039	**	1	
	<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement, 2 Of 2 Defective Booster Pumps</i>							
Water Heater								
	Gas Fired	100%			2024	\$68,900	2	\$1,600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
	<i>Blockage /Clogged, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2031	**	4	\$2,400
Sewage Ejector(s)								
	Electric	100%			2031	**	4	\$4,500
Backflow Preventer								
	Generic	100%			2031	**	1	\$6,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 5th Floor</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2046	**	1-5	\$57,000
Sprinkler								
	Generic	100%			2046	**	1-2	\$31,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Fire Pump							
	Generic	100%		2035	**	1	\$21,100	
	Chemical System							
	Generic	100%		2021	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 219 - BK
Address : 1060 CLARKSON AVE. BTWN: EAST 93 ST., EAST 94 ST.
Borough : BROOKLYN **Agency's Number** : K219
Program / Asset # : BOE0514.000 / 2546 **Yr Built/Renovated** : 1927 / 2011
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 14-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4648 **Lot** : 1 **BIN** : 3101168

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$175,700	
Interior Architecture	\$79,500	\$57,500
Electrical	\$656,400	\$548,500
Mechanical	\$1,367,000	\$2,291,600
Total	\$2,278,600	\$2,897,700
Importance Code A	\$175,700	\$39,500
Importance Code B	\$2,102,900	\$2,858,200
Total	\$2,278,600	\$2,897,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,800			\$11,800
Interior Architecture	\$25,400		\$800	\$1,900
Electrical	\$7,100	\$8,400	\$6,300	\$6,500
Mechanical	\$76,500	\$14,300	\$20,800	\$13,300
Total	\$114,700	\$22,600	\$27,900	\$33,500
Importance Code A	\$15,300	\$9,300	\$9,300	\$21,100
Importance Code B	\$99,400	\$13,300	\$18,600	\$11,700
Importance Code C				\$700
Total	\$114,700	\$22,600	\$27,900	\$33,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$60,000	LIFE	**	5	\$18,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Basement Wall At Clarkson Avenue - East Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Windows								
Aluminum	100%	Now	\$52,400	2042	**	5	\$2,900	
<i>Crtrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$3,600	
Metal Rail	30%			2039	**	5-10	\$30,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	
Roof								
IRMA/Protected Membrane	93%	Now	\$63,300	2031	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 407, 411</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 407, 411, Gymnasium</i>								
Metal Panel	2%			2039	**	10	\$1,500	
Modified Bitumen	5%	Now	\$5,800	2031	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$9,200	
Ceramic Tile	3%			2039	**	5	\$600	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	30%			2026	\$57,500	3	\$2,400	
Vinyl Tile 9" X 9"	32%	Now	\$79,500	2036	**	3	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$22,300	2041	**	5	\$2,000	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	3%			2039	**	5	\$1,400	
Masonry: Brick	20%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	75%			LIFE	**	5	\$10,700	

Ceilings

AcousTile,Adhered	15%			2031	**	5	\$3,200	
Exposed Concrete	20%			LIFE	**	5	\$700	
Plaster	10%	Now	\$1,500	LIFE	**	5	\$1,300	

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Stair Bulkhead #6, Throughout Stairs Rooms 407, 411

Plaster	55%			LIFE	**	5	\$7,300	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 2000 Amperes

Switchgear / Switchboard

Fused Disc Sw	50%			2026	\$91,300	5	\$200	
Fused Disc Sw	50%			2046	**	5	\$200	

Raceway

Conduit	75%			2026	\$138,200	1		
Conduit	25%			2046	**	1		

Panelboards

Fused Disc Sw	5%			2042	**	5	\$100	
Molded Case Bkrs	75%			2025	\$143,600	5	\$1,900	
Molded Case Bkrs	20%			2042	**	5	\$500	

Wiring

Braided Cloth	50%	2-4	\$136,400	2051	**	1		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Insulation Aged

Thermoplastic	25%			2026	\$68,200	1		
Thermoplastic	25%			2046	**	1		

Motor Controllers

Locally Mounted	30%			2031	**	5	\$200	
Locally Mounted	70%			2024	\$56,500	5	\$400	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$1,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

Lighting

Interior Lighting

Fluorescent

98%

2034

**

10

\$84,500

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

LED

2%

2034

**

Egress Lighting

Emergency, Battery

50%

2026

\$67,700

10

\$11,300

Exit, Service

50%

2026

\$13,500

1

Exterior Lighting

HID

100%

2021

\$379,000

10

\$300

Alarm

Security System

No Component

70%

Generic

30%

2034

**

1

\$10,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%

2034

**

1-3

\$57,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2046

**

1

Conversion Equipment

Steam Boiler

100%

2039

**

1

\$93,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

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DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$159,100	2026	\$1,590,900	4	\$4,600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : And Leaking, Vacuum Pump In Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$13,200	2021	\$264,400	1	\$10,500	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2 Motors Burnt Out, Basement Fan Room</i>								
Convect/Radiator	70%	Now	\$17,600	2024	\$352,300	1	\$19,100	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Missing Covers And Adjustment Valves, Heating Device Needed For 93rd Street Entrance</i>								
Fan Coil Unit/Heat	10%	Now	\$2,800	2021	\$140,800	1	\$2,700	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2021	\$58,800	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,400	
Exhaust Fans								
Interior	100%	Now	\$33,400	2021	\$334,400	2	\$2,300	
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2026	\$700,700	1		
Water Heater								
Gas Fired	100%			2024	\$57,300	2	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : With Old Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%			2026	\$14,300	4	\$3,000
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Staff Restrooms</i>								
Fire Suppression								
	Sprinkler							
	No Component	97%						
	Generic	3%			2026	\$27,600	1-2	\$800

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 219 - Q
 Address : 144-39 GRAVETT ROAD @ MAIN ST.
 Borough : QUEENS Agency's Number : Q219
 Program / Asset # : BOE0856.000 / 1484 Yr Built/Renovated : 1953 / 2008
 Area Sq Ft : 80,000 Project Type : EDUCATION
 Date of Survey : 16-Nov-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2
 Block : 6507 Lot : 1 BIN : 4448708

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$164,000	\$55,100
Interior Architecture	\$662,700	\$48,600
Electrical	\$606,200	\$637,100
Mechanical	\$116,700	\$272,400
Site Pavements	\$112,300	
Total	\$1,661,900	\$1,013,200
Importance Code A	\$164,000	\$94,600
Importance Code B	\$1,385,600	\$918,600
Importance Code C	\$112,300	
Total	\$1,661,900	\$1,013,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,200			\$1,900
Interior Architecture	\$3,500	\$6,300	\$3,900	\$9,000
Electrical	\$8,100	\$1,200	\$1,900	\$22,700
Mechanical	\$68,000	\$14,900	\$25,900	\$25,700
Site Pavements	\$14,400			
Total	\$166,100	\$22,300	\$31,600	\$59,400
Importance Code A	\$98,100	\$7,900	\$7,900	\$10,000
Importance Code B	\$68,000	\$14,400	\$23,700	\$49,300
Importance Code C				
Total	\$166,100	\$22,300	\$31,600	\$59,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$25,100	LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Entrance Canopy</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Entrance Canopy</i>								
Masonry: Brick	30%			LIFE	**	5	\$12,500	
Masonry: Brick Cavity	30%			LIFE	**	5	\$12,500	
Window Wall	30%	4+	\$32,100	2049	**	5	\$23,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Units At 1st And 2nd Floor</i>								
Windows								
Aluminum	100%			2051	**	5	\$16,000	
Parapets								
Metal Rail	90%			2042	**	5-10	\$140,200	
Metal Security Bars	5%			2044	**			
Metal: Cage/Fence	5%			2034	**	5-10	\$3,300	
Roof								
Built-Up (BUR)	85%			2034	**	10	\$78,900	
Modified Bitumen	15%			2037	**	10	\$13,900	
Soffits								
Cast in Place Concrete	100%	4+	\$7,000	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$48,600	
Ceramic Tile	7%			2038	**	5	\$7,800	
Terrazzo	3%			LIFE	**	5	\$2,600	
Vinyl Tile	45%			2034	**	3	\$18,800	
Vinyl Tile 9" X 9"	25%			2024	\$326,800	3	\$13,900	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$7,500	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Plaster	25%			LIFE	**	5	\$7,100	
SGFT/Glazed Masonry	40%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$11,100	
AcousTileSusp.Lay-In	35%	0-2	\$335,900	2049	**	5	\$19,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Corridors</i>								
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Exposed Struc: Steel	25%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$6,900	
Plaster	10%			LIFE	**	5	\$6,900	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$14,400	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$38,300	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$74,000	2038	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Front Driveway Road</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Driveway</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Knife Sw	5%	2-4	\$7,200	2054	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	85%			2028	\$122,100	5	\$1,800	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$69,000	
LED	6%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$57,600	10	\$9,700	
Exit, Service	50%			2024	\$11,500	1		
Exterior Lighting								
HID	100%			2024	\$322,600	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$77,500	1	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices, Cafeteria And Basement</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$24,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$25,900	2034	**	1	\$71,300	
<i>Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units For Main Building, 1 Unit For Annex</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$27,100	2039	**	4	\$3,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
Terminal Devices Air Handler	30%			2034	**	1	\$14,800	
Convactor/Radiator	70%			2034	**	1	\$18,100	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2029	\$135,800	1	\$7,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Window/Wall Unit No Component	70%			2024	\$116,700	1		
Terminal Devices Air Handler/Cool/Ht No Component	20%			2034	**	1	\$9,900	
	80%							
Heat Rejection Air Cooled Condenser Unit No Component	20%			2029	\$29,000	2	\$11,100	
	80%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans Interior Roof	50%			2034	**	2	\$1,200	
	50%	0-2	\$6,600	2029	\$66,400	2	\$1,000	
<i>Damaged, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Exhaust Fans Covers, Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper Galvanized Steel	80%			2049	**	1		
	20%			2027	\$70,200	1		
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$7,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2037	**	4	\$2,500
	Sewage Ejector(s)							
	Electric	100%			2034	**	4	\$4,800
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2039	**	1-2	\$2,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 22 - BK
Address : 443 ST. MARKS AVENUE
Borough : BROOKLYN **Agency's Number** : K022
Program / Asset # : BOE1130.000 / 14876 **Yr Built/Renovated** :
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 04-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1148 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$896,900	\$657,400
Interior Architecture	\$222,200	\$153,200
Electrical	\$300,400	\$1,141,700
Site Pavements		\$159,700
Total	\$1,419,600	\$2,112,000
Importance Code A	\$896,900	\$657,400
Importance Code B	\$522,600	\$1,392,700
Importance Code C		\$61,900
Total	\$1,419,600	\$2,112,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,900			
Interior Architecture	\$3,400	\$17,700	\$13,200	\$10,100
Electrical	\$10,500	\$12,300	\$11,700	\$19,000
Mechanical	\$13,500	\$12,100	\$45,300	\$28,200
Site Enclosure	\$31,500			
Site Pavements	\$17,600			
Total	\$126,200	\$42,000	\$70,200	\$57,300
Importance Code A	\$56,600	\$6,700	\$6,700	\$6,900
Importance Code B	\$20,600	\$35,400	\$57,100	\$50,400
Importance Code C	\$49,000		\$6,500	
Total	\$126,200	\$42,000	\$70,200	\$57,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	Now	\$6,900	LIFE	**	5	\$17,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%	Now	\$28,400	LIFE	**	5	\$17,800	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	83%			LIFE	**	5	\$94,400	
Metal, Corrugated	5%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Mechanical Equipment Louvered Enclosures</i>								
Window Wall	5%	Now	\$14,600	2049	**	5	\$10,700	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Windows								
Aluminum	100%	Now	\$810,800	2045	**	5	\$18,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	35%	Now	\$36,100	LIFE	**	5	\$41,200	
<i>Open Joints, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	35%			LIFE	**	5	\$6,000	
Metal Rail	30%			2042	**	5-10	\$82,400	
Roof								
IRMA/Protected Membrane	95%			2029		10	\$50,800	
Modified Bitumen	5%			2029		10	\$2,700	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$44,200	
Ceramic Tile	10%			2038	**	5	\$13,500	
Quarry Tile	5%			2042	**	5	\$10,100	
Vinyl Tile	60%	2-4	\$146,600	2034	**	3	\$30,300	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Wood	10%			2057	**	5	\$25,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 35%</i>								
<i>Location : Library</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$12,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,300	
Gypsum Board	40%			LIFE	**	5	\$61,900	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$75,600	2042	**	5	\$43,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2046	**	5	\$6,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$16,800	
Metal Panel	5%			LIFE	**	5	\$8,400	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2049	**			
Iron Picket	90%			2064	**			
Free Standing Walls								
Cast in Place Concrete	50%			2064	**			
Masonry: Brick	50%	Now	\$31,500	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To Driveway</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Asphalt	60%	Now	\$9,900	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Schoolyard</i>								
Cast in Place Concrete	40%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$7,700	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Adjacent To Refuse Containers</i>								
Activity Yard								
Rubber Matting	100%			2029			\$159,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$400	
Transformers								
Dry Type	100%			2034	**	5	\$300	
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$400	
Raceway								
Conduit	70%			2039	**	1		
Conduit	30%			2029	\$55,300	1		
Panelboards								
Fused Disc Sw	50%			2037	**	5	\$1,000	
Molded Case Bkrs	40%			2037	**	5	\$900	
Molded Case Bkrs	10%			2028	\$19,200	5	\$200	
Wiring								
Not Accessible	100%							
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$300	
Locally Mounted	50%			2027	\$40,300	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$27,700	
Generators								
Diesel	100%			2032	**	1	\$34,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Generator Is A Onan 250 Kilowatt Unit, 277/480 Volt And Is In Good Condition.</i>								
Fuel Storage								
Day Tank	50%			2045	**	5	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Day Tank Is A 75 Gallon Tank In Good Condition.</i>								
Main Tank	50%			2057	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Main Diesel Tank Is A 10,000 Gallon Tank In Good Condition.</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$127,200	10	\$49,500	
Fluorescent	15%			2034	**	10	\$12,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5 Classroom Throughout The School</i>								
Fluorescent	25%			2034	**	10	\$20,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance, Auditorium, Some Hallways</i>								
<i>Explanation : The Auditorium Compact Fluorescents Were Installed About 2 Years Ago.</i>								
Egress Lighting								
Exit, LED	70%			2064	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout School</i>								
<i>Explanation : Most Exit Lights Were Replaced To LED Type Fixtures About 3 Years Ago.</i>								
Exit, Service	30%			2024	\$7,800	1		
Exterior Lighting								
HID	75%			2029	\$272,200	10	\$200	
HID	25%			2024	\$90,700	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$58,100	1	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : The Building Exterior Is Cover By A CCTV System.</i>								
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2029	\$696,600	1-3	\$38,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	50%			2049	**	5	\$13,900	
Natural Gas	50%			2049	**	1		
Conversion Equipment								
Furnace	50%			2034	**	1	\$22,300	
Steam Boiler	50%			2042	**	1	\$44,600	
Distribution								
Steam Piping/Pump	50%			2049	**			
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 22 - BK

Asset # : 14876

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling Split Unit	20%		2034	**	2	\$1,100	
	Split Unit	80%		2034	**			
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2	\$117,100	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$50,200	
Exhaust Fans								
	Roof	100%		2034	**	2	\$2,800	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2049	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2049	**	4	\$13,400	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2034	**	4	\$2,900	
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%		2049	**	1-5	\$45,400	
Sprinkler								
	No Component	80%						
	Generic	20%		2049	**	1-2	\$5,000	
Chemical System								
	Wet	2%		2027	\$600	1-3	\$100	
	No Component	98%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 220 - Q
Address : 62-10 108 STREET
Borough : QUEENS **Agency's Number** : Q220
Program / Asset # : BOE0857.000 / 193 **Yr Built/Renovated** : 1956 / 2011
Area Sq Ft : 64,000 **Project Type** : EDUCATION
Date of Survey : 07-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2143 **Lot** : 1 **BIN** : 4051290

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$249,800	\$337,200
Interior Architecture	\$424,000	\$701,600
Electrical	\$404,300	\$336,200
Mechanical	\$54,200	\$2,677,300
Total	\$1,132,300	\$4,052,300
Importance Code A	\$249,800	\$751,400
Importance Code B	\$882,500	\$3,217,000
Importance Code C		\$83,900
Total	\$1,132,300	\$4,052,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,100	\$10,100		\$13,000
Interior Architecture	\$6,400	\$14,500		\$6,400
Electrical	\$2,400	\$2,400	\$2,000	\$1,800
Mechanical	\$28,900	\$54,600	\$23,300	\$11,400
Total	\$47,800	\$81,600	\$25,400	\$32,600
Importance Code A	\$30,800	\$16,500	\$6,300	\$19,300
Importance Code B	\$17,000	\$65,100	\$19,000	\$13,300
Importance Code C				
Total	\$47,800	\$81,600	\$25,400	\$32,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$26,800	
Fiberglass Panel	5%			2036	**	5	\$20,100	
Masonry: Brick Cavity	25%			LIFE	**	5	\$26,800	
Metal/Glass Curt Wall	60%			LIFE	**	5	\$120,800	
Window Wall	5%			2047	**	5	\$20,100	
Windows								
Aluminum	100%			2049	**	5	\$26,000	
Parapets								
Metal Rail	100%			2044	**	5-10	\$411,500	
Roof								
Built-Up (BUR)	100%			2035	**	10	\$54,700	
Interior								
Floors								
Ceramic Tile	3%			2030	\$63,900	5	\$3,100	
Quarry Tile	2%			2040	**	5	\$3,100	
Terrazzo	5%			LIFE	**	5	\$4,000	
Vinyl Tile	50%			2027	\$467,600	3	\$25,800	
Vinyl Tile 9" X 9"	35%			2022	\$424,000	3	\$13,500	
Wood	5%			2042	**	5	\$9,700	
Interior Walls								
Ceramic Tile	3%			2030	\$83,900	5	\$2,800	
Concrete Masonry Unit	25%			LIFE	**	5	\$9,500	
Masonry: Brick	5%			LIFE	**			
Plaster	67%			LIFE	**	5	\$19,100	
Ceilings								
AcousTileSusp.Lay-In	10%			2032	**	5	\$10,300	
Exposed Concrete	55%			LIFE	**	5	\$8,900	
Exposed Struc: Steel	3%			LIFE	**			
Fiber Board	12%			2027	\$86,200			
Plaster	20%			LIFE	**	5	\$12,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Disconnect Switches Rated At 800 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$300	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2026	\$21,500	5	\$200	
Molded Case Bkrs	55%			2026	\$79,000	5	\$900	
Molded Case Bkrs	30%			2043	**	5	\$500	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$57,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$7,700	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2035	**	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2022	\$62,000	1	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2022	\$212,300	1-3	\$11,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2027	\$125,800	5	\$19,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$20,700	2025	\$414,200	1	\$57,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Both Burners - Very Frequently</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$54,200	2027	\$1,083,200	4	\$3,200	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$180,000	1	\$7,900	
Convactor/Radiator	80%			2032	**	1	\$16,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2027	\$163,000	1	\$8,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Main Floor AC Room</i>								
Ext Pkg Unit - Heating/Cooling	30%			2027	\$240,400	2	\$1,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2022	\$13,300	1		
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	\$150,700	1	\$11,900	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2027	\$27,100	2	\$13,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,700	
Exhaust Fans								
Interior	60%			2027	\$136,600	2	\$1,200	
Roof	40%			2027	\$42,500	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2026	\$39,000	2	\$900	
HW Heat Exchanger Steam Fired	100%			2027	\$101,900	4	\$6,300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2027	\$9,800	4	\$1,400	
Sewage Ejector(s) Electric	100%			2022	\$18,400	4	\$3,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$18,800	1-2	\$500	
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Address : 468 EAST 140 STREET (NEAR BROOK AVE.)
Borough : BRONX **Agency's Number** : X040
Program / Asset # : BOE0183.000 / 513 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 07-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 2284 **Lot** : 34 **BIN** : 2000308

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$207,300	\$2,258,900
Interior Architecture	\$425,000	\$35,200
Electrical	\$398,000	\$694,700
Mechanical	\$297,700	\$436,100
Total	\$1,328,000	\$3,424,900
Importance Code A	\$207,300	\$2,298,400
Importance Code B	\$981,900	\$1,126,500
Importance Code C	\$138,800	
Total	\$1,328,000	\$3,424,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$22,500	\$5,000	
Interior Architecture	\$67,700		\$2,400	\$16,700
Electrical	\$3,000	\$3,000	\$2,500	\$2,500
Mechanical	\$40,700	\$12,700	\$20,000	\$12,700
Total	\$111,400	\$38,200	\$29,900	\$32,000
Importance Code A	\$8,900	\$31,400	\$14,100	\$8,900
Importance Code B	\$98,100	\$6,800	\$15,800	\$23,100
Importance Code C	\$4,400			
Total	\$111,400	\$38,200	\$29,900	\$32,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$154,400	
Windows								
Aluminum	100%			2027	\$2,009,200	5	\$44,900	
Parapets								
Copper/Terne	10%			2063	**	5	\$10,000	
Masonry: Brick	25%			LIFE	**	5	\$5,200	
Metal Rail	65%			2041	**	5-10	\$242,400	
Roof								
Built-Up (BUR)	97%			2033	**	10	\$60,100	
Copper/Terne	3%			2056	**	10	\$4,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,200	
Ceramic Tile	5%	Now	\$16,700	2037	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Sheet Vinyl/Rubber	2%			2033	**	5	\$4,800	
Vinyl Tile	5%			2033	**	3	\$4,000	
Vinyl Tile 9" X 9"	78%	Now	\$147,800	2033	**	3	\$47,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Room 116</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$8,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Plaster	65%	Now	\$48,600	LIFE	**	5	\$34,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$90,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$17,400	2041	**	5	\$25,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%	Now	\$138,400	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$28,200	LIFE	**	5	\$25,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2048	**			
Iron Picket	20%			2063	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	95%			2041	**			
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Masonry: Granite	5%			LIFE	**			
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Activity Yard

Cast in Place Concrete	95%			2041	**			
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Rubber Matting	5%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$39,500	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1500 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$182,600	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Vertical Sections

Raceway

Conduit	90%			2028	\$165,900	1		
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Conduit	10%			2038	**	1		
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Panelboards

Fused Disc Sw	10%			2036	**	5	\$200	
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Molded Case Bkrs	80%			2027	\$153,200	5	\$1,900	
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Molded Case Bkrs	10%			2036	**	5	\$200	
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Wiring

Braided Cloth	90%	2-4	\$245,500	2053	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2038	**	1		
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Motor Controllers

Locally Mounted	90%			2026	\$72,600	5	\$500	
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Locally Mounted	10%			2045	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Lighting

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DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$74,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	8%			2036	**	10	\$6,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$10,900	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	30%			2023	\$108,900	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	85%							
Generic	15%			2023	\$43,600	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$17,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Steam Boiler	100%			2045	**	1	\$89,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. New Renovated Boiler Room.</i>								
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Air Handler	20%			2028	\$253,100	1	\$11,100	
Convactor/Radiator	75%			2033	**	1	\$21,800	
Fan Coil Unit/Heat	5%			2023	\$67,400	1	\$1,500	

Air Conditioning

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DEPARTMENT OF EDUCATION - 040
P. S. 220- BX P.S. 179, P.S. 369 AND P.S. 17
Asset # : 513

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2023	\$140,700	1		
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,200	
Exhaust Fans								
Interior	40%			2028	\$128,100	2	\$1,100	
Roof	60%	Now	\$4,500	2023	\$89,700	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3 Motors. Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2027	\$54,900	2	\$1,300	
Sanitary Piping								
Cast Iron	100%	Now	\$13,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : When It Rains Water Backs Up In Rooms #103,104,106,108</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$9,400	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Leaking Very Heavily At Basement Hallway</i>								
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 221 - BK
Address : 791 EMPIRE BLVD @ TROY AVE.
Borough : BROOKLYN **Agency's Number** : K221
Program / Asset # : BOE0516.000 / 1295 **Yr Built/Renovated** : 1940 / 2009
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 1423 **Lot** : 14 **BIN** : 3038372

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$87,600	\$122,000
Interior Architecture	\$2,144,800	\$192,600
Electrical		\$571,000
Mechanical	\$860,000	\$1,138,900
Total	\$3,092,400	\$2,024,500
Importance Code A	\$87,600	\$581,500
Importance Code B	\$2,959,100	\$1,443,000
Importance Code C	\$45,700	
Total	\$3,092,400	\$2,024,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture		\$5,900		\$4,900
Electrical	\$4,900	\$6,100	\$5,000	\$5,100
Mechanical	\$50,400	\$9,800	\$15,800	\$32,400
Site Enclosure	\$6,000			
Total	\$61,300	\$21,800	\$20,700	\$42,300
Importance Code A	\$7,000	\$7,000	\$7,000	\$7,200
Importance Code B	\$48,300	\$12,400	\$13,700	\$35,100
Importance Code C	\$6,000	\$2,400		
Total	\$61,300	\$21,800	\$20,700	\$42,300



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DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$63,800	
Masonry: Granite	5%			LIFE	**	5	\$2,800	
Masonry: Limestone	10%	2-4	\$87,600	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$10,600	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,600	
Masonry: Limestone	7%			LIFE	**	5	\$600	
Metal Security Bars	3%			2044	**			
Roof								
Built-Up (BUR)	95%			2039	**	10	\$58,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2055	**	10	\$10,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,300	
Ceramic Tile	5%			2042	**	5	\$5,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	15%	2-4	\$45,300	2029	\$151,000	3	\$6,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2037	**	3	\$2,100	
Vinyl Tile 9" X 9"	20%	2-4	\$78,300	2024	\$260,800	3	\$8,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	40%	Now	\$1,562,000	2069	**	5	\$41,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium, Classrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium, Classrooms</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$4,800	
Masonry: Brick	10%			LIFE	**			
Plaster	55%	4+	\$45,700	LIFE	**	5	\$16,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : At And Near Unit Vents</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%	Now	\$57,500	2042	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	50%	4+	\$95,200	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium, Classrooms</i>								
Plaster	40%			LIFE	**	5	\$27,700	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2039	**			
Iron Picket	30%	4+	\$6,000	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Asphalt	45%			2038	**			
Rubber Matting	25%			2034	**			
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Play Yard Area</i>								
<i>Explanation : Turf</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	\$78,300	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Fused Disc Sw	50%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	15%			2028	\$21,500	5	\$200	
Molded Case Bkrs	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	75%			2045	**	5	\$1,400	
Wiring								
Thermoplastic	10%			2049	**	1		
Thermoplastic	90%			2029	\$167,100	1		
Motor Controllers								
Locally Mounted	20%			2027	\$16,100	5	\$100	
Locally Mounted	70%			2046	**	5	\$300	
Variable Frequency Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$63,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2037	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	1%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$8,600	
Exit, Service	50%			2029	\$10,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	15%			2029	\$42,900	10		
HID	15%			2037	**	10		
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2029	\$68,800	1	\$8,000	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Digital	100%			2037	**	1-3	\$43,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2039	**	5	\$22,000	
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Conversion Equipment

Steam Boiler	100%			2027	\$459,500	1	\$70,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump	100%			2029	\$313,900			
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Terminal Devices

Air Handler	20%			2024	\$199,700	1	\$8,800	
Convactor/Radiator	50%			2027	\$190,100	1	\$11,500	
Fan Coil Unit/Heat	30%	0-2	\$16,000	2024	\$319,000	1	\$6,200	

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Window/Wall Unit	60%	0-2	\$4,400	2024	\$88,800	1		
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*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Multiple Locations*

No Component	40%							
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Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	5%	0-2	\$1,600	LIFE	**	2-5	\$2,000
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : The Louver For Number 3 Boiler, Boiler Room</i>								
	Ductwork/Diffusers	95%			LIFE	**	2-5	\$37,600
Exhaust Fans								
	Interior	100%	Now	\$12,600	2024	\$252,600	2	\$1,700
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%	0-2	\$3,100	2027	\$62,300	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Valve, Basement</i>								
HW Heat Exchanger								
	Steam Fired	100%			2029	\$113,100	4	\$10,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$10,800	4	\$1,500
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2029	\$20,900	1-2	\$600

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 221 - BK MINISCHOOL
Address : 791 EMPIRE BLVD @ TROY AVE.
Borough : BROOKLYN **Agency's Number** : K892
Program / Asset # : BOE0516.010 / 1296 **Yr Built/Renovated** : 1970 / 2001
Area Sq Ft : 9,000 **Project Type** : EDUCATION
Date of Survey : 07-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1423 **Lot** : 14 **BIN** : 3038372

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$102,600	
Interior Architecture	\$112,500	
Electrical		\$48,400
Mechanical		\$336,500
Total	\$215,100	\$384,900
Importance Code A	\$102,600	
Importance Code B	\$112,500	\$384,900
Total	\$215,100	\$384,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,500			
Interior Architecture	\$43,100	\$400	\$300	\$1,200
Electrical	\$800	\$1,000	\$1,000	\$11,800
Mechanical	\$500	\$600	\$1,100	\$600
Total	\$54,900	\$2,100	\$2,400	\$13,600
Importance Code A	\$10,900	\$400	\$400	\$500
Importance Code B	\$23,700	\$1,600	\$2,000	\$13,100
Importance Code C	\$20,200			
Total	\$54,900	\$2,100	\$2,400	\$13,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK MINISCHOOL

Asset # : 1296

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$9,600	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade - Foundation</i>								
Metal Panel	95%	Now	\$35,000	2049	**	5	\$28,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%			2051	**	5	\$1,700	
Roof								
Metal Panel	100%	Now	\$67,600	2046	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Classrooms</i>								
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$700	
Vinyl Tile	25%			2034	**	3	\$1,300	
Vinyl Tile 9" X 9"	70%	Now	\$112,500	2039	**	3	\$3,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Concrete Masonry Unit	35%	2-4	\$9,400	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	65%	2-4	\$10,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 2, Janitor Closet</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$22,900	2034	**	5	\$6,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Rooms 19,18,17,29</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK MINISCHOOL

Asset # : 1296

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$2,700

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Raceway

Conduit

100%

2029

\$14,800

1

Panelboards

Molded Case Bkrs

100%

2028

\$23,900

5

\$200

Wiring

Thermoplastic

100%

2029

\$19,800

1

Motor Controllers

Locally Mounted

100%

2027

\$48,400

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100%

2037

* *

10

\$8,300

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery

50%

2037

* *

10

\$1,100

Exit, Service

50%

2037

* *

1

Exterior Lighting

HID

30%

2024

\$10,900

10

No Component

70%

Alarm

Security System

Generic

100%

2029

\$29,100

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Only. Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$5,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2039

* *

1

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK MINISCHOOL

Asset # : 1296

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	100%			2034	**	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%			2030	\$336,500	2	\$600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Exhaust Fans Interior	90%			2034	**	2	\$300	
Roof	10%			2029	\$1,500	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Electric	100%			2028	\$7,900	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 221 - Q
Address : 57-40 MARATHON PKWY
Borough : QUEENS **Agency's Number** : Q221
Program / Asset # : BOE0858.000 / 1485 **Yr Built/Renovated** : 1958 / 2007
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G.1,2
Block : 8276 **Lot** : 620 **BIN** : 4171759

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$50,700	\$97,500
Interior Architecture	\$612,600	
Electrical	\$576,700	\$581,800
Mechanical	\$24,100	\$1,162,800
Site Enclosure	\$47,700	
Site Pavements		\$50,300
Total	\$1,311,800	\$1,892,400
Importance Code A	\$50,700	\$648,200
Importance Code B	\$1,261,100	\$1,244,100
Total	\$1,311,800	\$1,892,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,100		\$7,800	
Interior Architecture	\$1,900	\$2,200	\$31,500	\$1,900
Electrical	\$1,200	\$3,100	\$54,000	\$2,800
Mechanical	\$29,400	\$11,600	\$93,600	\$11,600
Site Enclosure	\$2,900			
Site Pavements	\$10,200			
Total	\$61,600	\$16,900	\$186,900	\$16,200
Importance Code A	\$23,900	\$7,800	\$15,800	\$7,800
Importance Code B	\$32,800	\$8,100	\$171,100	\$8,400
Importance Code C	\$4,900	\$1,000		
Total	\$61,600	\$16,900	\$186,900	\$16,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	69%			LIFE	**	5	\$53,700	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$43,800	
Metal Panel	1%	0-2	\$100	2038	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Double Access Doors - South West Corner</i>								
Windows								
Aluminum	100%			2036	**	5	\$25,500	
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5	\$6,900	
Masonry: Limestone	5%	2-4	\$3,200	LIFE	**	5	\$700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Metal/Glass Curt Wall	30%			2048	**	5	\$13,400	
Metal Panel	5%			2048	**	5	\$2,200	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$50,700	
Copper/Terne	5%			2056	**	10	\$6,700	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$12,900	
Ceramic Tile	3%			2037	**	5	\$2,500	
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	18%			2033	**	3	\$7,600	
Vinyl Tile 9" X 9"	62%			2023	\$612,600	3	\$19,500	
Wood	5%			2043	**	5	\$7,900	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$2,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,600	
Plaster	62%			LIFE	**	5	\$12,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	50%			2033	**	5	\$42,000	
Exposed Concrete	30%			LIFE	**	5	\$3,900	
Plaster	20%			LIFE	**	5	\$10,500	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2038	**			
Iron Picket	15%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$1,700	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ramp At Main Entrance And Curbing At Planters</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramps - Southwest Corner And Main Entrance</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	39%	Now	\$1,200	2048		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner Of Playground At Stairs</i>								
Masonry: Brick	56%	Now	\$47,700	2038		**		
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Walls Along Marathon Parkway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Retaining Walls - Marathon Parkway</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Planter Walls Along Marathon Parkway</i>								
<i>Explanation : Efflorescence</i>								
Masonry: Fieldstone	5%			2038		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,200	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Secondary Entrances At Marathon Parkway And Stairs</i>								
Activity Yard								
Asphalt	90%	Now	\$7,000	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard Play Area</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard Play Area</i>								
Rubber Matting	10%			2028	\$50,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$156,500	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	90%			2028	\$119,000	1		
Conduit	10%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,900	
Molded Case Bkrs	10%			2044	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$71,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
Incandescent	2%			2023	\$18,700	2		
Egress Lighting								
Emergency, Battery	50%			2028	\$56,900	10	\$9,500	
Exit, Service	50%			2028	\$11,400	1		
Exterior Lighting								
HID	10%			2023	\$31,900	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$76,600	1	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$262,100	2038	**	1-3	\$13,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$24,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2026	\$511,300	1	\$78,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$17,500	2038	**			
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump Leaks Very Much, Replacement Needed.</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In Boiler Room</i>								
Terminal Devices								
Air Handler	30%			2028	\$333,300	1	\$14,700	
Convactor/Radiator	70%			2033	**	1	\$17,900	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	15%	0-2	\$500	2023	\$24,700	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Computer Room, Nurse Room, Science Class Room.</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Interior	80%			2028	\$224,800	2	\$1,900	
Roof	20%			2023	\$26,200	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$69,300	1		
Water Heater								
Gas Fired	50%			2027	\$24,100	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Obsolete Units Remain</i>								
Gas Fired	50%			2023	\$24,100	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$12,000	4	\$1,700	
Fixtures								
Generic	100%							

Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%		2028	\$23,200	1-2	\$700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 222 - BK
Address : 3301 QUENTIN ROAD @E. 33 STREET
Borough : BROOKLYN **Agency's Number** : K222
Program / Asset # : BOE0517.000 / 1297 **Yr Built/Renovated** : 1929 / 2000
Area Sq Ft : 94,000 **Project Type** : EDUCATION
Date of Survey : 02-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7706 **Lot** : 1 **BIN** : 3212254

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$255,500	\$174,600
Interior Architecture	\$280,800	\$214,700
Electrical	\$726,500	\$841,500
Mechanical	\$57,300	\$1,177,800
Total	\$1,320,000	\$2,408,500
Importance Code A	\$255,500	\$214,100
Importance Code B	\$1,014,900	\$2,039,100
Importance Code C	\$49,700	\$155,400
Total	\$1,320,000	\$2,408,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$69,000		\$8,500	\$1,700
Electrical	\$11,500	\$26,600	\$1,400	\$1,100
Mechanical	\$50,500	\$13,200	\$24,100	\$13,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,900	\$43,800	\$38,000	\$19,900
Importance Code A	\$9,300	\$9,500	\$9,300	\$9,300
Importance Code B	\$86,600	\$34,300	\$28,700	\$10,600
Importance Code C	\$39,000			
Total	\$134,900	\$43,800	\$38,000	\$19,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$37,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Masonry: Brick	85%	Now	\$130,000	LIFE	**	5	\$80,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$60,000	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$65,500	2035	**	5	\$14,600	
<i>Hardware Missing, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$20,400	
Masonry: Brick	15%			LIFE	**	5	\$2,600	
Masonry: Brick	70%			LIFE	**	5	\$12,300	
Roof								
Metal Panel	5%			2040	**	10	\$5,500	
Single Ply Membrane	95%			2037	**	10	\$56,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,700	
Ceramic Tile	5%			2036	**	5	\$6,800	
Quarry Tile	5%			2040	**	5	\$10,200	
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	15%			2035	**	3	\$7,600	
Vinyl Tile	35%			2032	**	3	\$17,800	
Vinyl Tile 9" X 9"	10%	Now	\$159,500	2037	**	3	\$5,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	15%	0-2	\$71,600	2042	**	5	\$19,100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	\$7,800	2030	\$155,400	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$8,800	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	5%	Now	\$22,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$49,700	LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East 34th Street Side, Class Rooms On Second Floor</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2040	**	5	\$20,300	
Exposed Concrete	15%			LIFE	**	5	\$3,200	
Plaster	70%	Now	\$26,600	LIFE	**	5	\$59,300	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	100%			2027	\$184,300	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	25%	2-4	\$47,900	2052	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fused Toggle Switch	5%	2-4	\$9,600	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,500	
Wiring								
Braided Cloth	85%	2-4	\$231,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2027	\$40,900	1		
Motor Controllers								
Locally Mounted	50%			2025	\$40,300	5	\$300	
Motor Control Center	50%			2025	\$156,100	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$82,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$67,700	10	\$11,300	
Exit, Service	50%			2022	\$13,500	1		
Exterior Lighting								
HID	100%			2022	\$379,000	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$11,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	2%			2047	**	1		
Interruptible Gas/Dual Fuel	98%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 - 7,500 Gallon Oil Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$93,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	1%			2047	**	4		
Central Plant Steam Piping/Pmp	99%			2047	**	4	\$4,600	
Terminal Devices								
Air Handler	20%			2027	\$264,400	1	\$11,600	
Convactor/Radiator	50%			2032	**	1	\$15,200	
Fan Coil Unit/Heat	30%			2027	\$422,300	1	\$9,100	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	10%	0-2	\$19,600	2027	\$19,600	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms, Multiple Mechanical Defects</i>								
Window/Wall Unit	70%			2025	\$137,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	Now	\$17,300	LIFE	**	2-5	\$1,100	
<i>Damaged, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement Fan Room 2 Of 8 Deteriorating Flexible Connections</i>								
Ductwork/Diffusers	98%			LIFE	**	2-5	\$51,400	
Exhaust Fans								
Interior	100%			2027	\$334,400	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galvanized Steel	80%			2032	**	1		
Water Heater								
Gas Fired	100%			2022	\$57,300	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$14,300	4	\$2,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2037	**	1-2	\$500	
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 222 - Q
Address : 86-15 37TH AVENUE
Borough : QUEENS **Agency's Number** : Q222
Program / Asset # : BOE1028.000 / 13470 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 45,800 **Project Type** : EDUCATION
Date of Survey : 19-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1460 **Lot** : 34 **BIN** : 4035854

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$149,200	\$79,200
Interior Architecture	\$48,500	
Electrical		\$86,400
Mechanical		\$1,511,500
Total	\$197,700	\$1,677,100
Importance Code A	\$149,200	\$79,200
Importance Code B		\$1,597,900
Importance Code C	\$48,500	
Total	\$197,700	\$1,677,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,900			
Interior Architecture	\$111,300	\$2,600	\$12,900	
Electrical	\$11,700	\$4,500	\$6,100	\$4,500
Mechanical	\$41,200	\$24,400	\$20,300	\$22,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$216,100	\$39,300	\$47,300	\$34,800
Importance Code A	\$48,500	\$4,500	\$4,500	\$4,500
Importance Code B	\$112,900	\$34,700	\$38,300	\$30,200
Importance Code C	\$54,700		\$4,400	
Total	\$216,100	\$39,300	\$47,300	\$34,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	90%			LIFE	**	5	\$158,400		
Pre-Cast Concrete	10%			LIFE	**	5	\$57,200		
Windows									
Aluminum	95%	4+	\$8,000	2052	**	5	\$4,500		
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 2%</i>									
<i>Location : General Office And Room 405</i>									
Metal Louvers	5%	4+	\$300	2043	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Penthouse</i>									
Parapets									
Masonry: Brick Cavity	80%			LIFE	**	5-10	\$81,900		
Metal Security Bars	15%			2065	**				
Pre-Cast Concrete	5%			LIFE	**	5	\$9,400		
Roof									
Built-Up (BUR)	60%			2035	**	10	\$23,300		
Copper/Terne	5%			2065	**	10	\$4,900		
Modified Bitumen	35%			2038	**	10	\$13,600		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Over Multipurpose Room</i>									
<i>Explanation : Covered With Rubber Pads</i>									
Soffits									
Masonry: Limestone	100%			LIFE	**	5	\$4,600		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$29,900		
Ceramic Tile	5%			2043	**	5	\$3,400		
Quarry Tile	5%			2047	**	5	\$5,100		
Vinyl Tile	80%			2035	**	3	\$20,500		
Interior Walls									
Ceramic Tile	5%			2043	**	5	\$8,800		
Concrete Masonry Unit	40%			LIFE	**	5	\$56,500		
Gypsum Board	25%			LIFE	**	5-10	\$75,000		
SGFT/Glazed Masonry	30%			LIFE	**	10	\$26,500		
Ceilings									
AcousTileSusp.Lay-In	75%	4+	\$8,800	2043	**	5	\$25,600		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Room 406</i>									
Exposed Struc: Steel	10%			LIFE	**	10	\$13,600		
Gypsum Board	10%			LIFE	**	5-10	\$23,500		
Metal Panel	5%			LIFE	**	5	\$8,500		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	**				
Parking/Driveway									
Cast in Place Concrete	100%			2043	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$14,100	
Generators								
Diesel	100%			2039	**	1	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 200 Kilowatts.</i>								
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$10,200	
Fuel Storage								
Day Tank	20%			2046	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 60 Gallons Rated Capacity</i>								
Main Tank	80%			2058	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

98%

2035

**

10

\$41,200

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

2%

2035

**

10

\$800

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways And Lobby*

Egress Lighting

Emergency, Service

50%

2035

**

1

Exit, Service

50%

2035

**

1

Exterior Lighting

HID

30%

2035

**

10

No Component

70%

Lightning Protection

Arresters/Cabling

Generic

100%

2058

**

5

\$1,300

Alarm

Security System

No Component

70%

Generic

30%

2030

\$44,400

1

\$5,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

**

1-3

\$8,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Kitchen, Basement, Toilets**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2050

**

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 5,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2043

**

1

\$45,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Steam Boilers*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	4%	0-2	\$800	2050	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump In Boiler Room</i>								
Steam Piping/Pump	96%			2050	**			
Terminal Devices								
Air Handler	60%			2030	\$386,400	1	\$17,000	
Convactor/Radiator	40%			2035	**	1	\$5,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$388,700	1	\$21,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$3,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$513,700	1	\$28,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$92,300	2	\$31,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,400	
Exhaust Fans								
Interior	80%			2030	\$130,400	2	\$1,100	
Roof	20%			2030	\$15,200	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%	Now	\$5,600	2028	\$27,900	2	\$500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$7,000	4	\$1,500	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$1,800	
Backflow Preventer								
Generic	100%			2035	**	1	\$2,800	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : Two Traction Elevators</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$23,100
Sprinkler								
	Generic	100%			2050	**	1-2	\$12,800
Fire Pump								
	Generic	100%	0-2	\$5,900	2033	**	1	\$7,700
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System								
	Generic	100%			2028	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 223 - Q
Address : 125-20 SUTPHIN BLVD
Borough : QUEENS **Agency's Number** : Q223
Program / Asset # : BOE0966.000 / 1183 **Yr Built/Renovated** : 1974 / 1998
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 21-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 12051 **Lot** : 20 **BIN** : 4440628

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,473,500
Interior Architecture	\$375,300	\$38,500
Electrical	\$160,100	\$1,459,900
Mechanical	\$172,600	\$2,211,100
Total	\$708,100	\$5,183,000
Importance Code A		\$2,178,500
Importance Code B	\$708,100	\$2,966,000
Importance Code C		\$38,500
Total	\$708,100	\$5,183,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,100	\$28,200		
Interior Architecture	\$3,800	\$7,100	\$13,200	
Electrical	\$4,700	\$23,000	\$2,900	\$3,400
Mechanical	\$72,800	\$71,600	\$33,500	\$24,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,200	\$133,900	\$53,600	\$31,300
Importance Code A	\$15,200	\$38,500	\$10,100	\$10,100
Importance Code B	\$75,100	\$95,400	\$43,500	\$21,200
Importance Code C				
Total	\$90,200	\$133,900	\$53,600	\$31,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	**	5	\$75,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Columns</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2047	**	5-10	\$19,400	
Pre-Cast Concrete	17%			LIFE	**	5	\$52,000	
Windows								
Under Construction	100%							
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5	\$8,600	
Masonry: Brick Cavity	20%			LIFE	**	5	\$2,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Columns</i>								
Metal Rail	10%			2032	**	5-10	\$23,900	
Pre-Cast Concrete	5%	Now	\$5,100	LIFE	**	5	\$4,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	95%			2027	\$1,259,300	10	\$86,900	
Metal Panel	5%			2032	**	10	\$8,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,100	
Ceramic Tile	5%			2036	**	5	\$7,600	
Quarry Tile	5%			2040	**	5	\$11,300	
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	70%			2032	**	3	\$39,700	
Wood	5%			2042	**	5	\$14,200	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,100	
Folding Partition	3%			2035	**	5	\$19,200	
Gypsum Board	5%			LIFE	**	5	\$7,700	
Metal Panel	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	50%			LIFE	**	5	\$38,500	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$375,300	2047	**	5	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	15%			2040	**	5	\$28,400	
Exposed Concrete	45%			LIFE	**	5	\$10,600	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$9,500	
Plaster	5%			LIFE	**	5	\$4,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$187,800	5	\$400	
Fused Disc Sw	10%			2047	**	5		
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	85%			2026	\$162,800	5	\$2,300	
Wiring								
Thermoplastic	95%			2027	\$302,700	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$700	

Ground

Grounding Devices
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Main Water Pipe, Point Of Contact Not Visible, Covered With Insulation*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

95%

2035

**

10

\$88,900

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

LED

5%

2035

**

Egress Lighting

Emergency, Battery

25%

2022

\$36,700

10

\$6,200

Emergency, Battery

25%

2032

**

10

\$6,200

Exit, Service

25%

2022

\$7,300

1

Exit, Service

25%

2032

**

1

Exterior Lighting

HID

30%

2022

\$123,400

10

\$100

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2035

**

1

\$11,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$338,400

1-3

\$19,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Boiler Room, Gymnasium, Auditorium**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2027

\$200,500

5

\$31,600

Conversion Equipment

Steam Boiler

100%

2025

\$660,100

1

\$101,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$172,600

2037

**

4

\$5,000

Piping/Pmp

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Vacuum Pumps, Basement**On Extended Life, Extent : Severe, Area Affected : 10%**Location : Vacuum Pumps, Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%			2027	\$430,300	1	\$18,900	
Convactor/Radiator	60%			2032	**	1	\$19,800	
Fan Coil Unit/Heat	10%	Now	\$30,600	2027	\$152,800	1	\$3,000	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2027	\$259,700	1	\$14,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Fan Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	10%	Now	\$21,300	2027	\$21,300	1		
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$2,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	\$137,300	1	\$18,900	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2032	**	2	\$21,300	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,900	
Exhaust Fans								
Interior	20%			2027	\$72,600	2	\$600	
Roof	80%			2027	\$135,500	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2037	**	1		
Galvanized Steel	70%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$162,400	4	\$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2022	\$15,600	4	\$3,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037		**	1-5	\$51,400
Sprinkler								
No Component	90%							
Generic	10%			2037		**	1-2	\$2,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 224 - BK
Address : 755 WORTMAN AVE. BTWN: CRESCENT ST., HEMLOCK ST
Borough : BROOKLYN **Agency's Number** : K224
Program / Asset # : BOE0519.000 / 2548 **Yr Built/Renovated** : 1930 / 2010
Area Sq Ft : 125,975 **Project Type** : EDUCATION
Date of Survey : 02-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4529 **Lot** : 133 **BIN** : 3346166

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$558,100	\$314,900
Interior Architecture	\$1,030,300	\$65,700
Electrical		\$629,200
Mechanical	\$318,300	\$1,767,200
Total	\$1,906,800	\$2,777,100
Importance Code A	\$664,100	\$1,130,200
Importance Code B	\$1,132,400	\$1,646,900
Importance Code C	\$110,300	
Total	\$1,906,800	\$2,777,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,900		\$29,100	
Interior Architecture	\$101,400		\$15,900	\$31,300
Electrical	\$34,100	\$20,500	\$30,600	\$20,600
Mechanical	\$157,600	\$25,200	\$40,600	\$26,000
Site Enclosure	\$58,700			
Site Pavements	\$22,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$437,600	\$49,600	\$120,000	\$81,800
Importance Code A	\$69,800	\$12,500	\$41,500	\$12,500
Importance Code B	\$306,600	\$37,200	\$78,500	\$54,500
Importance Code C	\$61,200			\$14,800
Total	\$437,600	\$49,600	\$120,000	\$81,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$182,400	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : West, South And East Sides</i>								
Masonry: Limestone	10%	Now	\$262,400	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West, South And East Sides</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West, South And East Sides</i>								
<i>Explanation : Sidewalk Shed In Place For Crumbling Limestone.</i>								
Windows								
Aluminum	65%	Now	\$104,800	2046	**	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st And 3rd Floor Window Sills And Headers</i>								
Wood	35%	Now	\$37,800	2046	**	5	\$63,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	20%			LIFE	**	5-10	\$19,400	
Masonry: Brick	60%			LIFE	**	5-10	\$72,500	
Masonry: Limestone	2%			LIFE	**	5-10	\$4,300	
Metal Rail	15%			2043	**	5-10	\$47,900	
Pre-Cast Concrete	3%			LIFE	**	5	\$6,700	
Roof								
Built-Up (BUR)	25%			2035	**	10	\$27,700	
Copper/Terne	5%			2058	**	10	\$13,900	
IRMA/Protected Membrane	60%	Now	\$28,300	2035	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Expansion Joints</i>								
Modified Bitumen	10%	Now	\$8,000	2030	\$160,700			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Low Roof Over Kitchen And Main Entrance</i>								
Soffits								
Stucco Cement	100%			2043	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Asphalt Poured	3%	Now	\$8,300	2050	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Stair Landings</i>								
Cast in Place Concrete	7%	Now	\$7,300	LIFE	**	5	\$28,900	
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room Expansion Joints</i>								
Ceramic Tile	5%	Now	\$3,900	2039	**	5	\$4,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet On First Floor Leak Into Basement</i>								
Quarry Tile	5%			2043	**	5	\$14,100	
Terrazzo	5%	2-4	\$9,400	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	65%	Now	\$667,500	2035	**	3	\$46,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$110,900	2040	**	3	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair Landings</i>								
Wood	5%			2058	**	5	\$17,700	
Interior Walls								
Ceramic Tile	15%			2039	**	5	\$29,700	
Concrete Masonry Unit	15%	Now	\$14,100	LIFE	**	5	\$11,900	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs</i>								
Gypsum Board	10%			LIFE	**	5-10	\$33,600	
Plaster	45%			LIFE	**	5-10	\$75,700	
SGFT/Glazed Masonry	15%	Now	\$61,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$4,100	2043	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridors</i>								
AcousTileSusp.Lay-In	30%	Now	\$48,900	2043	**	5	\$28,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridor Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor Throughout</i>								
Exposed Concrete	20%			LIFE	**	5-10	\$47,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$18,900	
Fiber Board	5%			2030	\$65,700			
Gypsum Board	5%	Now	\$2,000	LIFE	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Toilet</i>								
Metal Panel	5%			LIFE	**	5	\$23,600	
Plaster	25%			LIFE	**	5-10	\$81,000	
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%	Now	\$25,400	2060	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Play Yard</i>								
Chain Link	8%			2050	**			
Iron Picket	80%			2065	**			
Masonry: Brick	2%			2040	**			
Retaining Walls								
Cast in Place Concrete	25%	Now	\$500	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick	50%	Now	\$31,000	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Masonry: Fieldstone	25%	4+	\$1,900	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$14,800	2043		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Misaligned/Bulging, Extent : Light, Area Affected : 5%**Location : At Trees*

On-Site Walkways

Asphalt	25%			2039		**		
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Cast in Place Concrete	75%			2043		**		
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Parking/Driveway

Cast in Place Concrete	100%			2043		**		
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Activity Yard

Asphalt	80%	Now	\$8,000	2033		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Rubber Matting	20%			2030	\$25,900			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040		**	5	\$500
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 3,000 Amperes Main Disconnect Switch*

Transformers

Dry Type	100%			2043		**	5	\$500
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Switchgear / Switchboard

Fused Disc Sw	100%			2040		**	5	\$500
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Raceway

Conduit	60%			2030	\$133,700		1	
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Conduit	40%			2050		**	1	
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Panelboards

Fused Disc Sw	5%			2038		**	5	\$100
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Molded Case Bkrs	90%			2038		**	5	\$3,000
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Molded Case Bkrs	5%			2029	\$12,000		5	\$200
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Wiring

Braided Cloth	25%			2029	\$79,600		1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Section Of The Building*

Thermoplastic	75%			2040		**	1	
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Motor Controllers

Locally Mounted	10%			2028	\$12,300		5	\$100
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Locally Mounted	10%			2035		**	5	\$100
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Motor Control Center	80%			2035		**	5	\$2,700
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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$38,800	
Generators								
Diesel	100%			2033	**	1	\$48,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%	0-2	\$1,600	2026	\$1,600	5	\$14,000	
<i>Low Electrolyte, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
Fuel Storage								
Day Tank	50%			2038	**	5	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallon Capacity</i>								
Main Tank	50%			2045	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	3%			2030	\$8,900	10	\$3,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby Area</i>								
Fluorescent	95%			2030	\$281,800	10	\$109,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	1%			2025	\$14,900	2		
LED	1%			2035	**			
Egress Lighting								
Emergency, Service	5%			2030	\$3,300	1		
Exit, Service	90%			2030	\$32,700	1		
Exit, Battery	5%			2030	\$6,200	10	\$400	
Exterior Lighting								
HID	100%	Now	\$10,200	2035	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof And Building Perimeter</i>								
Alarm								
Security System								
Generic	100%			2035	**	1	\$47,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$77,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2050

* *

1

Conversion Equipment

Steam Boiler

87%

2028

\$709,300

1

\$108,500

Steam Boiler

13%

0-2

\$106,000

2028

\$106,000

1

\$14,600

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Boiler No. 1 Refractory Ring Is Faulty.*

Distribution

Steam Piping/Pump

100%

0-2

\$111,400

2040

* *

*Not in Service, Extent : Moderate, Area Affected : 50%**Location : 1 Of 2 Vacuum Pumps In Basement.**Steam Traps Faulty, Extent : Moderate, Area Affected : 50%**Location : Steam Mains In Basement*

Terminal Devices

Air Handler

40%

2035

* *

1

\$31,200

Convactor/Radiator

40%

0-2

\$54,000

2035

* *

1

\$14,600

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : At Pipe Connection To Radiators At Various Locations.*

Fan Coil Unit/Heat

20%

Now

\$18,900

2030

\$377,300

1

\$7,300

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

25%

2030

\$267,300

1

\$14,600

Compr/Chiller

*R-22 Refrigerant, Extent : Moderate, Area Affected : 100%**Location : Roof*

Window/Wall Unit

40%

Now

\$21,000

2025

\$105,000

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Various**Explanation : Condensate Back Ups*

No Component

35%

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr	25%			2040	**	4	\$1,600
	Pipe/Pump							
	No Component	75%						
Terminal Devices								
	Air Handler/Cool/Ht	25%			2035	**	1	\$19,500
	No Component	75%						
Heat Rejection								
	Air Cooled Condenser Unit	25%			2035	**	2	\$21,900
	No Component	75%						
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$66,700
	No Component	40%						
Exhaust Fans								
	Interior	40%			2035	**	2	\$1,500
	Roof	60%	Now	\$25,100	2030	\$125,500	2	\$1,900
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 50 Percent Motors Not Working On Roof Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$47,000	2040	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Faulty Stop Valves.</i>								
Water Heater								
	Gas Fired	100%			2028	\$76,800	2	\$1,800
Sanitary Piping								
	Cast Iron	100%	Now	\$18,400	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clogged Floor Drain In Basement</i>								
Storm Drain Piping								
	Cast Iron	100%	Now	\$5,300	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sump Pump(s)								
	Non-Submersible	100%	Now	\$3,800	2030	\$19,200	4	\$2,700
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Motor On 1 Of 3 Units Is Not Working In Basement.</i>								
Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$5,000

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DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%	Now	\$16,000	2030	\$32,000	1	\$6,900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Services. Service No. 1 Off Autumn Street, Service Valves Corroded.</i>					
			<i>Service No 2 Off Hemlock Street, Not In Use.</i>					
Fixtures								
	Generic	100%						
			<i>Not in Service, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : 2 Drinking Fountains In Hallways</i>					
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2050		**	1-5 \$63,500
Sprinkler								
	No Component	95%						
	Generic	5%			2050		**	1-2 \$1,800
Chemical System								
	No Component	98%						
	Generic	2%			2025	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 225 - BK
Address : 1075 OCEAN VIEW AVENUE BTWN: BRIGHTON 12 ST., BRIGHTON
Borough : BROOKLYN **Agency's Number** : K225
Program / Asset # : BOE0520.000 / 1299 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 125,075 **Project Type** : EDUCATION
Date of Survey : 07-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 8712 **Lot** : 56 **BIN** : 3245498

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,284,400	\$213,500
Interior Architecture	\$156,700	\$775,200
Electrical	\$709,100	\$612,600
Mechanical	\$961,500	\$796,700
Total	\$3,111,600	\$2,398,100
Importance Code A	\$1,284,400	\$213,500
Importance Code B	\$1,734,100	\$2,009,900
Importance Code C	\$93,100	\$174,700
Total	\$3,111,600	\$2,398,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture		\$7,300	\$2,400	\$7,800
Electrical	\$44,200	\$8,900	\$9,200	\$10,700
Mechanical	\$62,600	\$18,000	\$30,000	\$18,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,800	\$38,100	\$45,600	\$41,100
Importance Code A	\$12,400	\$12,700	\$12,400	\$12,400
Importance Code B	\$98,400	\$25,500	\$33,200	\$25,700
Importance Code C				\$3,000
Total	\$110,800	\$38,100	\$45,600	\$41,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$67,200	
Masonry: Brick	85%	Now	\$471,300	LIFE	**	5	\$146,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Granite	10%			LIFE	**	5	\$12,900	
Windows								
Aluminum	100%	Now	\$432,300	2042	**	5	\$24,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$74,800	LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Netting In Place</i>								
Masonry: Brick	90%			LIFE	**	5	\$20,200	
Roof								
Built-Up (BUR)	100%	Now	\$306,000	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fourth Floor Corridor, Room 419</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$63,600	
Ceramic Tile	5%			2029	\$200,500	5	\$9,700	
Terrazzo	5%			LIFE	**	5	\$7,600	
Vinyl Tile	10%			2026	\$175,900	3	\$7,300	
Vinyl Tile	30%			2031	**	3	\$21,800	
Wood	35%			2041	**	5	\$127,200	
Interior Walls								
Ceramic Tile	3%			2029	\$174,700	5	\$5,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$11,900	
Marble Panels	2%			LIFE	**			
Plaster	55%	Now	\$93,100	LIFE	**	5	\$32,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs 9/10 And Book Storage Room Between 3rd And 4th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stairs 9/10 And Book Storage Room Between 3rd And 4th Floors</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	20%			LIFE	**	5	\$6,100	
Plaster	80%			LIFE	**	5	\$96,900	

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 419, 4th Floor Corridor*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2052	**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere And One 2,000 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2052	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2052	**	5	\$500	
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Raceway

Conduit	80%			2026		1	\$178,200	
Conduit	20%			2052	**	1		

Panelboards

Fused Disc Sw	5%			2048	**	5	\$100	
Fused Disc Sw	10%			2025		5	\$23,900	
Molded Case Bkrs	65%			2025		5	\$2,100	
Molded Case Bkrs	20%			2048	**	5	\$700	

Wiring

Thermoplastic	80%			2026		1	\$254,900	
Thermoplastic	20%			2052	**	1		

Motor Controllers

Locally Mounted	100%			2043	**	5	\$800	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,800	
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Lighting

Interior Lighting

Fluorescent	95%			2034	**	10	\$109,000	
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*Other Observation, Extent : Light, Area Affected : 95%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent	5%			2034	**	10	\$5,700	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2021	\$90,100	10	\$15,100	
Exit, Service	50%			2021	\$18,000	1		
Exterior Lighting								
HID	100%			2021	\$504,300	10	\$400	

Alarm

Security System								
No Component	70%							
Generic	30%			2034	**	1	\$14,000	
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$79,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : 1- 10,000 Gallon Tank

Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$123,900	

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Dual Fuel Steam Boilers

Distribution								
Central Plant Steam Piping/Pmp	5%	Now	\$105,800	2056	**	4	\$300	

Malfunctioning, Extent : Severe, Area Affected : 80%

Location : Defective Steam Traps

Central Plant Steam Piping/Pmp	5%	Now	\$105,800	2056	**	4	\$300	
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Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : Throughout, Defective Room Thermostat And Temperature Control Valves

Central Plant Steam Piping/Pmp	90%	Now	\$38,100	2036	**	4	\$5,500	
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Damaged, Extent : Moderate, Area Affected : 5%

Location : Crawlspace And Other Locations, Deteriorated Steam Piping

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	Now	\$17,600	2026	\$351,700	1	\$13,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fan Room, Defective Gymnasium Fan Drive System</i>								
Convactor/Radiator	60%	Now	\$40,200	2031	**	1	\$21,800	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Traps, Thermostats, Basement</i>								
Fan Coil Unit/Heat	20%			2021	\$374,600	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	50%	Now	\$13,000	2021	\$130,300	1		
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations, Multiply Mechanical Defects</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,700	
Exhaust Fans								
Interior	100%	Now	\$44,500	2026	\$445,000	2	\$3,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement Fan Room, Defective Gymnasium And Auditorium Exhaust Fan Motor Starter</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Odor Smell</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2021	\$76,300	2	\$1,800	
Sanitary Piping								
Cast Iron	100%	Now	\$45,800	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Oil Tank Room</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$13,000	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Oil Tank Room, Cracked Storm Drain Piping In Area Way</i>								
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$2,600	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	No Component	75%						
	Generic	25%			2036	**	1-5	\$16,400
	Sprinkler							
	No Component	95%						
	Generic	5%			2036	**	1-2	\$1,800

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 225 - Q
Address : 190 BEACH 110 STREET
Borough : QUEENS **Agency's Number** : Q225
Program / Asset # : BOE0859.000 / 167 **Yr Built/Renovated** : 1964 / 2005
Area Sq Ft : 76,229 **Project Type** : EDUCATION
Date of Survey : 07-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 16181 **Lot** : 1 **BIN** : 4303853

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$594,400	\$278,700
Interior Architecture	\$1,259,600	
Electrical	\$373,500	\$698,400
Mechanical	\$114,200	\$617,800
Total	\$2,341,700	\$1,595,000
Importance Code A	\$594,400	\$318,300
Importance Code B	\$1,538,700	\$1,276,800
Importance Code C	\$208,500	
Total	\$2,341,700	\$1,595,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$77,500		\$1,400	
Interior Architecture	\$26,700	\$8,000	\$10,700	\$2,100
Electrical	\$1,100	\$3,100	\$2,500	\$2,600
Mechanical	\$5,000	\$3,400	\$20,700	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,300	\$18,400	\$39,200	\$12,800
Importance Code A	\$77,500		\$1,600	
Importance Code B	\$19,400	\$13,200	\$37,600	\$12,800
Importance Code C	\$17,300	\$5,100		
Total	\$114,300	\$18,400	\$39,200	\$12,800



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DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$100,600	LIFE	**	5	\$83,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Horizontal Banding At Base Of Columns - Facades Of East And West Wing</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Horizontal Banding At Base Of Columns - East And West Facades</i>								
Masonry: Brick	80%	Now	\$287,200	LIFE	**	5	\$89,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$8,600	2038	**	5	\$10,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade Of West Wing</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Flashing Cap At Ledge Above Columns</i>								
Windows								
Aluminum	93%	Now	\$136,000	2044	**	5	\$15,200	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd, 3rd Floor And Cafeteria Windows - During Driving Rains From The Northeast</i>								
Glass Block	4%			LIFE	**	5	\$800	
Metal Louvers	3%			2037	**	10	\$6,100	
Parapets								
Cast in Place Concrete	70%	0-2	\$34,800	LIFE	**	5	\$106,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Joints</i>								
Metal Panel	5%			2038	**	5	\$2,800	
Metal Rail	25%	Now	\$20,900	2033	**	5	\$26,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	10%	Now	\$13,200	2043	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over Cafeteria</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Over Cafeteria</i>								
IRMA/Protected Membrane	90%	Now	\$70,600	2033	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main 3rd Story Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations - Main Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Bulkheads</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	5%			2037	**	5	\$5,700	
Vinyl Tile	15%			2036	**	3	\$8,600	
Vinyl Tile 9" X 9"	75%			2023		3	\$32,100	
Interior Walls								
Cast in Place Concrete	15%	Now	\$208,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Walls In Paint Room - Basement</i>								
Ceramic Tile	5%			2037	**	5	\$10,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,200	
Glazed Ceramic Panel	5%	4+	\$17,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Walls In Vestibule Outside Of Auditorium</i>								
Plaster	45%			LIFE	**	5	\$27,800	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$44,700	2033	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	60%			LIFE	**	5	\$9,700	
Metal Panel	5%			LIFE	**	5	\$6,500	
Plaster	10%	0-2	\$7,200	LIFE	**	5	\$6,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads - Stair B And D</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2048	**			
Iron Picket	70%			2048	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

* *

On-Site Walkways

Cast in Place Concrete

100%

2045

* *

Parking/Driveway

Cast in Place Concrete

100%

2033

* *

Activity Yard

Rubber Matting

20%

2033

* *

Traffic Topping

80%

2033

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2028

\$39,500

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2028

\$156,500

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit

95%

2028

\$125,600

1

Conduit

5%

2038

* *

1

Panelboards

Fused Disc Sw

5%

2036

* *

5

\$100

Fused Disc Sw

15%

2027

\$21,500

5

\$300

Molded Case Bkrs

80%

2027

\$114,900

5

\$1,600

Wiring

Braided Cloth

65%

2-4

\$120,700

2053

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

5%

2038

* *

1

Thermoplastic

30%

2028

\$55,700

1

Motor Controllers

Locally Mounted

80%

2026

\$64,500

5

\$400

Locally Mounted

20%

2045

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,100

Stand-by Power

Transfer Switches

Under Construction

100%

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DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	97%			2036	**	10	\$67,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$9,200	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
HID	30%			2036	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$73,900	1	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$252,900	2038	**	1-3	\$12,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Equipments; Alarm Bells And Manual Pull Station</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$23,600	
Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Replacement Is In Progress. 1 Temporary Steam Boiler Being Used</i>								
Distribution								
Steam Piping/Pump	100%			2038	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2028	\$214,400	1	\$9,400	
Convactor/Radiator	70%			2026	\$285,700	1	\$17,200	
Fan Coil Unit/Heat	10%	Now	\$2,300	2023	\$114,200	1	\$2,200	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2 Units, Lunch Area.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2026	\$63,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,500	
Exhaust Fans								
Interior	20%			2028	\$54,200	2	\$500	
Roof	60%			2036	**	2	\$1,400	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$22,400	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 226 - BX SECONDARY BUILDING
Address : 1910 SEDGWICK AVENUE
Borough : BRONX **Agency's Number** : X827
Program / Asset # : BOE1174.000 / 14920 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 31,413 **Project Type** : EDUCATION
Date of Survey : 30-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3222 **Lot** : 100 **BIN** : 2096465

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$37,100	\$66,800
Electrical		\$170,800
Mechanical	\$698,000	\$355,500
Site Pavements		\$100,800
Total	\$735,000	\$693,800
Importance Code A	\$37,100	\$66,800
Importance Code B	\$698,000	\$627,100
Total	\$735,000	\$693,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,800	\$14,800		\$58,100
Interior Architecture		\$27,900	\$2,900	
Electrical	\$2,700	\$3,200	\$5,100	\$2,800
Mechanical	\$10,600	\$32,700	\$16,600	\$33,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$32,100	\$82,600	\$28,500	\$98,200
Importance Code A	\$17,900	\$17,900	\$3,100	\$61,300
Importance Code B	\$14,200	\$64,700	\$22,500	\$37,000
Importance Code C			\$2,900	
Total	\$32,100	\$82,600	\$28,500	\$98,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX SECONDARY BUILDING
Asset # : 14920

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$8,300	
Masonry: Brick Cavity	58%			LIFE	**	5	\$31,000	
Masonry: Fieldstone	15%	Now	\$14,800	LIFE	**	5	\$6,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Base Of Wall On Sedgwick Avenue Side</i>								
Metal Panel	25%			2049	**	5-10	\$91,800	
Windows								
Aluminum	98%	4+	\$37,100	2045	**	5	\$4,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$8,100	
Masonry: Brick Cavity	65%			LIFE	**	5	\$6,800	
Metal Panel	20%			2049	**	5	\$8,100	
Metal Rail	5%			2042	**	5-10	\$9,400	
Roof								
Metal Panel	15%			2042	**	10	\$9,100	
Modified Bitumen	50%			2034	**	10	\$16,500	
Play Surface	33%			2034	**	10	\$10,900	
Skylight, Plastic	2%			2042	**	1		
Soffits								
Metal Panel	95%			2049	**	5-10	\$6,200	
Stucco Cement	5%			2042	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,300	
Quarry Tile	5%			2042	**	5	\$3,500	
Terrazzo	10%			LIFE	**	5	\$3,700	
Vinyl Tile	75%			2034	**	3	\$13,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$5,800	
Concrete Masonry Unit	45%			LIFE	**	5	\$21,000	
Gypsum Board	5%			LIFE	**	5	\$3,500	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%			2042	**	5	\$17,600	
AcousTileSusp.Lay-In	55%			2042	**	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$2,900	
Metal Panel	5%			LIFE	**	5	\$2,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX SECONDARY BUILDING
Asset # : 14920

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Rubber Matting	100%			2029	\$100,800			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 2000 Ampere Main Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$800	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2042	**	5	\$100	
Motor Control Center	50%			2042	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$9,700	
Generators								
Diesel	100%			2038	**	1	\$12,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 100 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX SECONDARY BUILDING
Asset # : 14920

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 96 Gallons</i>								
Main Tank	50%			2057	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2029	\$66,600	10	\$25,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And 1st Floor</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Service	50%			2029	\$8,200	1		
Exit, Service	50%			2029	\$4,500	1		
Exterior Lighting								
HID	20%			2029	\$25,300	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2029	\$104,200	1-3	\$5,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$31,100	
Distribution								
Steam Piping/Pump	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchanger For Glycol</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX SECONDARY BUILDING
Asset # : 14920

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2025	\$355,500	1	\$34,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Chillers In Basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	50%	Now	\$1,000	2029	\$19,200	4	\$800	
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Of 3 Glycol Pumps In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Glycol</i>								
Ductwork/Diffusers	50%			LIFE	**	2	\$20,400	
Terminal Devices								
Air Handler/Cool/Ht	50%			2024	\$176,200	1	\$9,700	
Fan Coil - 2 Pipe	50%			2024	\$298,800	1	\$5,100	
Heat Rejection								
Dry Cooler	100%			2024	\$170,800	2	\$21,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,500	
Exhaust Fans								
Roof	100%			2024	\$52,200	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2022	\$19,200	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 175 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$4,800	4	\$700	
Sewage Ejector(s)								
Electric	100%			2024	\$9,000	4	\$1,300	
Backflow Preventer								
Generic	100%			2029	\$8,000	1	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX SECONDARY BUILDING
Asset # : 14920

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Passenger Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2039	**	1-5	\$16,400
	Sprinkler							
	No Component	75%						
	Generic	25%			2039	**	1-2	\$2,200
	Chemical System							
	No Component	99%						
	Generic	1%			2024	\$300	1-3	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 226 - BK
Address : 6006 23 AVENUE
Borough : BROOKLYN **Agency's Number** : K226
Program / Asset # : BOE0521.000 / 1300 **Yr Built/Renovated** : 1930 / 2005
Area Sq Ft : 108,275 **Project Type** : EDUCATION
Date of Survey : 12-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 6549 **Lot** : 24 **BIN** : 3172071

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$625,100	\$184,300
Interior Architecture	\$1,439,400	\$607,000
Electrical	\$1,201,700	\$968,700
Mechanical	\$1,235,800	\$2,168,500
Site Pavements		\$42,300
Total	\$4,501,900	\$3,970,800
Importance Code A	\$625,100	\$229,200
Importance Code B	\$3,351,500	\$3,693,500
Importance Code C	\$525,300	\$48,100
Total	\$4,501,900	\$3,970,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$500
Interior Architecture	\$63,500			\$9,200
Electrical	\$13,800	\$3,400	\$4,400	\$21,300
Mechanical	\$31,800	\$16,300	\$24,700	\$15,100
Site Enclosure	\$7,400			
Site Pavements	\$18,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$139,200	\$23,600	\$33,100	\$50,000
Importance Code A	\$10,700	\$10,700	\$10,700	\$11,500
Importance Code B	\$85,800	\$12,900	\$22,400	\$38,600
Importance Code C	\$42,700			
Total	\$139,200	\$23,600	\$33,100	\$50,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$88,300	
Masonry: Brick	85%	Now	\$154,700	LIFE	**	5	\$96,100	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium And Cafeteria Around Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium Around Windows</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,200	
Windows								
Aluminum	100%	Now	\$342,100	2045	**	5	\$19,100	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Parapets								
Masonry: Brick	93%	2-4	\$36,800	LIFE	**	5	\$12,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Metal Panel	2%			2049	**	5	\$1,000	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$91,400	
Copper/Terne	5%			2057	**	10	\$12,000	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	20%	0-2	\$7,300	LIFE	**	5	\$71,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	5%	4+	\$8,500	2038	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$20,300	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
Vinyl Tile	25%	2-4	\$37,100	2029	\$371,000	3	\$15,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Throughout</i>								
<i>Uneven Substrate, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	20%	4+	\$76,900	2024	\$384,500	3	\$12,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	25%	2-4	\$287,800	2044	**	5	\$38,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Throughout And Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$54,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	2-4	\$23,600	2032	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%	Now	\$68,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Exits</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Exits</i>								
Plaster	50%	Now	\$137,500	LIFE	**	5	\$48,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, Cafeteria And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Cafeteria And Basement</i>								
SGFT/Glazed Masonry	20%	4+	\$265,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	5%	Now	\$3,900	2034	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library</i>								
Exposed Concrete	15%	4+	\$40,200	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$87,500	LIFE	**	5	\$78,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049		**		
Iron Picket	25%	0-2	\$7,400	2049		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Asphalt	55%			2032		**		
Cast in Place Concrete	45%			2042		**		
Parking/Driveway								
Asphalt	100%	4+	\$11,600	2032		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	65%	0-2	\$7,100	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%			2042		**		
Rubber Matting	15%			2029	\$42,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$208,700	5	\$500	
Raceway								
Conduit	100%			2029	\$222,800	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$223,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$95,600	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,900	5	\$700	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	92%			2037	**	10	\$91,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2029	\$10,200	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	2%			2024	\$3,700	10	\$100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$78,000	10	\$13,100	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2024	\$436,600	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$104,900	1	\$12,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$359,200	1-3	\$20,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$107,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$183,300	2029	\$1,832,500	4	\$5,300	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Thermostats, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2024	\$304,500	1	\$13,400	
Convactor/Radiator	60%	0-2	\$7,000	2034	**	1	\$18,900	
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Leaking To Boiler Room</i>								
Fan Coil Unit/Heat	20%			2024	\$324,300	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	\$45,100	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,400	
Exhaust Fans								
Interior	100%	0-2	\$38,500	2024	\$385,200	2	\$2,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Exhaust Fan In The Boiler Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2039	**	1		
Galvanized Steel	25%			2027	\$118,800	1		
Water Heater								
Gas Fired	100%			2027	\$66,000	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$11,300	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : In The Boiler Room</i>								
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2029	\$2,800	1	\$700
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : For Boiler And Hot Water Heater Only</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 4th Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2029	\$106,000	1-2	\$3,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 226 - BX MINISCHOOL
Address : 1950 SEDGWICK AVENUE @ W.179 ST
Borough : BRONX **Agency's Number** : X826
Program / Asset # : BOE0997.000 / 4491 **Yr Built/Renovated** : 1989 / 1996
Area Sq Ft : 58,000 **Project Type** : EDUCATION
Date of Survey : 10-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3222 **Lot** : 100 **BIN** : 2096465

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$798,600	\$83,100
Interior Architecture	\$44,600	
Electrical		\$106,700
Mechanical		\$938,600
Site Pavements	\$145,900	
Total	\$989,100	\$1,128,400
Importance Code A	\$798,600	\$137,700
Importance Code B	\$145,900	\$990,700
Importance Code C	\$44,600	
Total	\$989,100	\$1,128,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,300		\$8,900	
Interior Architecture	\$97,000		\$11,300	
Electrical	\$10,500	\$5,700	\$7,500	\$7,300
Mechanical	\$33,000	\$16,600	\$17,400	\$16,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$202,800	\$26,200	\$49,100	\$27,600
Importance Code A	\$62,400	\$4,000	\$13,000	\$4,000
Importance Code B	\$101,700	\$22,100	\$34,100	\$23,600
Importance Code C	\$38,700		\$2,000	
Total	\$202,800	\$26,200	\$49,100	\$27,600



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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX MINISCHOOL

Asset # : 4491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$57,300	
Masonry: Brick	70%	4+	\$64,600	LIFE	**	5	\$40,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Window Sills And Gutters West Facade</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : This Component Is Actually A Thin Stone Veneer</i>								
Metal Panel	15%			2040	**	5-10	\$59,100	
Windows								
Aluminum	95%	Now	\$519,100	2055	**	5	\$5,800	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$3,800	
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$12,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Metal Panel	70%	Now	\$214,900	2050	**	5	\$12,700	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Soffits And Gutters Throughout</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade, Courtyard Playground</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Referring To Built Out Metal Soffits At Perimeter Of Metal Seam Roofs</i>								
Metal Rail	5%			2043	**	5-10	\$8,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX MINISCHOOL

Asset # : 4491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	50%	Now	\$12,500	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Gutters Clog Easily - Unable To Clean Effectively</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Connecting Corridor With East Wing</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Roofs</i>								
<i>Explanation : Paint Peeling</i>								
Metal Panel	10%	4+	\$1,200	2047	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Metal Roof At Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : North End Of Building</i>								
<i>Explanation : New Gymnasium</i>								
Modified Bitumen	30%			2038	**	10	\$6,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	10%			2040	**	10	\$6,900	
Soffits								
Alum/Vinyl Siding	80%			2050	**	10		
Stucco Cement	20%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,000	
Ceramic Tile	3%			2033	**	5	\$1,700	
Ceramic Tile	2%			2043	**	5	\$1,100	
<i>Recent Installation, Extent : Light, Area Affected : 2%</i>								
<i>Location : New Gymnasium</i>								
Panel/Paver: Cer/Brk	5%			2038	**	5	\$6,400	
Quarry Tile	2%			2035	**	5	\$1,700	
Terrazzo	3%			LIFE	**	5	\$2,700	
Vinyl Tile	65%			2035	**	3	\$13,900	
Wood	10%			2065	**	5	\$10,700	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$4,100	
Concrete Masonry Unit	45%			LIFE	**	5	\$48,700	
Gypsum Board	30%			LIFE	**	5-10	\$69,000	
Masonry: Brick	2%			LIFE	**	10	\$800	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$13,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX MINISCHOOL

Asset # : 4491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2035	**	5	\$13,900	
AcousTileSusp.Lay-In	40%			2035	**	5	\$22,200	
Exposed Struc: Steel	15%			LIFE	**	10	\$16,700	
Gypsum Board	20%			LIFE	**	5-10	\$38,200	
Metal Panel	5%			LIFE	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Metal Decking</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$145,900	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Osborne Place Near West 179th Street</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Osborne Place Near West 179th Street</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Osborne Place Near West 179th Street</i>								
On-Site Walkways								
Cast in Place Concrete	98%			2043	**			
Pavers/Stone	2%			2039	**			
Activity Yard								
Rubber Matting	100%			2035	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement In 1996 Building</i>								
<i>Explanation : One 2,000 Amperes</i>								
Fused Disc Sw	40%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement In 1989 Building</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL
Asset # : 4491

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	40%			2050	**	5	\$100
	Fused Disc Sw	60%			2040	**	5	\$200
Raceway								
	Conduit	40%			2050	**	1	
	Conduit	5%			2060	**	1	
	Conduit	55%			2040	**	1	
Panelboards								
	Fused Disc Sw	3%			2046	**	5	
	Fused Disc Sw	7%			2038	**	5	\$100
	Molded Case Bkrs	30%			2046	**	5	\$500
	Molded Case Bkrs	5%			2055	**	5	\$100
	Molded Case Bkrs	55%			2038	**	5	\$800
Wiring								
	Thermoplastic	35%			2050	**	1	
	Thermoplastic	5%			2060	**	1	
	Thermoplastic	60%			2040	**	1	
Motor Controllers								
	Locally Mounted	15%			2035	**	5	\$100
	Locally Mounted	5%			2050	**	5	
	Motor Control Center	80%			2043	**	5	\$1,300
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$900
	Generic	50%			LIFE	**	5	\$900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$17,800
Generators								
	Diesel	100%			2039	**	1	\$22,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement In 1996 Building</i>							
	<i>Explanation : One 100 Kilowatts</i>							
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$2,100
Fuel Storage								
	Day Tank	50%			2046	**	5	\$5,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement In 1996 Building</i>							
	<i>Explanation : One 70 Gallons</i>							
	Main Tank	50%			2058	**	5	\$900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement In 1996 Building</i>							
	<i>Explanation : One 300 Gallons</i>							

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 226 - BX MINISCHOOL
Asset # : 4491

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$50,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2040	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	5%			2070	**	1		
Exit, Service	45%			2035	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$56,200	1	\$6,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$10,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	60%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Interruptible Gas/Dual Fuel	40%			2050	**	1		
Conversion Equipment								
Furnace	40%			2030	\$54,600	1	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Wing 1st Floor Mechanical Room</i>								
<i>Explanation : 3 Gas Fired Units For The North Wing</i>								
Furnace	20%			2038	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Gymnasium Roof</i>								
<i>Explanation : 2 Units For The New Gymnasium</i>								
Steam Boiler	40%			2043	**	1	\$23,000	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers. 2 Heat Exchangers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX MINISCHOOL

Asset # : 4491

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2038	**	4	\$900	
Steam Piping/Pump	20%	0-2	\$2,600	2040	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations</i>								
No Component	60%							
Terminal Devices								
Air Handler	20%			2030	\$163,100	1	\$7,200	
Convactor/Radiator	20%			2035	**	1	\$3,800	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2030	\$295,400	1	\$16,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : 2 Units, Basement</i>								
Window/Wall Unit	10%			2025	\$12,100	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2040	**	4	\$1,700	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2030	\$273,200	1	\$21,500	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2030	\$49,100	2	\$24,200	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$1,100	LIFE	**	2-5	\$3,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room Louver</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$46,100	
Exhaust Fans								
Interior	50%			2030	\$103,200	2	\$900	
Roof	50%			2035	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX MINISCHOOL

Asset # : 4491

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Water Heater								
	Electric	50%			2030	\$25,500	4	\$300
	Gas Fired	50%	0-2	\$1,800	2025	\$17,700	2	\$300
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bottom Of The Unit, Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$8,800	4	\$1,800
Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$2,300
Backflow Preventer								
	Generic	100%			2035	**	1	\$3,600
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$29,200
Sprinkler								
	No Component	90%						
	Generic	10%			2040	**	1-2	\$1,600
Chemical System								
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 228 - Q
Address : 32-65 93RD STREET
Borough : QUEENS **Agency's Number** : Q228
Program / Asset # : BOE1018.000 / 13445 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 53,775 **Project Type** : EDUCATION
Date of Survey : 15-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 1423 **Lot** : 57 **BIN** : 4034892

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$256,600	\$67,300
Electrical	\$49,300	
Mechanical		\$108,400
Total	\$305,900	\$175,700
Importance Code A	\$256,600	\$67,300
Importance Code B	\$49,300	\$108,400
Total	\$305,900	\$175,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,800	\$1,200		\$17,700
Interior Architecture	\$19,400	\$31,700		\$7,300
Electrical	\$5,200	\$6,400	\$5,200	\$13,100
Mechanical	\$38,300	\$19,100	\$28,900	\$51,700
Site Enclosure	\$200			
Site Pavements	\$200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$76,100	\$66,200	\$42,100	\$97,800
Importance Code A	\$10,200	\$6,500	\$5,300	\$23,200
Importance Code B	\$65,600	\$57,200	\$36,700	\$74,600
Importance Code C	\$400	\$2,500		
Total	\$76,100	\$66,200	\$42,100	\$97,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	96%			LIFE	**	5	\$67,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,600	
Window Wall	2%			2055	**	5	\$5,300	
Windows								
Aluminum	98%			2051	**	5	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : First Floor Exterior</i>						
		<i>Explanation : Window Screens Rusting On First Floor</i>						
Metal Louvers	2%			2042	**	10	\$1,200	
Parapets								
Masonry: Brick Cavity	93%			LIFE	**	5	\$600	
Metal Rail	2%			2046	**	5-10	\$200	
Pre-Cast Concrete	5%			LIFE	**	5	\$200	
Roof								
Built-Up (BUR)	50%			2034	**	10	\$17,700	
Modified Bitumen	50%	Now	\$256,600	2039	**			
		<i>Blisters, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Third Floor</i>						
		<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Third Floor</i>						
Soffits								
Stucco Cement	100%			2046	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$26,400	
Ceramic Tile	5%			2042	**	5	\$4,000	
Quarry Tile	2%			2046	**	5	\$2,400	
Sheet Vinyl/Rubber	5%			2037	**	5	\$6,000	
Vinyl Tile	73%	Now	\$10,700	2037	**	3	\$22,000	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : In The Elevator</i>						
Interior Walls								
Ceramic Tile	7%			2042	**	5	\$5,000	
Concrete Masonry Unit	40%			LIFE	**	5	\$11,400	
Glass Block	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$10,700	
SGFT/Glazed Masonry	23%			LIFE	**			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2046	**	5	\$15,100	
AcousTileSusp.Lay-In	60%			2042	**	5	\$48,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Staining Of Ceiling Tile In The Cafeteria</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$10,100	
Metal Panel	5%			LIFE	**	5	\$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2049	**			
Iron Picket	30%	0-2	\$200	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rusting In Several Areas</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cracking At Back Exit</i>								
Activity Yard								
Cast in Place Concrete	40%			2042	**			
Rubber Matting	60%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$1,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$16,500	
Generators								
Diesel	100%			2038	**	1	\$20,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Emergency Generator Rated At 230 Kilowatts</i>					
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$12,000	
Fuel Storage								
Day Tank	20%			2045	**	5	\$2,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 50 Gallons Rated Capacity</i>					
Main Tank	80%			2057	**	5	\$1,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 275 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$44,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	9%			2034	**	10	\$4,400	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd And 3rd Floor Hallways</i>					
Fluorescent	1%			2034	**	10	\$500	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Floor Hallway</i>					
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10		
No Component	70%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$6,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$9,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Gymnasium, Auditorium**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$53,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2049

* *

Terminal Devices

Air Handler

60%

2034

* *

1

\$20,000

Convactor/Radiator

35%

2042

* *

1

\$6,100

Fan Coil Unit/Heat

5%

2034

* *

1

\$900

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

100%

2034

* *

1

\$24,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Penthouse**Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : Rotary Screw Type*

Distribution

CW & CHW Wtr

100%

2049

* *

4

\$4,000

Pipe/Pump

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$33,300
Heat Rejection								
	Air Cooled Condenser Unit	100%			2029	\$108,400	2	\$37,500
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$9,900	LIFE	**	2-5	\$30,000
<i>Inadequate Supply, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Air Supply Is Not Balanced, Throughout</i>								
Exhaust Fans								
	Interior	80%			2034	**	2	\$1,300
	Roof	20%			2034	**	2	\$300
Plumbing								
H/C Water Piping								
	Brass/Copper	10%	0-2	\$2,000	2049	**	1	
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : High Pressure Issue Constantly, Basement</i>								
	Brass/Copper	90%			2049	**	1	
Water Heater								
	Gas Fired	100%			2027	\$32,800	2	\$800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$1,700
Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$3,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Cellar To 3rd Floor, One Unit From 1st Floor To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$27,100
Sprinkler								
	Generic	100%			2049	**	1-2	\$15,100
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 229 - BK
Address : 1400 BENSON AVENUE @14TH AVENUE
Borough : BROOKLYN **Agency's Number** : K229
Program / Asset # : BOE0524.000 / 1301 **Yr Built/Renovated** : 1932 / 2010
Area Sq Ft : 101,000 **Project Type** : EDUCATION
Date of Survey : 11-Jan-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 6391 **Lot** : 24 **BIN** : 3167212

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$192,400	\$589,500
Interior Architecture	\$44,300	\$484,500
Electrical	\$142,500	\$283,700
Mechanical	\$59,800	\$923,000
Total	\$439,100	\$2,280,600
Importance Code A	\$192,400	\$589,500
Importance Code B	\$246,700	\$1,651,900
Importance Code C		\$39,300
Total	\$439,100	\$2,280,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,000			
Interior Architecture	\$41,200	\$7,500		\$12,100
Electrical	\$18,400	\$16,800	\$50,800	\$18,800
Mechanical	\$18,400	\$19,400	\$54,500	\$19,400
Site Enclosure	\$8,400			
Site Pavements	\$33,100			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$149,200	\$55,500	\$117,100	\$62,100
Importance Code A	\$26,500	\$8,500	\$8,500	\$8,700
Importance Code B	\$94,400	\$47,000	\$108,600	\$53,400
Importance Code C	\$28,300			
Total	\$149,200	\$55,500	\$117,100	\$62,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$77,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Addition, 2010</i>								
<i>Explanation : Recent Construction</i>								
Masonry: Brick	15%			LIFE	**	5	\$23,200	
Masonry: Brick	60%			LIFE	**	5	\$92,600	
Masonry: Granite	5%			LIFE	**	5	\$5,800	
Masonry: Limestone	10%			LIFE	**	5	\$11,600	
Windows								
Aluminum	30%	Now	\$120,600	2036	**	5	\$6,700	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 322, 325, 329.</i>								
Aluminum	70%			2050	**	5	\$31,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition, 2010</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$16,000	
Concrete Masonry Unit	40%			LIFE	**	5	\$9,300	
Masonry: Brick	40%			LIFE	**	5	\$8,300	
Masonry: Limestone	10%			LIFE	**	5	\$2,600	
Roof								
Built-Up (BUR)	20%	Now	\$71,900	2028			\$179,600	
<i>Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Old Building Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 322, 325, 329. Old Building Roof</i>								
IRMA/Protected Membrane Modified Bitumen	60%			2036	**	10	\$37,200	
Modified Bitumen	20%	Now	\$18,000	2028			\$179,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Multi-purpose Room</i>								
Interior								
Floors								
Ceramic Tile	2%			2031	**	5	\$3,200	
Ceramic Tile	3%			2037	**	5	\$4,800	
Terrazzo	2%			LIFE	**	5	\$2,500	
Terrazzo	3%			LIFE	**	5	\$3,800	
Vinyl Tile	60%			2033	**	3	\$48,300	
Vinyl Tile	25%			2028			\$365,700	
Wood	5%			2056	**	5	\$15,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	10%			2041	**	5	\$17,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	15%	Now	\$11,200	LIFE	**	5	\$7,900	

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Rooms 322, 325, 329. Old Building Roof*

Plaster	60%			LIFE	**	5	\$31,400	
SGFT/Glazed Masonry	3%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	5%			2033	**	5	\$8,100	
AcousTileSusp.Lay-In	50%			2048	**	5	\$80,600	

*Recent Construction, Extent : Light, Area Affected : 100%**Location : New Addition, 2010*

Exposed Concrete	5%			LIFE	**	5	\$1,300	
Metal Panel	5%			LIFE	**	5	\$10,100	
Plaster	15%			LIFE	**	5	\$15,100	
Plaster	20%			LIFE	**	5	\$20,100	

Site Enclosure

Fence/Gates

Chain Link	20%			2048	**			
Iron Picket	80%	Now	\$8,400	2063	**			

*Corrosion/Rusting, Extent : Light, Area Affected : 10%**Location : Benson Avenue, 14th Street*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$33,100	2041	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : 14th Street*

On-Site Walkways

Asphalt	90%			2037	**			
Cast in Place Concrete	10%			2041	**			

Activity Yard

Rubber Matting	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 5000 Amperes*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	100%		2054	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5 - Vertical Sections</i>								
Raceway								
	Conduit	30%		2028	\$66,800	1		
	Conduit	70%		2054	**	1		
Panelboards								
	Fused Disc Sw	5%		2027	\$9,600	5	\$100	
	Fused Disc Sw	10%		2050	**	5	\$200	
	Molded Case Bkrs	25%		2027	\$47,900	5	\$700	
	Molded Case Bkrs	60%		2050	**	5	\$1,600	
Wiring								
	Thermoplastic	70%		2054	**	1		
	Thermoplastic	30%		2028	\$95,600	1		
Motor Controllers								
	Locally Mounted	80%		2045	**	5	\$500	
	Locally Mounted	10%		2026	\$12,300	5	\$100	
	Variable Frequency Drive	10%		2045	**			
Ground								
Grounding Devices								
	Generic	100%		LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
	Automatic	100%		2045	**	1	\$31,100	
Generators								
	Diesel	100%		2041	**	1	\$39,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts And Tested On A Monthly Basis</i>								
Batteries								
	Lead/Acid	100%		2023	\$1,600	5	\$3,700	
Fuel Storage								
	Main Tank	100%		2063	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallons Rated Capacity</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	2%			2036	**	10	\$1,900	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	30%			2033	**	10	\$27,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Old Wings</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	4%			2036	**	10	\$3,700	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cafeteria, Kitchen, Library</i>						
Fluorescent	60%			2036	**	10	\$55,600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The New Wings</i>						
LED	4%			2036	**			
Egress Lighting								
Emergency, Service	5%			2033	**	1		
Emergency, Service	45%			2036	**	1		
Exit, LED	40%			2063	**	1		
Exit, Service	10%			2033	**	1		
Exterior Lighting								
HID	65%			2036	**	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 8 HID Light Fixtures Controlled By Photocells</i>						
HID	35%			2023	\$142,500	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4- HID Light Fixtures</i>						
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$3,000	
Alarm								
Security System								
Generic	100%			2036	**	1	\$37,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$64,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Station, Alarm Bells, Strobe Lights, Smoke Detectors And Horns</i>						

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit, 5000 Gallon Tank</i>						
Conversion Equipment								
Furnace	30%			2033	**	1	\$15,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Units Part Of AC System</i>						
Steam Boiler	70%			2041	**	1	\$70,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	70%	Now	\$59,800	2038	**	4	\$3,500	
		<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Vacuum. Condensate Pump</i>						
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
No Component	30%							
Terminal Devices								
Air Handler	50%			2028	\$710,100	1	\$31,200	
Convactor/Radiator	40%			2033	**	1	\$13,100	
Fan Coil Unit/Heat	10%			2028	\$151,300	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2033	**	2	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing Roof</i>						
		<i>Explanation : 5 Units Using R-407c</i>						
Window/Wall Unit	10%			2023	\$21,000	1		
No Component	60%							
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2	\$39,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$45,100	
No Component	20%							

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	70%			2036	**	2	\$2,200	
Roof	30%			2036	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2058	**	1		
Water Heater								
Gas Fired	100%			2026	\$61,600	2	\$1,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$3,200	
Backflow Preventer								
Generic	100%			2036	**	1	\$6,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit Basement For 2nd Floor, Two Units Basement For 4th Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Sprinkler								
No Component	20%							
Generic	80%			2048	**	1-2	\$22,600	
Fire Pump								
No Component	20%							
Generic	80%			2041	**	1	\$15,100	
Chemical System								
Dry	10%			2027	\$2,800	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul-102</i>						
No Component	80%							
Generic	10%			2026	\$2,800	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 229 - Q
Address : 67-25 51 ROAD
Borough : QUEENS **Agency's Number** : Q229
Program / Asset # : BOE0862.000 / 1487 **Yr Built/Renovated** : 1967 / 2013
Area Sq Ft : 110,000 **Project Type** : EDUCATION
Date of Survey : 01-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2423 **Lot** : 1 **BIN** : 4440274

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$761,900	\$175,300
Interior Architecture	\$134,600	\$1,319,300
Electrical	\$289,500	\$1,198,300
Mechanical	\$47,400	\$1,254,600
Site Pavements	\$49,200	
Total	\$1,282,600	\$3,947,400
Importance Code A	\$761,900	\$731,600
Importance Code B	\$482,600	\$3,215,800
Importance Code C	\$38,100	
Total	\$1,282,600	\$3,947,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,200		\$21,700	\$5,900
Interior Architecture	\$119,600		\$15,400	\$31,100
Electrical	\$5,400	\$3,100	\$3,900	\$4,500
Mechanical	\$51,300	\$16,600	\$24,900	\$16,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$226,400	\$27,500	\$73,700	\$65,700
Importance Code A	\$56,800	\$9,500	\$31,200	\$15,400
Importance Code B	\$111,100	\$18,000	\$31,700	\$37,300
Importance Code C	\$58,500		\$10,800	\$13,000
Total	\$226,400	\$27,500	\$73,700	\$65,700



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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$17,400	
Glazed Ceramic Panel	3%			LIFE	**	5	\$16,300	
Masonry: Brick Cavity	90%			LIFE	**	5	\$104,100	
Metal Panel	2%			2050	**	5-10	\$8,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$7,500	
Windows								
Aluminum	30%			2046	**	5	\$6,300	
Aluminum	60%	Now	\$567,600	2055	**	5	\$6,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1967 Wing</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1967 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooms 256, 258 And Music Room G20</i>								
Glass Block	5%	Now	\$11,300	LIFE	**	5	\$700	1
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs 7, 4 And 5</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Steel	5%	Now	\$59,000	2055	**	5	\$6,600	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$97,400	
Masonry: Limestone	3%			LIFE	**	5-10	\$5,800	
Metal Rail	5%			2043	**	5-10	\$14,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,000	
Roof								
Copper/Terne	3%			2058	**	10	\$10,600	
Metal Panel	5%			2043	**	10	\$13,000	
Modified Bitumen	87%			2038	**	10	\$123,200	
Roll Roofing	5%			2029		5	\$11,800	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$8,200	
Terrazzo	5%			LIFE	**	5	\$12,900	
Vinyl Tile	22%			2035	**	3	\$13,600	
Vinyl Tile 9" X 9"	68%			2025		3	\$56,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	15%			2039	**	5	\$26,000	
Folding Partition	5%			2038	**	5	\$21,700	
Glazed Ceramic Panel	5%			LIFE	**	10	\$7,800	
Gypsum Board	20%			LIFE	**	5-10	\$58,900	
Plaster	35%			LIFE	**	5-10	\$51,500	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$17,300	

Ceilings

AcousTileSusp.Lay-In	25%			2035	**	5	\$40,100	
Exposed Concrete	55%			LIFE	**	5-10	\$110,200	
Exposed Struc: Steel	3%			LIFE	**	10	\$9,600	
Metal Panel	5%			LIFE	**	5	\$20,000	
Plaster	12%			LIFE	**	5-10	\$33,100	

Site Enclosure

Fence/Gates

Chain Link	50%			2050	**			
Iron Picket	50%			2050	**			

Retaining Walls

Cast in Place Concrete	40%			2065	**			
Masonry: Brick	60%			2050	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$49,200	2043	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 51st Road And 67th Street</i>								

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	60%			2033	**			
Rubber Matting	40%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2030	\$22,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								

Fused Disc Sw	50%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	\$104,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two Vertical Sections</i>								
Fused Disc Sw	50%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	70%			2030	\$155,900	1		
Conduit	30%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$300	
Molded Case Bkrs	40%			2038	**	5	\$1,200	
Molded Case Bkrs	50%			2029	\$95,800	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	30%			2040	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$86,000	5	\$500	
Locally Mounted	30%			2035	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	50%			2038	**	10	\$50,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Old Wing</i>								
Fluorescent	47%			2030	\$121,700	10	\$47,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The New Wing</i>								
Fluorescent	1%			2030	\$2,600	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$79,200	10	\$13,300	
Exit, Service	50%			2030	\$15,800	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	15%			2025	\$66,500	10	\$100	
HID	15%	Now	\$66,500	2040	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$364,900	1-3	\$21,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Toilets, Cafeteria And Basement</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	25%	Now	\$6,500	2035	**	1	\$12,200	
<i>Not in Service, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Due To Control Board Defects, New Wing Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Roof</i>								
<i>Explanation : 12 Rooftop Package Units</i>								
Steam Boiler	75%			2028	\$533,900	1	\$81,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	75%	0-2	\$18,200	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Location</i>								
No Component	25%							

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2030	\$309,400	1	\$13,600	
Convactor/Radiator	55%			2035	**	1	\$19,500	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2030	\$178,200	2	\$1,300	
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Auditorium Roof</i>				
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Auditorium Roof</i>				
				<i>Explanation : 3 Rooftop Units</i>				
Ext Pkg Unit - Heating/Cooling	25%			2035	**	2	\$1,700	
Window/Wall Unit	30%			2025	\$68,800	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$72,800	
Ductwork/Diffusers	25%			LIFE	**	2-5	\$24,300	
Exhaust Fans								
Interior	30%			2030	\$117,400	2	\$1,000	
Roof	70%			2035	**	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	15%	0-2	\$2,500	2040	**	1		
				<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Defective Unit, Basement</i>				
Brass/Copper	85%			2040	**	1		
Water Heater								
Gas Fired	30%			2023	\$20,100	2	\$500	
Gas Fired	70%			2028	\$47,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$16,800	4	\$3,500	
Backflow Preventer								
Generic	100%			2035	**	1	\$6,700	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing 1 From Ground To 3rd Floor, New Wing 1 From Ground To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Standpipe							
	No Component	75%						
	Generic	25%			2050	**	1-5	\$13,900
	Sprinkler							
	No Component	70%						
	Generic	30%			2050	**	1-2	\$9,200
	Chemical System							
	Generic	100%			2028	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 230 - BK
Address : 1 ALBEMARLE ROAD BTWN: DAHILL RD., MC DONALD AV
Borough : BROOKLYN **Agency's Number** : K230
Program / Asset # : BOE0525.000 / 2552 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 72,800 **Project Type** : EDUCATION
Date of Survey : 22-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 5323 **Lot** : 32 **BIN** : 3124109

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$285,600	\$212,300
Interior Architecture	\$449,300	\$856,300
Electrical	\$839,000	\$371,700
Mechanical	\$167,600	\$735,700
Total	\$1,741,500	\$2,175,900
Importance Code A	\$285,600	\$237,900
Importance Code B	\$1,342,400	\$1,742,100
Importance Code C	\$113,400	\$195,800
Total	\$1,741,500	\$2,175,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,700			
Interior Architecture	\$89,600	\$2,000		\$12,100
Electrical	\$21,200	\$1,800	\$1,500	\$1,500
Mechanical	\$34,800	\$10,800	\$24,000	\$26,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$178,300	\$18,600	\$29,500	\$43,500
Importance Code A	\$36,000	\$7,200	\$7,200	\$7,200
Importance Code B	\$97,400	\$11,300	\$22,300	\$33,600
Importance Code C	\$44,800			\$2,600
Total	\$178,300	\$18,600	\$29,500	\$43,500



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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$61,900		
Masonry: Brick	95%	Now	\$242,300	LIFE	**	5	\$150,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%	Now	\$26,900	2042	**	5	\$3,000		
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$100		
Masonry: Brick	95%	Now	\$1,100	LIFE	**	5	\$400		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)	95%	Now	\$43,300	2031	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof Hatch</i>									
Roll Roofing	5%	Now	\$700	2025	\$13,900	5	\$2,600		
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Low Roof At 2000 Construction</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Low Roof At 2000 Construction</i>									
Interior									
Floors									
Asphalt Poured	20%	Now	\$31,400	2046	**	5	\$5,400		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>									
<i>Location : Stairs</i>									
<i>Wrinkling, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Stairs</i>									
Cast in Place Concrete	5%			LIFE	**	5	\$11,800		
Ceramic Tile	5%			2029	\$111,400	5	\$5,400		
Terrazzo	5%	Now	\$13,400	LIFE	**	5	\$4,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	50%	Now	\$293,100	2026	\$488,600	3	\$20,200		
<i>Adhesion Failure, Extent : Moderate, Area Affected : 45%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	15%			2031	**	3	\$6,100		

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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$29,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2029	\$156,100	5	\$5,300	
Masonry: Brick	15%			LIFE	**			
Marble Panels	2%	Now	\$15,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$113,400	LIFE	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$42,700	2031	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Plaster	90%			LIFE	**	5	\$60,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2026	\$13,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	35%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2026	\$11,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2026	\$125,200	5	\$300	
Fused Disc Sw	20%			2046	**	5	\$100	
Raceway								
Conduit	90%			2026	\$119,000	1		
Conduit	10%			2052	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2042	**	5	\$100
	Fused Disc Sw	10%			2025	\$14,400	5	\$200
	Fused Knife Sw	30%	2-4	\$43,100	2051	**	5	\$300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st, 2nd, 3rd And 4th Floors</i>								
	Molded Case Bkrs	45%			2025	\$64,600	5	\$900
	Molded Case Bkrs	10%			2042	**	5	\$200
Wiring								
	Braided Cloth	70%	2-4	\$129,900	2051	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
	Thermoplastic	10%			2052	**	1	
	Thermoplastic	20%			2026	\$37,100	1	
Motor Controllers								
	Locally Mounted	50%			2024	\$40,300	5	\$200
	Locally Mounted	50%			2043	**	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
	Fluorescent	87%			2021	\$149,100	10	\$58,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	5%			2031	**	10	\$3,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement New Wing</i>								
<i>Explanation : T-8 Lamps</i>								
	Incandescent	8%			2021	\$69,100	2	\$100
Egress Lighting								
	Emergency, Battery	50%			2021	\$52,400	10	\$8,800
	Exit, Service	50%			2021	\$10,500	1	
Exterior Lighting								
	HID	100%			2021	\$293,500	10	\$200
Alarm								
Security System								
	No Component	80%						
	Generic	20%			2031	**	1	\$5,400

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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$9,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2046	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler	100%			2039	**	1	\$72,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp	100%	0-2	\$123,200	2046	**	4	\$3,600	
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*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pump , In The Basement.*

Terminal Devices

Air Handler	25%			2026	\$255,900	1	\$11,300	
Convactor/Radiator	50%	Now	\$9,700	2031	**	1	\$10,600	

*Broken, Extent : Moderate, Area Affected : 20%**Location : Thermostats, Traps, All Floors*

Fan Coil Unit/Heat	25%	0-2	\$5,500	2026	\$272,600	1	\$5,300	
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*Malfunctioning, Extent : Light, Area Affected : 5%**Location : Library And Room 302, Defective Unit Ventilator Motor*

Air Conditioning

Energy Source

Electricity	100%			2042	**	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	10%			2031	**	2	\$400	
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Window/Wall Unit	10%			2024	\$15,200	1		
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No Component	80%							
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Distribution

Ductwork/Diffusers	30%			LIFE	**	2	\$28,400	
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No Component	70%							
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,600	
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DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	80%			2026	\$207,200	2	\$1,800
	Roof	20%			2026	\$24,200	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$10,900	2036	**	1	
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Pumps</i>								
Water Heater								
	Gas Fired	100%			2021	\$44,400	2	\$1,100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2031	**	4	\$1,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2036	**	1-2	\$2,000
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 230/I. S. 229 (UDC) - BX
Address : 275 HARLEM RIVER PARK BRIDGE @ MAJOR DEEGAN EXPY.
Borough : BRONX **Agency's Number** : X229
Program / Asset # : BOE0315.000 / 373 **Yr Built/Renovated** : 1977 / 2003
Area Sq Ft : 167,388 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2882 **Lot** : 130 **BIN** : 2009253

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$304,100	\$282,400
Interior Architecture	\$1,201,800	\$252,400
Electrical	\$222,800	\$674,900
Mechanical	\$37,500	\$2,609,600
Total	\$1,766,200	\$3,819,300
Importance Code A	\$304,100	\$282,400
Importance Code B	\$1,424,900	\$3,536,900
Importance Code C	\$37,200	
Total	\$1,766,200	\$3,819,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,000	\$7,100	\$300	
Interior Architecture	\$48,400			\$26,000
Electrical	\$1,600	\$42,800	\$1,900	\$1,600
Mechanical	\$42,700	\$99,800	\$62,900	\$73,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$141,600	\$157,500	\$72,900	\$109,300
Importance Code A	\$49,200	\$15,700	\$8,500	\$8,300
Importance Code B	\$83,200	\$141,800	\$64,400	\$101,100
Importance Code C	\$9,100			
Total	\$141,600	\$157,500	\$72,900	\$109,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 230/I. S. 229 (UDC) - BX

Asset # : 373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$18,900	LIFE	**	5	\$31,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$50,200	
Masonry: Brick	10%	Now	\$80,900	LIFE	**	5	\$12,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Window Sills</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$11,800	
Metal Panel	35%			2047	**	5-10	\$302,000	
Stucco Cement	5%			2040	**	5	\$15,700	
Windows								
Aluminum	100%			2043	**	5	\$500	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$8,500	
Metal Panel	30%			2047	**	5	\$14,100	
Roof								
Built-Up (BUR)	75%	Now	\$140,800	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	20%	Now	\$22,100	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 230/I. S. 229 (UDC) - BX

Asset # : 373

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$16,500	LIFE	**	5	\$65,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$61,500	2036	**	5	\$7,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Quarry Tile	5%	Now	\$22,800	2040	**	5	\$11,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	70%	Now	\$566,500	2032	**	3	\$78,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	10%	Now	\$418,600	2042	**	5	\$27,900		
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Gymnasium</i>									
Interior Walls									
Ceramic Tile	5%	Now	\$9,100	2036	**	5	\$800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	15%			LIFE	**	5	\$1,900		
Masonry: Brick	10%			LIFE	**				
Plaster	70%	Now	\$37,200	LIFE	**	5	\$6,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Ceilings									
AcousTileSusp.Lay-In	55%	Now	\$68,500	2040	**	5	\$79,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Exposed Concrete	10%	Now	\$49,500	LIFE	**	5	\$4,500		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Metal Panel	30%			LIFE	**	5	\$108,100		
Plaster	5%			LIFE	**	5	\$9,000		

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 230/I. S. 229 (UDC) - BX

Asset # : 373

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2037	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,500 Ampere And One 3,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$700	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$400	
Molded Case Bkrs	90%			2035	**	5	\$4,000	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	80%			2032	**	5	\$900	
Motor Control Center	20%			2032	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	94%			2032	**	10	\$144,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2032	**	10	\$6,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Some Hallway And Lobby</i>								
HID	2%			2032	**	10	\$100	
Egress Lighting								
Emergency, Battery	20%			2032	**	10	\$8,100	
Emergency, Battery	30%			2022		10	\$12,100	
Exit, Service	10%			2032	**	1		
Exit, Service	40%			2022		1	\$19,300	
Exterior Lighting								
HID	100%			2027		10	\$674,900	\$500
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$6,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 230/I. S. 229 (UDC) - BX

Asset # : 373

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2032

* *

1-3

\$10,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2037

* *

5

\$51,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 7500 Gallons Each.*

Conversion Equipment

Hot Water Boiler

100%

2047

* *

1

\$82,800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Working And 1 unit Not Working, Boiler #3 Under Construction.*

Distribution

Hot Wtr Piping/Pump

100%

2035

* *

4

\$8,300

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

100%

2036

* *

1

\$181,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Using Refrigerant R -11*

Distribution

CW & CHW Wtr

100%

2037

* *

4

\$12,400

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

0-2

\$37,500

2027

\$1,877,300

1

\$93,200

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : 2 Out Of 14 Units Not Working Properly.*

Heat Rejection

Water Cooling Tower

100%

2028

\$635,200

2

\$168,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 Units*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$93,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 230/I. S. 229 (UDC) - BX
Asset # : 373

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	20%			2027	\$55,600	2	\$1,000
	No Component	80%						
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2032	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2037	**	4	\$24,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Not Energy Efficient</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$3,500
	Sewage Ejector(s)							
	Electric	100%			2035	**	4	\$6,700
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2037	**	1-2	\$4,700
	Fire Pump							
	Generic	100%			2042	**	1	\$31,300
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 232 - Q
Address : 153-23 83 STREET
Borough : QUEENS **Agency's Number** : Q232
Program / Asset # : BOE0864.000 / 195 **Yr Built/Renovated** : 1962 / 2011
Area Sq Ft : 83,104 **Project Type** : EDUCATION
Date of Survey : 28-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 11445 **Lot** : 1 **BIN** : 4247454

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$91,300
Interior Architecture	\$1,140,000	\$41,000
Electrical	\$1,093,200	\$399,700
Mechanical	\$70,300	\$1,127,700
Total	\$2,303,500	\$1,659,700
Importance Code A		\$629,100
Importance Code B	\$2,303,500	\$989,600
Importance Code C		\$41,000
Total	\$2,303,500	\$1,659,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,300		\$15,600	
Interior Architecture	\$15,700	\$3,200	\$11,400	\$1,600
Electrical	\$11,600	\$9,100	\$31,200	\$8,100
Mechanical	\$68,300	\$16,100	\$57,000	\$14,500
Total	\$129,900	\$28,300	\$115,100	\$24,200
Importance Code A	\$61,200	\$8,200	\$24,000	\$8,200
Importance Code B	\$68,800	\$17,000	\$91,100	\$16,000
Importance Code C		\$3,200		
Total	\$129,900	\$28,300	\$115,100	\$24,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$42,400	
Masonry: Brick	90%			LIFE	**	5	\$48,900	
Windows								
Aluminum	100%			2050	**	5	\$36,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$8,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%			2045	**	5-10	\$29,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,500	
Roof								
Built-Up (BUR)	95%	4+	\$34,300	2033	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Perimeter</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium And Gymnasium</i>								
Copper/Terne	5%			2043	**	10	\$15,600	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$4,100	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$70,100	LIFE	**	5	\$13,800	
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : High Water Table: Ground Water Coming Up Through Basement Floors</i>								
Ceramic Tile	3%			2031	**	5	\$3,800	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	10%			2033	**	3	\$6,300	
Vinyl Tile 9" X 9"	72%			2023		3	\$1,069,800	
Wood	5%			2056	**	5	\$11,800	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$6,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	65%			LIFE	**	5	\$41,000	
SGFT/Glazed Masonry	25%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs A, C Between Second And Third Floors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	4+	\$6,300	2033	**	5	\$15,800	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	68%			LIFE	**	5	\$13,400	
Metal Panel	2%			LIFE	**	5	\$3,200	
Plaster	5%			LIFE	**	5	\$3,900	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2048	**			
Iron Picket	5%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 83rd And 84th Streets</i>								
<i>Explanation : Ramp Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Asphalt	70%			2037	**			
Cast in Place Concrete	25%			2041	**			
Masonry: Granite	5%			LIFE	**			
Activity Yard								
Asphalt	50%			2037	**			
Rubber Matting	50%			2033	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$400	
<i>Water Present, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$400	
Raceway								
Conduit	90%			2028	\$165,900	1		
Conduit	10%			2038	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	80%			2027	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2036	**	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$23,500	1	\$25,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Sump Pump Exclusively</i>								
Generators								
Natural Gas	100%			2024	\$129,600	1	\$32,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 7.5 Kilowatt Genset For Sump Pump Only</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$74,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$59,800	10	\$10,000	
Exit, Service	50%			2023	\$12,000	1		
Exterior Lighting								
HID	100%			2023	\$335,100	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$9,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$275,700	1-3	\$15,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$25,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$26,900	2026	\$537,800	1	\$74,100	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Supporting Beams</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$70,300	2038	**	4	\$4,100	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pumps In The Boiler Room</i>								
Terminal Devices								
Air Handler	20%	0-2	\$23,400	2028	\$233,700	1	\$9,300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Housing Supports Rusting From Ground Water</i>								
Convactor/Radiator	80%	Now	\$17,800	2033	**	1	\$19,300	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throught</i>								
<i>Explanation : Steam Traps Faulty</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2023	\$26,000	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,300	
Exhaust Fans								
Interior	60%			2028	\$177,400	2	\$1,500	
Roof	40%			2028	\$55,200	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$72,900	1		
Water Heater								
Gas Fired	100%			2027	\$50,700	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$12,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2028	\$12,700	4	\$1,800	
	Sewage Ejector(s)							
	Electric	100%		2028	\$23,900	4	\$3,300	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	97%						
	Generic	3%		2038	**	1-2	\$700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 233 - BK
Address : AVENUE B AND EAST 93 STREET
Borough : BROOKLYN **Agency's Number** : K233
Program / Asset # : BOE0528.000 / 683 **Yr Built/Renovated** : 1930 / 2002
Area Sq Ft : 159,857 **Project Type** : EDUCATION
Date of Survey : 14-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,S,Ph
Block : 4753 **Lot** : 1 **BIN** : 3104990

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,066,100	\$314,600
Interior Architecture	\$1,290,100	\$112,200
Electrical	\$403,300	\$780,200
Mechanical	\$937,100	\$3,723,700
Total	\$4,696,600	\$4,930,600
Importance Code A	\$2,117,900	\$359,400
Importance Code B	\$2,337,000	\$4,571,200
Importance Code C	\$241,700	
Total	\$4,696,600	\$4,930,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,000	\$1,000		
Interior Architecture	\$62,700		\$10,500	\$12,000
Electrical	\$22,400	\$35,700	\$24,200	\$15,600
Mechanical	\$78,100	\$101,400	\$54,400	\$34,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$212,100	\$142,000	\$93,000	\$66,000
Importance Code A	\$45,000	\$17,200	\$15,800	\$15,800
Importance Code B	\$153,000	\$124,900	\$77,200	\$50,100
Importance Code C	\$14,100			
Total	\$212,100	\$142,000	\$93,000	\$66,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$582,900	LIFE	**	5	\$150,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$310,600	LIFE	**	5	\$48,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$115,700	
Metal Panel	5%	0-2	\$3,700	2047	**	5	\$18,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$769,500	2043	**	5	\$28,700	
<i>Air Infiltration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	8%	0-2	\$27,200	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2062	**	5	\$2,000	
Masonry: Brick	85%	0-2	\$106,800	LIFE	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	0-2	\$1,900	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	60%	Now	\$220,600	2032	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Between 1930 And 1997 Wings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Corridor Between 1930 And 1997 Wings</i>								
Copper/Terne	5%	0-2	\$12,100	2055	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	35%	Now	\$75,600	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Interior

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$6,600	LIFE	**	5	\$26,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	0-2	\$12,400	2036	**	5	\$6,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%	0-2	\$18,400	2040	**	5	\$9,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	35%			2032	**	3	\$31,400	
Vinyl Tile	40%	0-2	\$868,800	2037	**	3	\$35,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Classrooms In 1930 Wing</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Classrooms In 1930 Wing</i>							
Wood	10%	0-2	\$42,100	2042	**	5	\$22,400	
	<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%	0-2	\$14,100	2036	**	5	\$4,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	20%	0-2	\$45,300	LIFE	**	5	\$15,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaster	60%	Now	\$196,400	LIFE	**	5	\$34,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%	Now	\$62,000	2040	**	5	\$44,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
AcousTileSusp.Lay-In	10%			2040	**	5	\$23,900	
Embossed Metal	5%	0-2	\$11,200	LIFE	**	5	\$5,400	
	<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$15,000	
Plaster	45%	Now	\$75,400	LIFE	**	5	\$67,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>					
Switchgear / Switchboard								
Fused Disc Sw	50%			2027	\$117,400	5	\$300	
Fused Disc Sw	50%			2047	**	5	\$300	
Raceway								
Conduit	80%			2027	\$211,400	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$200	
Fused Disc Sw	10%			2026	\$23,900	5	\$400	
Molded Case Bkrs	75%			2026	\$179,500	5	\$3,200	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Thermoplastic	10%			2047	**	1		
Thermoplastic	20%			2027	\$74,200	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$1,100	
Ground								
Grounding Devices								
Generic	50%	2-4	\$5,100	LIFE	**	5	\$1,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Corroded</i>					
Generic	50%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$49,200	
Generators								
Diesel	100%			2036	**	1	\$61,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>					
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$35,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2043	**	5	\$14,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
Main Tank	50%			2055	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	3%			2032	**	10	\$4,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	95%			2032	**	10	\$139,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2032	**			
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027		10	\$128,900	\$100
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$17,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$29,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Horns, Strobe Lights And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 8,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$51,700	2040	**	1	\$142,500	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : #2 Boiler Tubes</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%	Now	\$1,500	2043	**	4	\$2,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Heat Exchangers, Basement</i>								
Central Plant Steam Piping/Pmp	70%	Now	\$189,400	2027	\$1,893,900	4	\$5,500	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pumps</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Thermostats</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler	30%			2032	**	1	\$29,700	
Convactor/Radiator	45%			2025	\$385,100	1	\$23,200	
Fan Coil Unit/Heat	25%	Now	\$29,900	2022	\$598,500	1	\$11,600	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various In Old Wing</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	30%	Now	\$20,400	2027	\$407,000	1	\$20,000
				<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : 3 Compressors, Penthouse</i>				
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Penthouse</i>				
				<i>Other Observation, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 2 Sets</i>				
	Exterior Pkg Unit - Cooling	10%			2027	\$129,500	2	\$1,000
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
	Window/Wall Unit	5%			2022	\$16,700	1	
	No Component	55%						
Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$3,500
	No Component	70%						
Terminal Devices								
	Air Handler/Cool/Ht	30%			2032	**	1	\$29,700
	No Component	70%						
Heat Rejection								
	Dry Cooler	30%			2027	\$117,400	2	\$33,400
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$62,400
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$26,700
Exhaust Fans								
	Interior	80%			2027	\$455,000	2	\$3,900
	Roof	20%	Now	\$2,700	2027	\$53,100	2	\$800
				<i>Not in Service, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$140,300	1	
Water Heater								
	Gas Fired	100%			2022	\$97,500	2	\$2,300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2022	\$24,400	4	\$5,100

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cellar To 4th Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037		**	1-5	\$80,600
Sprinkler								
No Component	95%							
Generic	5%			2037		**	1-2	\$2,200
Fire Pump								
Generic	100%			2030	\$102,900		1	\$29,900
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Chemical System								
Generic	100%			2025	\$27,900		1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 233 - Q MINISCHOOL
Address : 114-43 142 STREET
Borough : QUEENS **Agency's Number** : Q875
Program / Asset # : BOE0789.010 / 2939 **Yr Built/Renovated** : 1991 / 2014
Area Sq Ft : 16,500 **Project Type** : EDUCATION
Date of Survey : 21-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11972 **Lot** : 70 **BIN** : 4259200

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$231,500	
Interior Architecture		\$204,100
Electrical	\$182,500	\$37,300
Mechanical		\$448,500
Total	\$414,000	\$689,900
Importance Code A	\$231,500	\$38,900
Importance Code B	\$182,500	\$651,000
Total	\$414,000	\$689,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,600		\$1,600	
Interior Architecture	\$7,500	\$2,000	\$18,700	\$2,800
Electrical	\$1,100	\$1,500	\$1,100	\$1,100
Mechanical	\$1,300	\$900	\$2,500	\$900
Total	\$11,500	\$4,400	\$24,000	\$4,800
Importance Code A	\$2,400	\$900	\$2,500	\$800
Importance Code B	\$5,000	\$3,600	\$21,500	\$4,000
Importance Code C	\$4,000			
Total	\$11,500	\$4,400	\$24,000	\$4,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 233 - Q MINISCHOOL

Asset # : 2939

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Cement-Fiber Panel	90%			2032	**	10	\$121,600	
Glazed Ceramic Panel	10%			LIFE	**	5	\$20,300	

Windows

Aluminum	5%	Now	\$1,600	2043	**	5	\$100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen Window</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Kitchen Window</i>								

Aluminum	90%			2043	**	5	\$3,300	
Glass Block	5%			LIFE	**	5	\$100	

Roof

Metal Panel	90%			2044	**	10	\$110,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Modified Bitumen	10%			2035	**	10	\$6,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flat Section</i>								

Interior

Floors

Carpet	5%			2023		3	\$2,000	
Ceramic Tile	5%			2036	**	5	\$1,300	
Quarry Tile	5%			2040	**	5	\$2,000	
Vinyl Tile	85%			2027		3	\$11,200	

Interior Walls

Ceramic Tile	5%			2036	**	5	\$2,900	
Gypsum Board	10%	Now	\$2,600	LIFE	**	5	\$3,500	

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Kitchen**Staining/Discoloring, Extent : Moderate, Area Affected : 20%**Location : Kitchen**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Kitchen*

Gypsum Board	85%			LIFE	**	5	\$29,800	
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Ceilings

AcousTileSusp.Lay-In	15%			2032	**	5	\$4,000	
Gypsum Board	10%			LIFE	**	5	\$3,300	
Metal Panel	75%			LIFE	**	5	\$24,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 233 - Q MINISCHOOL

Asset # : 2939

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$400	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	94%			2027	\$36,500	10	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2027	\$800	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	4%			2027	\$1,100	10		
Egress Lighting								
Emergency, Battery	50%			2027	\$11,900	10	\$2,000	
Exit, Service	50%			2027	\$2,400	1		
Exterior Lighting								
LED	30%			2027	\$22,900			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$16,000	1	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2022	\$182,500	1-3	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detector</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 233 - Q MINISCHOOL
Asset # : 2939

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Energy Source Natural Gas	100%		2037	**	1		
Conversion Equipment Furnace	100%		2027	\$38,900	1	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Attic</i>							
<i>Explanation : 3 Units</i>							
Air Conditioning							
Energy Source Electricity	100%		2043	**	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%		2025	\$350,900	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
<i>Location : 3 Units In Attic</i>							
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	**	2-5	\$9,200	
Exhaust Fans Interior	100%		2027	\$58,700	2	\$500	
Plumbing							
H/C Water Piping Brass/Copper	100%		2037	**	1		
Water Heater Gas Fired	100%		2025	\$10,100	2	\$200	
Sanitary Piping Cast Iron	100%		LIFE	**	1		
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Backflow Preventer Generic	100%		2032	**	1	\$1,000	
Fixtures Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

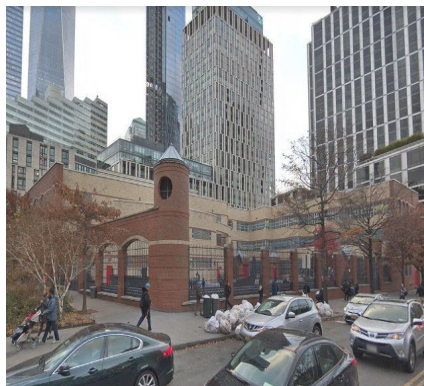
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 234 - M
Address : 292 GREENWICH STREET BTWN: WARREN ST., CHAMBERS ST.
Borough : MANHATTAN **Agency's Number** : M234
Program / Asset # : BOE0121.000 / 1643 **Yr Built/Renovated** : 1988 /
Area Sq Ft : 84,803 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 142 **Lot** : 1 **BIN** : 1001533

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$436,900	\$88,600
Interior Architecture	\$111,700	\$123,100
Electrical	\$453,100	\$501,700
Mechanical		\$1,179,100
Total	\$1,001,600	\$1,892,500
Importance Code A	\$436,900	\$88,600
Importance Code B	\$528,300	\$1,716,300
Importance Code C	\$36,500	\$87,600
Total	\$1,001,600	\$1,892,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$140,200		\$5,200	
Interior Architecture	\$145,200		\$3,100	\$14,000
Electrical	\$66,100	\$8,600	\$15,200	\$9,100
Mechanical	\$62,900	\$24,600	\$23,500	\$31,700
Site Enclosure	\$1,500			
Site Pavements	\$28,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$447,900	\$37,100	\$51,000	\$58,800
Importance Code A	\$140,200		\$7,700	
Importance Code B	\$242,100	\$37,100	\$43,300	\$58,800
Importance Code C	\$65,500			
Total	\$447,900	\$37,100	\$51,000	\$58,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$24,300	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wall Base On South Side, Warren Street</i>								
Concrete Masonry Unit	25%	4+	\$17,700	LIFE	**	5	\$12,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Brick Cavity	60%	Now	\$386,900	LIFE	**	5	\$48,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Side</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 20%</i>								
<i>Location : North And West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 201 And 301</i>								
Metal Panel	10%			2050	**	5-10	\$55,400	
Windows								
Aluminum	5%	Now	\$27,500	2046	**	5	\$500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Yard Exit Lobby And Windows Directly Above</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Yard Exit Lobby And Windows Directly Above</i>								
<i>Explanation : Windows Installed Improperly, Causing Water Penetration</i>								
Aluminum	80%			2046	**	5	\$16,400	
Glass Block	10%			LIFE	**	5	\$2,600	
Metal Louvers	5%			2039	**	10	\$6,400	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5-10	\$23,600	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$23,600	
Metal Panel	5%			2056	**	5	\$1,700	
Metal Rail	5%			2043	**	5-10	\$7,800	
Roof								
Copper/Terne	5%			2058	**	10	\$10,500	
IRMA/Protected Membrane	70%	4+	\$49,900	2035	**			
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Insul Miss/Displaced, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Upper Roof</i>								
Metal Panel	25%	Now	\$12,600	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Exit Lobbies</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Exposed Struc: Steel	75%			LIFE	**	5	\$11,700	
Stucco Cement	10%	Now	\$3,100	2043	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exit Lobby To Yard</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exit Lobby To Yard</i>								
Stucco Cement	15%			2043	**	5	\$900	
Interior								
Floors								
Carpet	5%			2029	\$85,100	3	\$9,400	
Cast in Place Concrete	13%			LIFE	**	5	\$71,000	
Ceramic Tile	5%			2039	**	5	\$6,200	
Terrazzo	2%			LIFE	**	5	\$3,900	
Vinyl Tile	70%	Now	\$39,700	2035	**	3	\$32,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Office And Basement Corridor</i>								
Wood	5%	Now	\$11,000	2058	**	5	\$5,900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$11,500	LIFE	**	5	\$9,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs</i>								
Gypsum Board	55%	Now	\$29,600	LIFE	**	5	\$80,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 201 And 301 And Library</i>								
Gypsum Board	5%			LIFE	**	5-10	\$20,700	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$36,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	35%	2-4	\$21,700	2043	**	5	\$21,800		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Gymnasium</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gymnasium</i>									
AcousTileSusp.Lay-In	5%	2-4	\$2,700	2035	**	5	\$3,100		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Room 311 And 3rd Floor Corridor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Cafeteria</i>									
AcousTileSusp.Lay-In	20%			2035	**	5	\$25,000		
Exposed Concrete	25%			LIFE	**	5-10	\$39,000		
Exposed Struc: Steel	5%			LIFE	**	10	\$12,500		
Gypsum Board	10%	Now	\$6,700	LIFE	**	5	\$15,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Exit Lobbies Under Metal Roof</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	90%			2065	**				
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout, Main Gate To Play Yard</i>									
Masonry: Brick	10%	Now	\$1,500	2050	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Along North And East Side</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	90%	Now	\$11,600	2043	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : East Side Of Building, Along Greenwich Street</i>									
Pavers/Stone	10%			2039	**				
On-Site Walkways									
Cast in Place Concrete	80%			2043	**				
Masonry: Granite	20%	Now	\$9,400	LIFE	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Yard Entrance</i>									
Activity Yard									
Rubber Matting	20%			2035	**				
Traffic Topping	80%	2-4	\$7,000	2035	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes</i>								
Transformers								
Dry Type	100%			2035	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 15 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$400	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	
Motor Control Center	90%			2035	**	5	\$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$26,100	
Generators								
Diesel	100%			2033	**	1	\$32,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Generator Rated At 150 Kilowatts. Generator Was Refurbished This Year.</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,100	
Fuel Storage								
Day Tank	50%			2038	**	5	\$7,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 25 Gallon Capacity</i>								
Main Tank	50%			2045	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Gallon Capacity</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2025	\$159,800	10	\$62,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps.</i>								
Fluorescent	10%	0-2	\$20,000	2040	**			
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floor Hallways</i>								
Fluorescent	8%			2040	**	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Hallway</i>								
<i>Explanation : T-8 Lamp Type Fixtures Added This Year In The 1st Floor Hallway.</i>								
HID	2%	0-2	\$2,900	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium Penthouse</i>								
<i>Explanation : Fixtures Are Old And Produce Inadequate Illumination For The Area.</i>								
Egress Lighting								
Emergency, Service	50%	2-4	\$22,300	2040	**	1		
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Stairs</i>								
Exit, Service	50%	2-4	\$12,200	2040	**	1		
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Exterior Lighting								
HID	100%			2030	\$341,900	10	\$300	
Alarm								
Security System								
No Component	60%							
Generic	40%	Now	\$109,600	2040	**	1	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The CCTV System Is Not Operational</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	\$281,300	2040	**	1-3	\$14,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete System. Strobes Do Not Work.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$5,000	
Distribution								
Central Plant Steam Piping/Pmp	100%			2040	**	4	\$4,200	
Terminal Devices								
Air Handler	20%			2030	\$238,500	1	\$10,500	
Convactor/Radiator	70%			2043	**	1	\$19,200	
Convactor/Radiator	10%	0-2	\$22,700	2043	**	1	\$2,500	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First To Third Floor</i>								
<i>Explanation : Insufficient Heat For Rooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2038	**	1	\$33,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 85%</i>								
<i>Location : Chiller Room, Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Chiller Room, Penthouse</i>								
<i>Explanation : R-410a Refrigerant</i>								
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2056	**	4	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chiller Room, Penthouse</i>								
<i>Explanation : New Insulation</i>								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2030	\$687,200	1	\$44,600	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	85%			2038	**	2	\$50,200	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,900	
Exhaust Fans								
Interior	70%			2030	\$211,200	2	\$1,800	
Roof	30%			2030	\$42,200	2	\$800	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
	Brass/Copper	90%		2050	**	1		
	Galvanized Steel	10%		2035	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2040	**	4	\$8,400	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2030	\$12,900	4	\$2,700	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit, Controls Do Not Work</i>					
Fire Suppression								
Standpipe								
	Generic	100%		2050	**	1-5	\$42,800	
Sprinkler								
	No Component	85%						
	Generic	15%		2050	**	1-2	\$3,600	
Chemical System								
	No Component	98%						
	Generic	2%		2028	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 234 - Q
Address : 30-15 29TH STREET
Borough : QUEENS **Agency's Number** : Q234
Program / Asset # : BOE1033.000 / 13586 **Yr Built/Renovated** : 2003 / 2011
Area Sq Ft : 121,794 **Project Type** : EDUCATION
Date of Survey : 13-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,PEN
Block : 592 **Lot** : 15 **BIN** : 4007619

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$176,900	\$88,600
Interior Architecture	\$191,400	\$545,200
Electrical	\$111,700	
Mechanical		\$74,300
Total	\$480,000	\$708,000
Importance Code A	\$176,900	\$88,600
Importance Code B	\$175,500	\$178,000
Importance Code C	\$127,600	\$441,500
Total	\$480,000	\$708,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$14,700	
Interior Architecture	\$39,400	\$6,400		\$18,000
Electrical	\$13,900	\$11,900	\$27,600	\$19,800
Mechanical	\$65,100	\$41,100	\$81,800	\$46,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$126,200	\$67,300	\$132,000	\$92,100
Importance Code A	\$12,100	\$12,100	\$27,000	\$12,100
Importance Code B	\$114,200	\$53,300	\$105,000	\$79,100
Importance Code C		\$1,900		\$900
Total	\$126,200	\$67,300	\$132,000	\$92,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	23%			LIFE	**	5	\$18,200	
Glass Block	5%			LIFE	**	5	\$4,000	
Masonry: Brick Cavity	70%			LIFE	**	5	\$88,600	
Pre-Cast Concrete	2%			LIFE	**	5	\$8,200	
Windows								
Aluminum	95%	4+	\$49,800	2044	**	5	\$11,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Louvers	5%			2037	**	10	\$7,300	
Parapets								
Masonry: Brick	95%	2-4	\$84,600	LIFE	**	5	\$13,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,500	
Roof								
Built-Up (BUR)	80%	Now	\$42,500	2033	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair B, Exit 2 At Auditorium</i>								
Modified Bitumen	20%			2033	**	10	\$14,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Gymnasium</i>								
<i>Explanation : Covered With Rubber Pads</i>								
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$39,900	
Ceramic Tile	5%			2037	**	5	\$9,100	
Quarry Tile	5%			2041	**	5	\$13,700	
Vinyl Tile	75%			2033	**	3	\$68,400	
Wood	5%			2056	**	5	\$17,100	
Interior Walls								
Ceramic Tile	2%			2037	**	5	\$3,700	
Concrete Masonry Unit	30%			LIFE	**	5	\$22,200	
Fabric on Framing	2%			2029	\$402,600	5	\$1,900	
Gypsum Board	35%			LIFE	**	5	\$38,900	
Metal: Cage/Fence	3%			LIFE	**			
Operable Wall	3%	Now	\$127,600	2048	**	5	\$9,700	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2041	**	5	\$127,600	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	7%	Now	\$6,900	LIFE	**	5	\$16,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit 2 - Stair B</i>								
Metal Panel	3%			LIFE	**	5	\$6,800	
Plaster	10%			LIFE	**	5	\$11,400	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2048	**			
Iron Picket	75%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2037	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2048	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	20%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	30%			2048	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2500 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$500	
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$300	
Molded Case Bkrs	90%			2044	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$37,500	
Generators								
Diesel	100%			2037	**	1	\$47,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : One 275 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$27,100	
Fuel Storage								
Day Tank	50%			2044	**	5	\$11,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room In Penthouse</i>						
		<i>Explanation : One 100 Gallon</i>						
Main Tank	50%			2056	**	5	\$1,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	94%			2033	**	10	\$105,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	6%			2033	**	10	\$6,700	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Auditorium, Gymnasium And Lobby</i>						
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	10%			2033	**	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$13,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$23,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 7,500 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$120,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (2) Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2048	**	4	\$6,000	
Terminal Devices								
Air Handler	40%			2033	**	1	\$30,100	
Convactor/Radiator	20%			2041	**	1	\$7,900	
Fan Coil Unit/Heat	40%			2033	**	1	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling On Every Level</i>								
<i>Explanation : Variable Air Volume Boxes</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	**	1	\$56,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units, Penthouse Mechanical Equipment Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,000	2048	**	4	\$6,000	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Valve Leak In The Cellar And Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$75,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$84,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,900	
Exhaust Fans								
Interior	40%			2033	**	2	\$1,500	
Roof	60%			2033	**	2	\$2,200	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	**	1		
Water Heater Gas Fired	100%			2026	\$74,300	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 600 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2033	**	4	\$3,900	
Sewage Ejector(s) Electric	100%			2033	**	4	\$7,300	
Backflow Preventer Generic	100%			2033	**	1	\$7,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$63,700	
Sprinkler Generic	100%			2048	**	1-2	\$34,100	
Fire Pump Generic	100%			2037	**	1	\$22,700	
Chemical System Dry	100%			2026	\$27,900	1-3	\$3,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 235 - BK
Address : 525 LENOX ROAD BTWN: EAST 39 ST., EAST 40 ST.
Borough : BROOKLYN **Agency's Number** : K235
Program / Asset # : BOE0530.000 / 2550 **Yr Built/Renovated** : 1930 / 2001
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4844 **Lot** : 1 **BIN** : 3107846

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$343,900	\$1,622,900
Interior Architecture	\$146,100	\$330,300
Electrical	\$129,900	\$819,200
Mechanical		\$1,083,300
Site Pavements	\$38,800	
Total	\$658,700	\$3,855,600
Importance Code A	\$343,900	\$1,662,400
Importance Code B	\$255,000	\$2,193,300
Importance Code C	\$59,900	
Total	\$658,700	\$3,855,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,300			
Interior Architecture	\$76,800		\$3,100	\$2,500
Electrical	\$3,000	\$1,800	\$2,500	\$2,500
Mechanical	\$81,100	\$9,100	\$15,500	\$9,100
Total	\$190,200	\$11,000	\$21,100	\$14,100
Importance Code A	\$35,800	\$6,500	\$6,500	\$6,500
Importance Code B	\$131,700	\$4,400	\$14,500	\$7,600
Importance Code C	\$22,700			
Total	\$190,200	\$11,000	\$21,100	\$14,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$106,400	
Masonry: Brick	90%			LIFE	**	5	\$245,000	
Masonry: Granite	5%	0-2	\$17,200	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lower Portion Of Exterior Wall</i>								
Windows								
Aluminum	100%	Now	\$106,500	2038	**	5	\$11,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$16,700	
Masonry: Brick	90%			LIFE	**	5-10	\$72,300	
Metal Panel	5%			2050	**	5	\$2,300	
Roof								
Built-Up (BUR)	93%			2030	\$1,353,700	10	\$93,400	
Copper/Terne	5%			2058	**	10	\$12,600	
Skylight, Metal/Glass	2%			2040	**	10	\$6,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,100	
Ceramic Tile	5%			2026	\$102,000	5	\$4,900	
Terrazzo	5%	2-4	\$4,900	LIFE	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Vinyl Tile	25%			2035	**	3	\$9,200	
Vinyl Tile	20%	Now	\$8,900	2030	\$179,000	3	\$7,400	
<i>Uneven Substrate, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor Classrooms</i>								
Wood	10%			2065	**	5	\$18,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Wood	25%			2045	**	5	\$46,200	
Interior Walls								
Ceramic Tile	5%	0-2	\$4,000	2033	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Student Toilets</i>								
Masonry: Brick	9%			LIFE	**	10	\$3,700	
Masonry: Brick	1%	Now	\$1,100	LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
Marble Panels	5%	Now	\$13,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
Plaster	80%			LIFE	**	5-10	\$92,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2035	**	5	\$6,200	
Exposed Concrete	15%			LIFE	**	5-10	\$18,500	
Plaster	80%			LIFE	**	5-10	\$135,500	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	**			
Iron Picket	40%			2050	**			
Retaining Walls								
Not Accessible	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$38,800	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Sidewalks</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	80%			2043	**			
Rubber Matting	20%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2030	\$140,900	5	\$300	
Molded Case Bkrs	10%			2040	**	5	\$200	
Raceway								
Conduit	75%			2030	\$99,200	1		
Conduit	25%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$100	
Fused Disc Sw	5%			2029	\$7,200	5	\$100	
Molded Case Bkrs	70%			2029	\$100,500	5	\$1,200	
Molded Case Bkrs	20%			2038	**	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2035	**	5	\$400	
Locally Mounted	20%			2028	\$16,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								
Interior Lighting								
Fluorescent	75%			2035	**	10	\$45,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	25%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium And Cafeteria</i>								
<i>Explanation : LED Lighting Fixtures 4 Years Ago.</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$47,500	10	\$8,000	
Exit, Service	50%			2030	\$9,500	1		
Exterior Lighting								
HID	100%			2025	\$266,100	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$64,000	1	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The Control Panel Is Located In The Minischool.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$65,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$14,600	2030	\$291,800			
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Building</i>								
Terminal Devices								
Air Handler	20%	Now	\$3,700	2025	\$185,600	1	\$7,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Steam Coil In Unit</i>								
Convactor/Radiator	80%			2028	\$282,700	1	\$17,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	35%			2025	\$48,100	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,300	
Exhaust Fans								
Interior	100%			2025	\$234,800	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%	Now	\$2,900	2035	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main In Basement Boiler Room</i>								
Water Heater								
Gas Fired	100%	Now	\$20,100	2025	\$40,300	2	\$800	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Both Basement Storage Tanks</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : One Of 2 Storage Tanks In Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$9,700	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2030	\$19,400	1-2	\$600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 235 - BK MINISCHOOL
Address : 525 LENOX RD. BTWN: EAST 39 ST., EAST 40 ST.
Borough : BROOKLYN **Agency's Number** : K835
Program / Asset # : BOE0530.010 / 2872 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 16,796 **Project Type** : EDUCATION
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4844 **Lot** : 1 **BIN** : 3107846

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$129,000	\$78,000
Electrical		\$107,300
Mechanical	\$188,400	\$268,300
Total	\$317,300	\$453,600
Importance Code A	\$129,000	\$167,300
Importance Code B	\$188,400	\$286,300
Total	\$317,300	\$453,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,800			
Interior Architecture	\$48,400		\$10,800	\$4,200
Electrical	\$700	\$500	\$800	\$500
Mechanical	\$53,300	\$2,400	\$10,900	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,200	\$6,800	\$26,400	\$11,000
Importance Code A	\$13,100	\$1,000	\$600	\$1,000
Importance Code B	\$65,800	\$5,800	\$25,800	\$9,200
Importance Code C	\$32,300			\$800
Total	\$111,200	\$6,800	\$26,400	\$11,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK MINISCHOOL

Asset # : 2872

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	0-2	\$3,000	2050	**	5	\$37,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Metal Trim Throughout</i>								
Windows								
Aluminum	100%	Now	\$49,400	2038	**	5	\$1,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Rusted Window Guards</i>								
Parapets								
Metal Panel	100%			2050	**	5		
Roof								
IRMA/Protected Membrane	10%			2030		10	\$4,800	
Metal Panel	90%			2043	**	10	\$79,500	
Soffits								
Metal Panel	100%	Now	\$1,800	2040	**	5	\$2,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Canopy At Rear</i>								
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$1,200	
Quarry Tile	5%			2043	**	5	\$1,800	
Vinyl Tile	90%	0-2	\$10,000	2035	**	3	\$8,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,500	
Gypsum Board	95%			LIFE	**	5-10	\$49,900	
Ceilings								
AcousTileSusp.Lay-In	80%			2043	**	5	\$19,700	
Metal Panel	20%			LIFE	**	5	\$12,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK MINISCHOOL

Asset # : 2872

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	**	5	\$400	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$400	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2030	\$39,600	10	\$15,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2030	\$12,100	10	\$2,000	
Exit, Service	50%			2030	\$2,400	1		
Exterior Lighting								
HID	100%			2030	\$67,700	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$16,300	1	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors.</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Control Panel Also Control Main School Building.</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	30%			2050	**	1		
Natural Gas	70%			2050	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK MINISCHOOL

Asset # : 2872

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	70%	Now	\$8,300	2030	\$27,700	1	\$5,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Louvers Of Furnace Are Inoperable In Penthouse</i>								
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exterior Unit For Cafeteria</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 2 Interiors Of Penthouse And 1 Exterior</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	30%			2030	\$89,300	2	\$2,300	
Terminal Devices								
Induction Unit	30%			2033	**	1	\$1,600	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$27,300	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$188,400	2040	**	1	\$9,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$33,900	2040	**	2	\$9,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,800	
Exhaust Fans								
Interior	90%			2030	\$53,800	2	\$500	
Roof	10%			2030	\$2,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	\$125,200	1		
Water Heater								
Gas Fired	100%			2028	\$10,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK MINISCHOOL

Asset # : 2872

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Chemical System								
	No Component	95%						
	Generic	5%			2025	\$1,400	1-3	\$200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 236 - BK
Address : 6302 AVENUE U BTWN: EAST 63 ST., EAST 64 ST.
Borough : BROOKLYN **Agency's Number** : K236
Program / Asset # : BOE0531.000 / 2551 **Yr Built/Renovated** : 1933 / 2011
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 16-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 8464 **Lot** : 1 **BIN** : 3326821

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,147,400	\$1,254,500
Interior Architecture	\$369,000	\$437,200
Electrical	\$394,700	\$518,700
Mechanical		\$414,400
Total	\$1,911,100	\$2,624,800
Importance Code A	\$1,147,400	\$1,274,300
Importance Code B	\$637,300	\$1,350,500
Importance Code C	\$126,400	
Total	\$1,911,100	\$2,624,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,900		\$5,300	
Interior Architecture	\$121,400		\$9,100	\$4,300
Electrical	\$25,200	\$1,900	\$2,100	\$3,100
Mechanical	\$36,900	\$12,900	\$20,400	\$13,300
Total	\$232,400	\$14,800	\$36,800	\$20,600
Importance Code A	\$56,400	\$7,500	\$12,800	\$7,500
Importance Code B	\$112,000	\$7,200	\$24,000	\$13,100
Importance Code C	\$64,000			
Total	\$232,400	\$14,800	\$36,800	\$20,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$1,016,300	LIFE	**	5	\$105,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$9,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	13%			LIFE	**	5	\$25,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2050	**	5-10	\$18,100	
Windows								
Aluminum	100%			2046	**	5	\$35,000	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$153,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$15,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5	\$4,800	
Roof								
Built-Up (BUR)	50%			2030	\$692,400	10	\$47,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2045	**	10	\$4,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	45%			2030	\$366,100	10	\$43,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2043	**	10	\$5,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$3,200	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	4+	\$11,800	2033	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	1%			2035	**	5	\$2,800	
Quarry Tile	5%			2043	**	5	\$8,500	
Terrazzo	5%			LIFE	**	5	\$8,900	
Vinyl Tile	34%			2035	**	3	\$14,500	
Vinyl Tile 9" X 9"	30%			2025	\$401,600	3	\$17,100	
Wood	15%	Now	\$180,400	2045	**	5	\$16,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 5 Classrooms On 3rd Floor</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$44,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%	Now	\$23,300	2039	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,300	
Masonry: Brick	10%			LIFE	**	10	\$4,000	
Plaster	47%			LIFE	**	5-10	\$52,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%	Now	\$81,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Ceilings								
AcousTile,Adhered	5%	4+	\$2,800	2035	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	20%			2035	**	5	\$28,500	
AcousTileSusp.Lay-In	5%			2035	**	5	\$5,700	
Exposed Concrete	10%			LIFE	**	5-10	\$14,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$11,400	
Metal Panel	5%			LIFE	**	5	\$14,200	
Plaster	50%			LIFE	**	5-10	\$97,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2040		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Yard At Rear</i>								
<i>Explanation : Under Construction</i>								
Iron Picket	25%			2050		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Under Construction</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035		**		
On-Site Walkways								
Cast in Place Concrete	90%			2035		**		
Pavers/Stone	10%			2033		**		
Activity Yard								
Asphalt	100%			2033		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Play Yard</i>								
<i>Explanation : Under Construction</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$19,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2040		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2030	\$140,900	5	\$300	
Fused Disc Sw	10%			2050		**		
Raceway								
Conduit	80%			2030	\$105,800	1		
Conduit	20%			2050		**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2029	\$21,500	5	\$300	
Fused Knife Sw	5%	2-4	\$7,200	2055	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	65%			2029	\$93,400	5	\$1,300	
Molded Case Bkrs	15%			2046	**	5	\$300	
Wiring								
Braided Cloth	75%	2-4	\$139,200	2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	25%			2050	**	1		
Motor Controllers								
Locally Mounted	60%			2028	\$48,400	5	\$300	
Locally Mounted	20%	2-4	\$16,100	2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	20%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$55,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Auditorium Stage</i>								
<i>Explanation : T-8 Lamps</i>								
LED	20%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Lunch Room</i>								
<i>Explanation : LED Fixtures Installed In 2019.</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$54,800	10	\$9,200	
Exit, Service	50%			2030	\$11,000	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$5,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 2-4

\$255,400 2040

* *

1-3

\$12,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Corridors**Explanation : Obsolete System.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One Tank Of 9,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$75,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2050

* *

Terminal Devices

Air Handler

20%

2035

* *

1

\$9,400

Convactor/Radiator

60%

2043

* *

1

\$14,700

Fan Coil Unit/Heat

20%

2035

* *

1

\$4,900

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Reciprocating

20%

2035

* *

1

\$7,100

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Chiller Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : One Unit For Auditorium And Cafeteria*

Window/Wall Unit

70%

2025

\$110,900

1

No Component

10%

Distribution

CW & CHW Wtr

20%

2040

* *

4

\$800

Pipe/Pump

No Component

80%

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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	20%		2035	**	1	\$9,400	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$67,100	
Exhaust Fans								
	Interior	95%		2030	\$257,000	2	\$2,200	
	Roof	5%		2030	\$6,300	2	\$100	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2035	**	1		
Water Heater								
	Gas Fired	100%		2028	\$46,400	2	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 175 Gallon Unit</i>					
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2035	**	4	\$1,600	
Sewage Ejector(s)								
	Electric	100%		2035	**	4	\$3,100	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2050	**	1-2	\$1,100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 236 - BX
Address : 1871 WALTON AVENUE
Borough : BRONX **Agency's Number** : X173
Program / Asset # : BOE1168.000 / 14914 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 40,986 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 2851 **Lot** : 21 **BIN** : 2098479

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$87,900	\$60,300
Electrical	\$378,500	\$580,700
Mechanical	\$35,100	
Total	\$501,500	\$641,000
Importance Code A	\$87,900	\$60,300
Importance Code B	\$413,600	\$580,700
Total	\$501,500	\$641,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,600		
Interior Architecture		\$36,400	\$5,600	
Electrical	\$10,400	\$4,600	\$5,700	\$9,200
Mechanical	\$11,400	\$17,300	\$15,300	\$22,200
Site Pavements	\$2,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$29,500	\$67,700	\$31,500	\$36,400
Importance Code A	\$4,100	\$8,700	\$4,100	\$4,100
Importance Code B	\$25,400	\$59,100	\$23,400	\$32,200
Importance Code C			\$4,100	
Total	\$29,500	\$67,700	\$31,500	\$36,400



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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$31,400	
Masonry: Brick Cavity	90%			LIFE	**	5	\$60,300	
Windows								
Aluminum	100%	4+	\$87,900	2045	**	5	\$4,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Stucco Cement	100%			2042	**	5	\$9,300	
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$3,100	
Terrazzo	25%			LIFE	**	5	\$12,000	
Vinyl Tile	70%			2034	**	3	\$16,100	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$8,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,200	
Plaster	10%			LIFE	**	5	\$4,900	
SGFT/Glazed Masonry	80%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2042	**	5	\$19,100	
AcousTileSusp.Lay-In	70%			2042	**	5	\$42,800	
Gypsum Board	5%			LIFE	**	5	\$3,800	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	95%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Glazed Units</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Play Areas</i>								
<i>Explanation : Construction Activities</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	85%	4+	\$2,800	2038		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Play Yard</i>							
Rubber Matting	15%			2029	\$6,300			
	<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Play Areas</i>							
	<i>Explanation : Construction Activities</i>							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$20,000	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>							
Fused Disc Sw	10%			2029	\$2,200	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 600 And One 200 Amperes Main Disconnect Switch For Emergency And Fire Pump</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$130,400	5	\$200	
Raceway								
Conduit	100%			2029	\$74,100	1		
Panelboards								
Fused Disc Sw	10%			2028	\$11,200	5	\$100	
Molded Case Bkrs	90%			2028	\$100,500	5	\$1,000	
Wiring								
Thermoplastic	100%			2029	\$97,500	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$600
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$12,600	
Generators								
Diesel	100%			2025	\$129,600	1	\$15,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 180 Kilowatts</i>							

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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$9,100	
Fuel Storage								
Day Tank	30%			2028	\$1,000	5	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 50 Gallons</i>						
Main Tank	70%			2032	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$37,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2024	\$4,700	1		
Exterior Lighting								
HID	100%			2024	\$165,300	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$39,700	1	\$4,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cafeteria, Hallway And Offices</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$136,000	1-3	\$7,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$40,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2049	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2034	**	1	\$5,100	
Convactor/Radiator	80%	0-2	\$35,100	2042	**	1	\$9,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2034	**	1	\$15,200	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2034	**	1	\$20,300	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2034	**	2	\$22,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,900	
Exhaust Fans								
Interior	80%			2034	**	2	\$1,000	
Roof	20%			2034	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$20,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 14914

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	40%						
	Generic	60%		2039	**	1-2	\$6,900	
Fire Pump								
	Generic	100%		2038	**	1	\$7,700	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 236 - BX ANNEX
Address : 499 EAST 175 STREET @BATHGATE AVENUE
Borough : BRONX **Agency's Number** : X236
Program / Asset # : BOE0317.000 / 375 **Yr Built/Renovated** : 1971 / 2008
Area Sq Ft : 9,694 **Project Type** : EDUCATION
Date of Survey : 13-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2917 **Lot** : 40 **BIN** : 2009572

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$104,900	
Interior Architecture	\$96,000	
Electrical		\$52,200
Mechanical	\$144,300	\$101,600
Total	\$345,100	\$153,800
Importance Code A	\$104,900	
Importance Code B	\$187,000	\$153,800
Importance Code C	\$53,300	
Total	\$345,100	\$153,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$4,600		\$1,300	\$500
Electrical	\$700	\$600	\$700	\$500
Mechanical	\$400	\$40,600	\$1,200	\$1,100
Total	\$5,700	\$41,200	\$3,200	\$2,000
Importance Code A	\$100	\$7,600	\$100	\$800
Importance Code B	\$5,600	\$33,500	\$3,000	\$1,300
Importance Code C				
Total	\$5,700	\$41,200	\$3,200	\$2,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX ANNEX

Asset # : 375

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$6,300	
Masonry: Brick	50%			LIFE	**	5	\$10,000	
Windows								
Steel	100%	Now	\$104,900	2052	**	5	\$11,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$1,900	
Masonry: Brick	50%			LIFE	**	5	\$2,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,700	
Roof								
Built-Up (BUR)	100%			2035	**	10	\$30,100	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$700	
Vinyl Tile	70%			2032	**	3	\$3,800	
Vinyl Tile 9" X 9"	25%	Now	\$4,300	2022	\$42,700	3	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	100%	Now	\$53,300	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$2,300	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$52,200	5		
Raceway								
Conduit	100%			2027	\$14,800	1		
Panelboards								
Fused Disc Sw	10%			2026	\$2,400	5		
Molded Case Bkrs	90%			2026	\$21,500	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX ANNEX

Asset # : 375

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2027	\$19,800	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$8,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	20%			2035	**	10	\$500	
Exit, Service	80%			2035	**	1		
Exterior Lighting								
HID	20%			2035	**	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Furnace	30%			2022	\$6,800	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Radiant Heater	70%			2032	**	2	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 8 Units</i>								
Terminal Devices								
Fan Coil Unit/Heat	70%			2027	\$101,600	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 8 Electric Units</i>								
No Component	30%							
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX ANNEX

Asset # : 375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2021	\$144,300	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Mechanical Room</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,400	
Exhaust Fans								
Interior	90%			2022	\$31,000	2	\$300	
Roof	10%			2022	\$1,600	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2026	\$8,500	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 238 - BK
Address : 1633 EAST 8 STREET BTWN: AVE. P, QUENTIN RD.
Borough : BROOKLYN **Agency's Number** : K238
Program / Asset # : BOE0532.000 / 1325 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 09-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 6640 **Lot** : 13 **BIN** : 3176229

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$307,900	\$189,400
Interior Architecture	\$420,900	\$139,000
Electrical	\$245,500	\$763,300
Mechanical	\$108,700	\$1,788,100
Total	\$1,083,000	\$2,879,800
Importance Code A	\$307,900	\$228,900
Importance Code B	\$720,200	\$2,650,900
Importance Code C	\$54,900	
Total	\$1,083,000	\$2,879,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,100		\$14,600	
Interior Architecture	\$105,600			\$10,200
Electrical	\$16,500	\$1,000	\$1,400	\$2,000
Mechanical	\$41,100	\$13,800	\$19,300	\$12,900
Site Enclosure	\$1,900			
Site Pavements	\$21,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$199,300	\$18,800	\$39,400	\$29,000
Importance Code A	\$17,800	\$8,700	\$23,400	\$8,700
Importance Code B	\$131,500	\$10,000	\$16,000	\$20,300
Importance Code C	\$50,000			
Total	\$199,300	\$18,800	\$39,400	\$29,000



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$103,900	
Masonry: Brick	85%	Now	\$130,000	LIFE	**	5	\$80,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Chimney</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Lintels</i>								
Masonry: Limestone	8%			LIFE	**	5	\$11,400	
Windows								
Aluminum	100%			2038	**	5	\$29,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$24,900	
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$49,800	
Copper/Terne	5%			2050	**	5	\$4,200	
Masonry: Brick	70%			LIFE	**	5-10	\$83,900	
Metal Panel	10%			2056	**	5	\$6,800	
Roof								
Copper/Terne	5%			2045	**	10	\$7,500	
Modified Bitumen	95%			2035	**	10	\$56,700	
Interior								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Ceramic Tile	5%	Now	\$14,000	2033	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Sheet Vinyl/Rubber	5%	4+	\$4,300	2035	**	5	\$5,100	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium Entrance</i>								
Terrazzo	5%			LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Entrance</i>								
Traffic Topping	5%	0-2	\$89,800	2040	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	55%	4+	\$33,800	2035	**	3	\$28,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor</i>								
Vinyl Tile 9" X 9"	5%	Now	\$39,900	2030	\$79,700	3	\$2,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4th Floor Classroom</i>								
Wood	20%	4+	\$95,500	2045	**	5	\$25,400	
<i>Deflection Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$15,500	2033	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Glass: Single Pane	5%	2-4	\$3,400	LIFE	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Masonry: Brick	25%	Now	\$54,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Over Windows</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corner Columns In Gymnasium</i>								
Marble Panels	5%			LIFE	**	10	\$2,100	
Plaster	60%	2-4	\$27,100	LIFE	**	5	\$19,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Throughout</i>								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$6,800	
Exposed Concrete	25%			LIFE	**	5-10	\$42,400	
Plaster	70%			LIFE	**	5-10	\$163,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%	Now	\$1,900	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate At Main Entrance</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,300	2043	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout At Tree Pits</i>								
On-Site Walkways								
Cast in Place Concrete	80%			2043	**			
Masonry: Granite	20%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Cast in Place Concrete	70%	2-4	\$6,800	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%	2-4	\$5,100	2033		**		
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Old Tree Pit</i>								
Rubber Matting	25%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 1,600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	20%			2029	\$38,300	5	\$400	
Molded Case Bkrs	70%			2029	\$134,100	5	\$1,600	
Molded Case Bkrs	10%			2038	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2055		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting
Fluorescent

85%

2035

* *

10

\$68,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

LED

15%

2035

* *

Egress Lighting

Emergency, Battery

50%

2030

\$63,400

10

\$10,600

Exit, Service

50%

2030

\$12,700

1

Exterior Lighting

HID

20%

Now

\$14,200

2030

\$71,000

*Not in Service, Extent : Light, Area Affected : 25%**Location : Outside Perimeter*

No Component

80%

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2035

* *

1-3

\$10,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 7,500 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$87,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

Distribution

Steam Piping/Pump

20%

2050

* *

Steam Piping/Pump

80%

2030

\$311,300

Terminal Devices

Air Handler

20%

2035

* *

1

\$10,900

Convactor/Radiator

50%

2028

\$235,600

1

\$14,200

Fan Coil Unit/Heat

30%

2025

\$395,400

1

\$8,500

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	50%			2025	\$91,700	1		
Window/Wall Unit	30%	0-2	\$55,000	2030	\$55,000	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,700	
Exhaust Fans								
Interior	100%			2030	\$313,100	2	\$2,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$386,100	1		
Water Heater								
Gas Fired	100%			2023	\$53,700	2	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$13,400	4	\$2,800	
Backflow Preventer								
No Component	80%							
Generic	20%			2030	\$4,500	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : One Unit, Elevator Is 80 Years Old And Not Reliable</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 239 - Q
Address : 17-15 WEIRFIELD STREET @ CYPRESS AVENUE
Borough : QUEENS **Agency's Number** : Q239
Program / Asset # : BOE1034.000 / 13587 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 117,001 **Project Type** : EDUCATION
Date of Survey : 07-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3561 **Lot** : 1 **BIN** : 4435561

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$253,700	\$134,900
Interior Architecture	\$54,400	\$109,000
Electrical	\$106,200	
Mechanical		\$71,400
Total	\$414,400	\$315,300
Importance Code A	\$253,700	\$134,900
Importance Code B	\$160,700	\$180,400
Total	\$414,400	\$315,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$65,600		\$4,800	\$6,100
Interior Architecture	\$35,300	\$1,300	\$8,200	\$64,400
Electrical	\$15,000	\$11,400	\$26,600	\$19,000
Mechanical	\$85,800	\$39,000	\$78,800	\$44,000
Site Enclosure	\$1,400			
Site Pavements	\$1,500		\$19,100	
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$212,500	\$59,600	\$145,500	\$141,400
Importance Code A	\$77,200	\$11,600	\$16,600	\$17,700
Importance Code B	\$133,900	\$46,700	\$128,800	\$123,700
Importance Code C	\$1,400	\$1,300		
Total	\$212,500	\$59,600	\$145,500	\$141,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	8%	Now	\$108,700	LIFE	**	5	\$6,400	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Lintels In All Stairs (A, B, C)</i>								
Masonry: Brick Cavity	73%			LIFE	**	5	\$93,300	
Metal/Glass Curt Wall	5%	Now	\$54,200	LIFE	**	5	\$12,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Mullions</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cracked Panes At Second Floor</i>								
Metal Panel	2%			2048	**	5-10	\$17,600	
Pre-Cast Concrete	10%	Now	\$22,600	LIFE	**	5	\$41,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Storey Panels And Penthouse</i>								
Weathering Steel	2%			LIFE	**	1		
Windows								
Aluminum	70%			2044	**	5	\$12,200	
Aluminum	25%	Now	\$4,500	2044	**	5	\$2,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Protective Metal Grilles On East Facing Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%			2037	**	10	\$5,500	
Parapets								
Masonry: Brick Cavity	80%	Now	\$9,700	LIFE	**	5	\$9,900	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Perimeter Walls</i>								
Metal: Cage/Fence	10%			2041	**	5-10	\$9,500	
Pre-Cast Concrete	10%	Now	\$900	LIFE	**	5	\$7,700	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Roof								
Built-Up (BUR)	95%	Now	\$90,900	2033	**			
<i>Drains Inad/Misposn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Room 418 And Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 418 And Below Generator</i>								
Single Ply Membrane	2%	Now	\$22,300	2038	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Stair Bulkheads</i>								
Skylight, Plastic	3%			2033	**	1		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2024	\$47,700	3	\$7,000	
Cast in Place Concrete	12%			LIFE	**	5	\$46,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement And Penthouse</i>								
<i>Explanation : Epoxy Coating</i>								
Ceramic Tile	3%			2031	**	5	\$5,300	
Quarry Tile	5%			2041	**	5	\$13,100	
Terrazzo	5%			LIFE	**	5	\$6,800	
Vinyl Tile	68%			2033	**	3	\$59,500	
Wood	5%			2043	**	5	\$16,400	
Interior Walls								
Ceramic Tile	2%			2037	**	5	\$2,700	
Concrete Masonry Unit	62%			LIFE	**	5	\$33,400	
Glass Block	2%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$3,000	
Metal: Cage/Fence	3%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	3%			LIFE	**	5	\$16,100	
Ceilings								
AcousTileSusp.Lay-In	72%	0-2	\$54,400	2041	**	5	\$63,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 418, Libraryn And Other 4th Floor Classrooms</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And Basement</i>								
<i>Explanation : This Component Is Actually Metal Decking</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%	Now	\$9,500	LIFE	**	5	\$21,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell Landings</i>								
Metal Panel	3%			LIFE	**	5	\$6,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Free Standing Walls								
Cast in Place Concrete	80%			2063	**			
Masonry: Brick	20%	Now	\$1,400	2048	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate Posts On Weirfield Ave</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Rubber Matting	15%			2023	\$19,100			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Pre-K Playground On Weirfield</i>								
Traffic Topping	85%	Now	\$1,500	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Drains</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048		**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated At 3000 A, 2000 A And 1200 A</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048		**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2048		**	1	
Panelboards								
Fused Disc Sw	15%			2044		**	5	\$400
Molded Case Bkrs	85%			2044		**	5	\$2,600
Wiring								
Thermoplastic	100%			2048		**	1	
Motor Controllers								
Locally Mounted	98%			2041		**	5	\$800
Variable Frequency Drive	2%			2045		**		
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$1,700
Stand-by Power								
Transfer Switches								
Automatic	100%			2041		**	1	\$36,000
Generators								
Diesel	100%			2037		**	1	\$45,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600		5	\$26,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	**	5	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 75 Gallons Rated Capacity</i>								
Main Tank	50%			2056	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2033	**	10	\$104,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2033	**	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	1%			2033	**	10		
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	10%			2033	**	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$3,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$13,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$115,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$25,900	2048	**			
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All F And T, Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Defective Vacuum Pumps</i>								
Terminal Devices								
Air Handler	35%			2033	**	1	\$25,300	
Convactor/Radiator	30%			2041	**	1	\$11,300	
Fan Coil Unit/Heat	35%			2033	**	1	\$13,200	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	**	1	\$54,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$5,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$72,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$81,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,200	
Exhaust Fans								
Interior	70%			2033	**	2	\$2,500	
Roof	30%			2033	**	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2027	\$71,400	2	\$1,700	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2033	**	4	\$3,700	
Sewage Ejector(s) Electric	100%			2033	**	4	\$7,000	
Backflow Preventer Generic	100%			2033	**	1	\$7,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cellar To 4th Floor</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$61,200	
Sprinkler Generic	100%			2048	**	1-2	\$32,800	
Fire Pump Generic	100%			2037	**	1	\$21,900	
Chemical System Generic	100%			2026	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 24 - BX
Address : 660 WEST 236 STREET @ INDEPENDENCE AVE.
Borough : BRONX **Agency's Number** : X024
Program / Asset # : BOE0171.000 / 501 **Yr Built/Renovated** : 1953 / 2010
Area Sq Ft : 96,000 **Project Type** : EDUCATION
Date of Survey : 14-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 5917 **Lot** : 140 **BIN** : 2085869

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$151,100	\$473,300
Interior Architecture	\$893,500	\$711,600
Electrical	\$903,000	\$222,300
Mechanical	\$883,000	\$2,759,800
Total	\$2,830,500	\$4,167,000
Importance Code A	\$213,200	\$1,032,500
Importance Code B	\$2,617,400	\$2,767,800
Importance Code C		\$366,700
Total	\$2,830,500	\$4,167,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$9,300	\$11,200	
Interior Architecture	\$60,400	\$23,700		\$4,700
Electrical	\$1,800	\$15,700	\$1,800	\$1,800
Mechanical	\$57,500	\$41,100	\$23,300	\$13,700
Total	\$119,700	\$89,800	\$36,300	\$20,300
Importance Code A	\$8,600	\$19,000	\$20,700	\$9,500
Importance Code B	\$91,100	\$70,800	\$15,600	\$10,800
Importance Code C	\$20,100			
Total	\$119,700	\$89,800	\$36,300	\$20,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	4+	\$83,600	LIFE	**	5	\$104,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,100	
Windows								
Aluminum	50%	Now	\$67,500	2043	**	5	\$6,600	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	48%			2043	**	5	\$12,600	
Glass Block	2%			LIFE	**	5	\$300	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : All Parapet Walls Except Auditorium</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : All Coping Except Auditorium</i>								
Metal: Cage/Fence	20%			2040	**	5-10	\$13,600	
Roof								
Built-Up (BUR)	30%			2027	\$322,200	10	\$22,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Above Auditorium And Gymnasium</i>								
Copper/Terne	5%			2042	**	10	\$9,300	
Modified Bitumen	63%			2035	**	10	\$46,700	
Skylight, Metal/Glass	2%			2053	**	10	\$4,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Gymnasium</i>								
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$26,600	
Ceramic Tile	5%			2036	**	5	\$7,600	
Terrazzo	2%			LIFE	**	5	\$2,400	
Vinyl Tile	25%	2-4	\$17,200	2027	\$344,800	3	\$14,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridors</i>								
Vinyl Tile 9" X 9"	50%			2022	\$893,500	3	\$28,500	
Wood	10%			2042	**	5	\$28,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2030	\$331,600	5	\$11,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,000	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	3%			LIFE	**			
Plaster	52%	Now	\$20,100	LIFE	**	5	\$35,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Under Window Sills, South Facing Classrooms, 1st Floor</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%	0-2	\$19,300	2032	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Exposed Concrete	50%			LIFE	**	5	\$11,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Classrooms</i>								
Plaster	35%			LIFE	**	5	\$32,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	**	5	\$400	
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2052	**	5	\$200	
Molded Case Bkrs	90%			2052	**	5	\$2,300	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	30%			2040	**	5	\$200	
Locally Mounted	70%			2025	\$56,500	5	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting Fluorescent	97%			2032	**	10	\$85,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	3%			2037	**			
Egress Lighting Emergency, Battery	50%			2032	**	10	\$11,600	
Exit, Service	50%			2032	**	1		
Exterior Lighting HID	100%			2022	\$387,100	10	\$300	
Alarm								
Security System No Component Generic	80%			2037	**	1	\$7,200	
Fire/Smoke Detection No Component Generic, Analog	80%			2022	\$212,300	1-3	\$11,800	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2027	\$188,700	5	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Under Ground In School Yard</i>								
<i>Explanation : 2 10,000 Gallon Tanks</i>								
Conversion Equipment Steam Boiler	90%			2025	\$559,200	1	\$85,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 #4 Oil Burning Steam Boilers</i>								
Steam Boiler	10%	0-2	\$62,100	2047	**	1	\$8,600	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room 3 Of 3 Boiler Fire Boxes With Deteriorating Refractory</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	10%	0-2	\$162,500	2057	**	4	\$500	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	90%			2027	\$1,462,300	4	\$4,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$270,000	1	\$11,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement Fan Room</i>								
Convactor/Radiator	80%			2025	\$411,200	1	\$24,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2025	\$80,000	1		
Window/Wall Unit	40%			2022	\$80,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,500	
Exhaust Fans								
Interior	80%			2022	\$273,200	2	\$2,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement And Penthouse Fan Rooms</i>								
Roof	20%	0-2	\$31,900	2037	**	2	\$500	
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof Of Newer Wing Of The Building</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$58,600	2	\$1,400	
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
Cast Iron	5%	Now	\$35,100	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Above Condensate Vacuum Pump</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 24 - BX

Asset # : 501

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
Cast Iron	5%	Now	\$10,000	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Above The Climate Control Air Compressors</i>								
Sump Pump(s)								
Non-Submersible	20%	Now	\$2,900	2037	**	4	\$400	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room Pit, 2 Of 2 Defective Sump Pumps</i>								
Non-Submersible	80%			2022	\$11,700	4	\$2,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room Pit</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 241 - BK
Address : 976 PRESIDENT STREET BTWN: CLASSON AVE., FRANKLIN AVE
Borough : BROOKLYN **Agency's Number** : K241
Program / Asset # : BOE0535.000 / 2545 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1188 **Lot** : 1 **BIN** : 3029702

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$565,700	\$331,400
Interior Architecture	\$91,600	\$413,300
Electrical	\$442,900	\$363,100
Mechanical	\$35,200	\$1,268,300
Site Pavements	\$35,400	
Total	\$1,170,900	\$2,376,000
Importance Code A	\$565,700	\$370,900
Importance Code B	\$569,800	\$2,005,100
Importance Code C	\$35,400	
Total	\$1,170,900	\$2,376,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,700			
Interior Architecture	\$86,000		\$1,200	\$6,200
Electrical	\$12,700	\$1,100	\$1,700	\$1,500
Mechanical	\$90,000	\$10,100	\$14,600	\$9,400
Site Pavements	\$11,400			
Total	\$255,800	\$11,200	\$17,600	\$17,100
Importance Code A	\$64,300	\$6,500	\$6,500	\$6,500
Importance Code B	\$128,200	\$4,600	\$11,000	\$10,500
Importance Code C	\$63,400			
Total	\$255,800	\$11,200	\$17,600	\$17,100



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DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Cast in Place Concrete	10%			LIFE	**	5	\$136,100
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$106,400
	Masonry: Brick	85%			LIFE	**	5	\$231,400
Windows								
	Aluminum	100%	2-4	\$212,900	2038	**	5	\$11,900
	<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Parapets								
	Cast Stone/Terra Cotta	10%	2-4	\$19,600	LIFE	**	5	\$9,100
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : East Roof</i>							
	<i>Crazing, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Northwest Roof</i>							
	Copper/Terne	10%	2-4	\$21,600	2065	**	5	\$2,800
	<i>Open Joints, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	Masonry: Brick	80%	Now	\$115,800	LIFE	**	5	\$9,400
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Roof								
	Built-Up (BUR)	94%			2035	**	10	\$94,400
	Built-Up (BUR)	1%	2-4	\$14,600	2035	**		
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : East Roof</i>							
	<i>Explanation : Open Seam Below Flashing</i>							
	Copper/Terne	5%			2058	**	10	\$12,600

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$4,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Bathrooms</i>					
Terrazzo	5%			LIFE	**	5	\$7,700	
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Main Entry</i>					
Vinyl Tile	30%			2025	\$268,500	3	\$14,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 9x9 Tiles</i>					
Vinyl Tile	10%			2035	**	3	\$3,700	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Cafeteria And Throughout</i>					
Wood	50%			2045	**	5	\$92,400	
			<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$34,000	
			<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Basement</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Basement</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Basement</i>					
Glass: Single Pane	5%			LIFE	**	5	\$10,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Stairwells</i>					
			<i>Explanation : Divider Panels</i>					
Masonry: Brick	10%			LIFE	**	10	\$4,100	
Marble Panels	5%			LIFE	**	10	\$2,700	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Auditorium, Cafeteria, And Main Entry</i>					
Plaster	70%	Now	\$16,300	LIFE	**	5	\$28,600	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Roof Stairwell</i>					

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DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%			LIFE	**	5-10	\$18,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Plaster	80%			LIFE	**	5-10	\$135,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 402 And 419</i>								
Plaster	5%			LIFE	**	5-10	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Plaster</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2050	**			
Chain Link	70%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	2-4	\$35,400	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

85% 0-2 \$10,300 2033 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Rubber Matting

15% 2035 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2030 \$39,500 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Knife Sw

100% 0-2 \$156,500 2060 ** 5 \$100

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete Equipment*

Raceway

Conduit

100% 2030 \$132,200 1

Panelboards

Fused Disc Sw

10% 2029 \$14,400 5 \$200

Fused Knife Sw

50% 2-4 \$71,800 2055 ** 5 \$400

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Molded Case Bkrs

40% 2029 \$57,500 5 \$700

Wiring

Braided Cloth

90% 4+ \$167,100 2055 ** 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10% 2030 \$18,600 1

Motor Controllers

Locally Mounted

100% 2028 \$80,600 5 \$400

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$1,900

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	5%			2030	\$7,800	10	\$3,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	95%			2035	**			
Egress Lighting								
Emergency, Battery	50%	Now	\$47,500	2040	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%	Now	\$10,600	2025	\$53,200			
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Timer And Photocell</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$12,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 6,500 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%	0-2	\$8,500	2043	**	1	\$58,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers - No.2 Unit Not Working Properly</i>								
Distribution Steam Piping/Pump	100%			2030	\$291,800			
Terminal Devices								
Air Handler	20%	Now	\$3,700	2025	\$185,600	1	\$7,300	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Feedwater Pump Broken 1 Of 2</i>								
Convactor/Radiator	70%			2028	\$247,300	1	\$14,900	
Fan Coil Unit/Heat	10%			2025	\$98,800	1	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%	Now	\$35,200	2030	\$70,400			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Condenser On The Roof</i>								
Window/Wall Unit	30%	Now	\$4,100	2025	\$41,300	1		
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,300	
Exhaust Fans								
Interior	100%	Now	\$23,500	2025	\$234,800	2	\$1,600	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Flexible Duct Connections At Fan</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$57,900	1		
Water Heater								
Gas Fired	100%			2028	\$40,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%	Now	\$24,200	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor And 4th Floor Bathrooms</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor And 4th Floor Bathrooms</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$2,800	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Near The Alley</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Near The Alley</i>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$10,100	4	\$2,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$32,300	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 241 - BK MINISCHOOL
Address : 976 PRESIDENT STREET BTWN: CLASSON AVE., FRANKLIN AVE
Borough : BROOKLYN **Agency's Number** : K840
Program / Asset # : BOE0535.010 / 454 **Yr Built/Renovated** : 1969 / 1997
Area Sq Ft : 7,500 **Project Type** : EDUCATION
Date of Survey : 06-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1188 **Lot** : 1 **BIN** : 3029702

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$73,100
Interior Architecture		\$111,200
Electrical		\$48,400
Total		\$232,700
Importance Code A		\$73,100
Importance Code B		\$159,600
Total		\$232,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,200			
Interior Architecture	\$21,700		\$5,500	\$1,400
Electrical	\$300	\$200	\$200	\$400
Mechanical	\$3,900	\$400	\$2,000	\$400
Site Enclosure	\$6,200			
Site Pavements	\$1,000			
Total	\$53,200	\$600	\$7,700	\$2,200
Importance Code A	\$20,500	\$400	\$400	\$400
Importance Code B	\$13,800	\$300	\$7,400	\$1,800
Importance Code C	\$18,800			
Total	\$53,200	\$600	\$7,700	\$2,200



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK MINISCHOOL

Asset # : 454

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$4,600	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Foundation Throughout West And South Sides</i>								
Metal Panel	95%			2050	**	5-10	\$100,600	
Windows								
Aluminum	100%			2046	**	5	\$1,300	
Roof								
Metal Panel	100%	Now	\$14,900	2043	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room And Entry Vestibule</i>								
Soffits								
Metal, Corrugated	100%			2050	**	1		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%	Now	\$300	2039	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	55%			2030		3	\$3,400	
Vinyl Tile 9" X 9"	35%	4+	\$5,000	2030		3	\$1,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms Throughout</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,900	
Gypsum Board	25%			LIFE	**	5-10	\$8,200	
Metal Panel	50%			LIFE	**	10	\$4,300	
Ceilings								
AcousTileSusp.Lay-In	90%			2043	**	5	\$11,000	
Gypsum Board	10%	Now	\$2,600	LIFE	**	5	\$1,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Student Toilets</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$6,200	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,000	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 241 - BK MINISCHOOL
Asset # : 454

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$2,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	100%			2030	\$14,800	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2029	\$2,400	5		
Molded Case Bkrs	90%			2029	\$21,500	5	\$200	
<hr/>								
Wiring								
Thermoplastic	100%			2030	\$19,800	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
<hr/>								
Exterior Lighting								
HID	50%			2035	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Operate With Motion Sensor Via Timer</i>								
<hr/>								
No Component	50%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Alarm Only</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$24,900	1-3	\$1,400	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK MINISCHOOL

Asset # : 454

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Furnace	100%			2038	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Equipment Room</i>								
<i>Explanation : 1 Gas Fired Duct Furnace</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Terminal Devices								
Air Handler/Dir Expansion	100%			2035	**	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	**	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans								
Interior	100%			2030	\$26,700	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2028	\$6,600	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 242 - BK P.S. 279 - BK ANNEX
Address : 100-01 FLATLANDS AVENUE
Borough : BROOKLYN **Agency's Number** : K242
Program / Asset # : BOE0536.000 / 1328 **Yr Built/Renovated** : 1935 / 2010
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 05-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8188 **Lot** : 1 **BIN** : 3229773

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$663,200
Interior Architecture	\$630,400	\$300,000
Electrical	\$494,600	\$283,400
Mechanical	\$1,091,700	\$342,900
Total	\$2,216,800	\$1,589,500
Importance Code A		\$663,200
Importance Code B	\$2,145,400	\$926,300
Importance Code C	\$71,300	
Total	\$2,216,800	\$1,589,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,200			\$20,400
Interior Architecture	\$107,000		\$3,600	\$3,600
Electrical	\$11,100	\$2,600	\$2,200	\$3,000
Mechanical	\$128,300	\$13,300	\$19,100	\$11,400
Total	\$247,600	\$16,000	\$24,900	\$38,400
Importance Code A	\$34,800	\$7,900	\$7,900	\$28,300
Importance Code B	\$173,600	\$8,100	\$17,000	\$10,000
Importance Code C	\$39,200			
Total	\$247,600	\$16,000	\$24,900	\$38,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$83,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : All Facades, Parapets</i>								
Masonry: Limestone	20%			LIFE	**	5	\$15,700	
Windows								
Aluminum	90%			2034	**	5	\$32,600	
Glass Block	5%			LIFE	**	5	\$1,100	
Metal Louvers	5%			2035	**	10	\$11,300	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$9,900	
Masonry: Limestone	10%			LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stone</i>								
Metal Rail	5%			2039	**	5-10	\$10,500	
Roof								
Built-Up (BUR)	75%			2026	\$482,800	10	\$33,300	
Copper/Terne	5%	0-2	\$600	2054	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Metal Panel	5%	Now	\$500	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair 1 Bulkhead</i>								
Modified Bitumen	15%			2026	\$96,600	10	\$6,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2035	**	5	\$5,700	
Sheet Vinyl/Rubber	2%	Now	\$72,600	2036	**	5	\$1,700	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,500	
Vinyl Tile	25%			2026	\$260,100	3	\$10,700	
Vinyl Tile 9" X 9"	25%	Now	\$33,700	2021	\$336,900	3	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Thresholds</i>								
Wood	28%			2041	**	5	\$60,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$71,300	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%	Now	\$25,600	2034	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	53%	Now	\$13,700	LIFE	**	5	\$23,900	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Room 228, Perimeter Window</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	Now	\$85,300	2031	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	27%			LIFE	**	5	\$4,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement Beam At Hatch</i>								
Exposed Struc: Steel	3%			LIFE	**			
Fiber Board	5%	Now	\$4,000	2026	\$39,900			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Plaster	40%	2-4	\$64,200	LIFE	**	5	\$28,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2026	\$78,300	5	\$200	
Fused Disc Sw	50%			2046	**	5	\$200	
Raceway								
Conduit	90%			2026	\$119,000	1		
Conduit	10%			2046	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$200	
Fused Disc Sw	20%			2025	\$28,700	5	\$400	
Molded Case Bkrs	30%			2042	**	5	\$600	
Molded Case Bkrs	40%			2025	\$57,500	5	\$800	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2036	**	1		
Thermoplastic	25%			2046	**	1		
Motor Controllers								
Locally Mounted	20%			2039	**	5	\$100	
Locally Mounted	80%			2024	\$64,500	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$69,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2034	**	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$9,700	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors And Panic Bars</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$265,400	2036	**	1-3	\$13,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Obsolete Fire Alarm System; Manual Pull Stations And Alarm Bells Only</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 1 - 10,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	5%	Now	\$25,900	2046	**	1	\$3,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Defective Burner Control Panel, Inoperable Burner, Defective Dual Fuel Changeover Controls</i>						
Steam Boiler	95%			2039	**	1	\$75,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	2%	Now	\$27,100	2056	**	4	\$100	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Defective Steam Traps, Defective Vacuum Pump Controls, 4 Of 4 Defective Pump Seals</i>						
Central Plant Steam Piping/Pmp	98%			2046	**	4	\$5,800	
Terminal Devices								
Air Handler	29%			2026	\$326,200	1	\$14,400	
Air Handler	1%	Now	\$11,200	2036	**	1	\$400	
		<i>Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement, Deteriorated Flexible Connections</i>						
Convactor/Radiator	50%			2024	\$214,100	1	\$12,900	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fan Coil Unit/Heat	15%			2021	\$179,700	1	\$3,900	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Various Classroom</i>						
Fan Coil Unit/Heat	5%	0-2	\$59,900	2036	**	1	\$1,200	
		<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Various Classroom Throughout, Multiple Mechanical And Or Electrical Defects</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	10%	Now	\$16,700	2026	\$16,700	1		
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout Classrooms And Offices, Multiple Mechanical Defects</i>						
Window/Wall Unit	70%			2021	\$116,700	1		
No Component	20%							

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Interior	20%			2021	\$56,900	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Roof	75%			2021	\$99,600	2	\$1,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof	5%	0-2	\$6,600	2036	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof, 2 Of 4 Defective Exhaust Fan Motors</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2052	**	1		
Galvanized Steel	90%			2024	\$315,900	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2021	\$48,800	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 225 Gallons</i>								
Sanitary Piping								
Cast Iron	5%	Now	\$29,300	LIFE	**	1		
<i>Corroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen, Badly Corroded Kitchen Drain Piping</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Crawl Space Under The Gymnasium, Girls And Boys Gymnasium Bathroom Drain Pipe</i>								
Cast Iron	50%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Older Wing Of The Building</i>								
Cast Iron	45%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	**	1		
Cast Iron	50%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Older Wing Of The Building</i>								
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$1,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2031	**	1	\$500
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boiler Only</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2036	**	1-2	\$1,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 242 - M (FORMER P. S. 144 - M)
Address : 134 WEST 122 STREET @ MALCOLM X BLVD.
Borough : MANHATTAN **Agency's Number** : M144
Program / Asset # : BOE0087.000 / 2773 **Yr Built/Renovated** : 1959 / 2012
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 09-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1906 **Lot** : 11 **BIN** : 1057683

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$642,200	\$95,000
Interior Architecture	\$781,300	\$388,100
Electrical	\$177,300	\$251,600
Mechanical	\$599,200	\$1,170,400
Site Pavements	\$163,900	
Total	\$2,364,000	\$1,905,200
Importance Code A	\$642,200	\$625,700
Importance Code B	\$1,672,700	\$1,279,500
Importance Code C	\$49,100	
Total	\$2,364,000	\$1,905,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,000		\$1,000	
Interior Architecture	\$78,500		\$12,200	\$11,800
Electrical	\$10,800	\$2,300	\$2,300	\$3,100
Mechanical	\$19,700	\$11,500	\$31,000	\$15,600
Site Enclosure	\$4,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$162,300	\$21,800	\$54,500	\$38,400
Importance Code A	\$49,200	\$8,100	\$9,100	\$8,300
Importance Code B	\$77,800	\$13,600	\$45,300	\$30,100
Importance Code C	\$35,300			
Total	\$162,300	\$21,800	\$54,500	\$38,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	4+	\$32,700	LIFE	**	5	\$54,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout Exterior Facade</i>								
Masonry: Brick	75%	Now	\$65,600	LIFE	**	5	\$40,700	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 225 Along West 122nd Street Facade</i>								
Mosaic Tile	5%			2048	**	10	\$8,500	
Windows								
Aluminum	100%	Now	\$489,100	2036	**	5	\$18,200	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Due To Aging Lexan Panes Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows Are Single Glazed Lexan Panes</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	87%			LIFE	**	5	\$9,600	
Metal: Cage/Fence	3%			2041	**	5-10	\$2,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,900	
Roof								
Built-Up (BUR)	97%	4+	\$87,500	2033	**			
<i>Alligatoring, Extent : Light, Area Affected : 35%</i>								
<i>Location : At Seams Throughout Roof Surface</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	3%			2041	**	10	\$6,900	
Soffits								
Stucco Cement	100%			2033	**	5	\$2,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,600	
Ceramic Tile	5%	0-2	\$13,100	2031	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathrooms And Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	30%	0-2	\$34,400	2028	\$344,100	3	\$14,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Classrooms</i>								
Vinyl Tile 9" X 9"	45%	Now	\$66,900	2023	\$668,600	3	\$21,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 225</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Corridor</i>								
Wood	5%			2043	**	5	\$11,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$31,000	2031	**	5	\$5,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Walls In Kitchen And Bathrooms</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Masonry: Brick	10%			LIFE	**			
Plaster	50%			LIFE	**	5	\$31,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	42%	0-2	\$45,800	2033	**	5	\$33,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors Throughout</i>								
AcousTileSusp.Lay-In	10%			2033	**	5	\$12,600	
Exposed Concrete	10%			LIFE	**	5	\$2,000	
Exposed Struc: Steel	3%			LIFE	**			
Fiber Board	5%			2028	\$44,000			
Metal Panel	3%			LIFE	**	5	\$4,700	
Plaster	27%			LIFE	**	5	\$21,300	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2048	**			
Iron Picket	15%	Now	\$4,300	2063	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Brick Walls Used To Anchor Fence Posts - Main Entrance</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$46,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Along West 122nd Street And West 123rd Street</i>								
On-Site Walkways								
Cast in Place Concrete	85%			2041	**			
Masonry: Granite	15%	Now	\$49,100	LIFE	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entry Landings Along West 122nd Street</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entry Landings Along West 122nd Street</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Pavers/Stone	5%			2037	**			
Rubber Matting	15%			2033	**			
Traffic Topping	80%	Now	\$68,400	2033	**			

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Various Locations Throughout Play Yard
Tripping Hazard, Extent : Moderate, Area Affected : 10%
Location : Various Locations Throughout Play Yard
Worn/Eroded, Extent : Moderate, Area Affected : 50%
Location : Play Yard Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2054	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 3- Vertical Sections

Raceway

Conduit	35%			2054	**	1		
Conduit	65%			2038	**	1		

Panelboards

Fused Disc Sw	5%			2027		5	\$100	
Fused Disc Sw	5%			2050	**	5	\$100	
Molded Case Bkrs	90%			2050	**	5	\$1,900	

Wiring

Braided Cloth	65%	2-4	\$177,300	2053	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Thermoplastic	35%			2054	**	1		
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Motor Controllers

Locally Mounted	90%			2045	**	5	\$500	
Locally Mounted	10%	0-2	\$8,100	2048	**	5		

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Basement

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2036	**	10	\$73,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$9,900	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	30%			2028	\$99,200	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$79,500	1	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$15,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 12,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2026	\$530,700	1	\$81,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$7,300	2038	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Return Line, East Side Of The Basement</i>								
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Vacuum Pumps. Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	25%			2023	\$288,300	1	\$12,700	
Convactor/Radiator	75%			2026	\$329,200	1	\$19,900	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2023	\$128,200	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700	
Exhaust Fans								
Interior	30%			2023	\$87,500	2	\$800	
Roof	70%	0-2	\$95,300	2038	**	2	\$1,400	
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kindergarten Roof</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Exhaust Fans Are At Or Approaching Their Useful Life Cycle Limit</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$179,900	1		
HW Heat Exchanger								
Steam Fired	100%			2028	\$130,600	4	\$8,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Equipment At Or Approaching Its Useful Life Cycle Limit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,200	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 242 - M (FORMER P. S. 144 - M)
Asset # : 2773

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 242 - Q
Address : 136-11 31ST ROAD @ LINDEN PL.
Borough : QUEENS **Agency's Number** : Q242
Program / Asset # : BOE1017.000 / 13444 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 59,512 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4371 **Lot** : 173 **BIN** : 4462993

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$165,200	\$74,200
Interior Architecture		\$48,700
Electrical	\$54,600	
Mechanical	\$80,800	\$354,500
Total	\$300,600	\$477,400
Importance Code A	\$165,200	\$74,200
Importance Code B	\$135,400	\$403,200
Total	\$300,600	\$477,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,600	\$1,500		
Interior Architecture	\$37,600	\$15,100		
Electrical	\$5,800	\$16,200	\$5,800	\$6,100
Mechanical	\$46,900	\$18,800	\$30,700	\$25,800
Site Enclosure	\$400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$114,300	\$59,500	\$44,400	\$39,800
Importance Code A	\$21,500	\$7,400	\$5,900	\$6,000
Importance Code B	\$88,100	\$47,000	\$38,500	\$33,800
Importance Code C	\$4,600	\$5,000		
Total	\$114,300	\$59,500	\$44,400	\$39,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$74,200	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$7,300	
Windows								
Aluminum	97%	4+	\$7,100	2051	**	5	\$4,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Window Sills</i>								
Metal Louvers	3%			2042	**	10	\$1,500	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$3,400	
Metal Rail	25%			2046	**	5-10	\$21,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,500	
Roof								
Modified Bitumen	100%	Now	\$165,200	2034	**			1
<i>Seams Open/Split, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Pitch Pockets</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade Soffit</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$48,700	
Ceramic Tile	5%			2042	**	5	\$4,500	
Vinyl Tile	70%			2034	**	3	\$23,400	
Interior Walls								
Ceramic Tile	15%			2042	**	5	\$10,100	
Concrete Masonry Unit	30%			LIFE	**	5	\$8,100	
Folding Partition	5%			2051	**	5	\$8,400	
Glass: Single Pane	5%			LIFE	**	5	\$2,500	
Gypsum Board	20%			LIFE	**	5	\$8,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	75%			2046	**	5	\$66,800	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$11,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete

10%

2064

* *

Cast in Place Concrete

5%

Now

\$400

2073

* *

*Cracking/Crumbling, Extent : Severe, Area Affected : 60%**Location : Cap Stones Of Brick Piers*

Masonry: Brick

85%

2049

* *

Retaining Walls

Cast in Place Concrete

100%

2064

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Activity Yard

Cast in Place Concrete

10%

2042

* *

Rubber Matting

90%

2034

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 2000 Amperes And 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit

100%

2049

* *

1

Panelboards

Fused Disc Sw

30%

2045

* *

5

\$400

Molded Case Bkrs

70%

2045

* *

5

\$1,100

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2042

* *

5

\$400

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$900

Stand-by Power

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DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$18,300	
Generators								
Diesel	100%			2038	**	1	\$23,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 230 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$13,300	
Fuel Storage								
Day Tank								
	18%			2045	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
Main Tank								
	82%			2057	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	99%			2034	**	10	\$54,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	1%			2034	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service								
	50%			2034	**	1		
Exit, LED								
	50%			2057	**	1		
Exterior Lighting								
HID								
	30%			2034	**	10	\$100	
No Component								
	70%							
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2057	**	5	\$1,700	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2034	**	1	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$11,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria And Toilets**Explanation : Alarm Bells, Manual Pull Station, Strobe Lights, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$58,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Rooftop Penthouse**Explanation : Two Units*

Distribution

Steam Piping/Pump

10%

Now

\$15,800

2049

* *

*Steam Traps Faulty, Extent : Moderate, Area Affected : 100%**Location : And All Float And Thermostatic Traps, Basement And Various Locations*

Steam Piping/Pump

90%

2049

* *

Terminal Devices

Air Handler

75%

2034

* *

1

\$27,600

Convactor/Radiator

20%

0-2

\$3,200

2042

* *

1

\$3,500

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Fan Coil Unit/Heat

5%

2029

\$44,600

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

80%

0-2

\$80,800

2034

* *

1

\$19,900

*Not in Service, Extent : Moderate, Area Affected : 50%**Location : 1 Unit Down For More Than A Year, Penthouse**R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : 2 Units In Penthouse*

Split Unit

10%

2029

\$127,000

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

No Component

10%

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DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	80%			2049	**	4	\$3,500
	No Component	20%						
Terminal Devices								
	Air Handler/Cool/Ht	80%			2034	**	1	\$29,400
	Fan Coil - 2 Pipe	10%			2034	**	1	\$1,900
	No Component	10%						
Heat Rejection								
	Air Cooled Condenser Unit	90%			2029	\$97,200	2	\$37,300
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,200
Exhaust Fans								
	Interior	50%			2034	**	2	\$900
	Roof	50%	0-2	\$2,500	2029	\$49,400	2	\$700
	<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2028	\$36,300	2	\$900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$9,100	4	\$1,900
Backflow Preventer								
	Generic	100%			2037	**	1	\$3,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st Floor to 4th Floor</i>							
	<i>Explanation : Two Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$30,000
Sprinkler								
	Generic	100%			2049	**	1-2	\$16,700

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DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Generic	100%		2027	\$27,900	1-3	\$4,000	

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 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 243 - BK
Address : 1580 DEAN STREET BTWN: TROY AVE, SCHENECTADY AVE.
Borough : BROOKLYN **Agency's Number** : K243
Program / Asset # : BOE0537.000 / 1329 **Yr Built/Renovated** : 1962 / 2000
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 27-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1347 **Lot** : 1 **BIN** : 3035761

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$165,500	\$1,122,300
Interior Architecture	\$158,100	\$385,600
Electrical	\$245,500	\$1,462,400
Mechanical	\$81,400	\$1,698,200
Site Pavements	\$50,500	
Total	\$700,900	\$4,668,400
Importance Code A	\$165,500	\$1,757,200
Importance Code B	\$409,800	\$2,870,200
Importance Code C	\$125,600	\$41,000
Total	\$700,900	\$4,668,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,900		\$22,800	
Interior Architecture	\$127,000		\$8,700	\$6,300
Electrical	\$14,200	\$2,600	\$2,900	\$4,500
Mechanical	\$60,300	\$12,800	\$17,100	\$13,100
Total	\$260,500	\$15,400	\$51,500	\$23,900
Importance Code A	\$88,700	\$9,100	\$31,900	\$9,100
Importance Code B	\$115,000	\$6,300	\$19,600	\$14,800
Importance Code C	\$56,800			
Total	\$260,500	\$15,400	\$51,500	\$23,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	15%	Now	\$28,400	LIFE	**	5	\$38,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%			LIFE	**	5	\$86,900	
Masonry: Brick	3%	Now	\$5,200	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	2%	Now	\$12,700	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Surrounds</i>								
Windows								
Aluminum	100%			2038	**	5	\$36,400	
Parapets								
Masonry: Brick	18%			LIFE	**	5-10	\$13,600	
Metal Panel	2%			2050	**	5	\$900	
No Component	80%							
Roof								
IRMA/Protected Membrane	98%			2025	\$1,039,100	10	\$122,100	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
Metal Panel	2%			2043	**	10	\$4,600	
Soffits								
Cast in Place Concrete	10%	4+	\$1,000	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Canopy Located At Notheast Corner Of Building</i>								
Stucco Cement	90%			2035	**	5	\$1,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$55,300	
Ceramic Tile	5%			2039	**	5	\$6,300	
Terrazzo	5%			LIFE	**	5	\$9,900	
Vinyl Tile	55%			2035	**	3	\$26,100	
Vinyl Tile 9" X 9"	20%			2025	\$297,200	3	\$12,600	
Wood	5%			2045	**	5	\$11,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$26,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,400	
Plaster	65%			LIFE	**	5-10	\$116,200	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300	
Ceilings								
AcousTile,Adhered	25%	Now	\$15,700	2035	**	5	\$15,800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	3%			2035	**	5	\$3,800	
Exposed Concrete	10%			LIFE	**	5-10	\$15,800	
Exposed Struc: Steel	2%			LIFE	**	10	\$5,100	
Plaster	60%			LIFE	**	5-10	\$130,300	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Iron Picket	60%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$50,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard Located On Southwest Corner Of Building</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	75%			2039	**			
Rubber Matting	15%			2035	**			
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Play Yard</i>								
<i>Explanation : This Is Actually Artificial Turf</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches, No Nameplate Ratings Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	80%			2029	\$153,200	5	\$1,900	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2040	**	10	\$80,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$66,200	10	\$11,100	
Exit, Service	50%			2030	\$13,200	1		
Exterior Lighting								
HID	50%	Now	\$9,300	2030	\$185,500			
<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard Fixtures Not Accessible</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	50%							

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2025

\$508,700

1-3

\$29,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors**Explanation : Fire Alarm System Is Old, Alarm Bells and Manual Pull Station*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2040

* *

5

\$28,500

Conversion Equipment

Steam Boiler

100%

0-2

\$29,800

2028

\$595,400

1

\$82,000

*Repairs In Progress, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : 2 Units In Basement Boiler Room**Explanation : General Controls Malfunction Including Fresh Air Intake Dampers.*

Distribution

Steam Piping/Pump

100%

Now

\$81,400

2040

* *

*Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Vacuum Pumps**Steam Traps Faulty, Extent : Moderate, Area Affected : 70%**Location : Float And Thermostatic Traps In Basement*

Terminal Devices

Air Handler

20%

2025

\$258,700

1

\$11,400

Convactor/Radiator

80%

2028

\$394,000

1

\$23,800

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

2%

2030

\$39,300

Window/Wall Unit

65%

2025

\$124,600

1

No Component

33%

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$32,500

No Component

60%

Exhaust Fans

Interior

30%

2025

\$98,200

2

\$800

Roof

70%

Now

\$10,700

2025

\$106,900

2

\$1,600

*Broken, Extent : Severe, Area Affected : 100%**Location : Roof*

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
Water Heater Electric	100%			2028	\$81,000	4	\$500	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	0-2	\$3,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Back Ups In Basement During Heavy Rains.</i>								
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2040	**	1-2	\$1,300	
Chemical System								
No Component	98%							
Generic	2%	Now	\$300	2028	\$600	1-3	\$100	
<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Malfunctioning Gas Control Valve To Kitchen.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 244 - BK
Address : 5404 TILDEN AVENUE BTWN: EAST 54 ST., EAST 55 ST.
Borough : BROOKLYN **Agency's Number** : K244
Program / Asset # : BOE0538.000 / 2544 **Yr Built/Renovated** : 1939 / 1999
Area Sq Ft : 158,163 **Project Type** : EDUCATION
Date of Survey : 19-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4739 **Lot** : 1 **BIN** : 3104513

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$373,900	\$256,900
Interior Architecture	\$613,200	\$81,400
Electrical	\$397,300	\$723,000
Mechanical	\$336,100	\$1,577,700
Total	\$1,720,500	\$2,639,000
Importance Code A	\$373,900	\$279,400
Importance Code B	\$1,257,300	\$2,359,700
Importance Code C	\$89,200	
Total	\$1,720,500	\$2,639,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$109,900			
Interior Architecture	\$97,000		\$68,100	\$35,400
Electrical	\$42,100	\$15,400	\$18,000	\$16,400
Mechanical	\$73,600	\$45,200	\$49,600	\$41,300
Site Enclosure	\$13,100			
Site Pavements	\$27,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$366,600	\$64,600	\$139,600	\$97,000
Importance Code A	\$125,500	\$15,700	\$15,700	\$15,700
Importance Code B	\$182,700	\$48,900	\$124,000	\$75,600
Importance Code C	\$58,300			\$5,800
Total	\$366,600	\$64,600	\$139,600	\$97,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$104,000	
Masonry: Brick	40%			LIFE	**	5	\$166,300	
Masonry: Brick	5%	Now	\$67,000	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick Cavity	35%			LIFE	**	5	\$145,500	
Masonry: Granite	5%			LIFE	**	5	\$15,600	
Masonry: Limestone	5%			LIFE	**	5	\$15,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$67,600	
Windows								
Aluminum	100%			2046	**	5	\$59,600	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$64,500	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$51,600	
Masonry: Limestone	5%			LIFE	**	5-10	\$11,500	
Pre-Cast Concrete	5%	Now	\$3,600	LIFE	**	5	\$5,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	40%			2035	**	10	\$38,600	
Modified Bitumen	60%	Now	\$16,800	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Room 428</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$51,800	
Ceramic Tile	5%			2039	**	5	\$11,800	
Vinyl Tile	65%	0-2	\$69,800	2035	**	3	\$57,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors On 3rd And 4th Floors</i>								
<i>Uneven Substrate, Extent : Light, Area Affected : 15%</i>								
<i>Location : Corridors On 3rd And 4th Floors</i>								
Vinyl Tile 9" X 9"	15%	0-2	\$417,600	2040	**	3	\$13,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landings And Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Landings</i>								
Wood	5%			2058	**	5	\$22,200	
Wood	5%			2058	**	5	\$22,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$11,600	
Concrete Masonry Unit	20%			LIFE	**	5	\$37,100	
Gypsum Board	20%			LIFE	**	5-10	\$78,800	
Masonry: Brick	5%			LIFE	**	10	\$3,500	
Plaster	30%			LIFE	**	5-10	\$59,100	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$23,200	
Ceilings								
AcousTileConcealSpLn	15%			2043	**	5	\$44,400	
AcousTileSusp.Lay-In	20%			2043	**	5	\$47,300	
								<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>
								<i>Location : Old Cafeteria</i>
Exposed Concrete	10%			LIFE	**	5-10	\$29,600	
Plaster	55%	Now	\$36,500	LIFE	**	5	\$81,400	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Room 428</i>
								<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Room 428</i>
Site Enclosure								
Fence/Gates								
Chain Link	20%			2050	**			
Iron Picket	80%	0-2	\$13,100	2050	**			
								<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Throughout</i>
								<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>
								<i>Location : Throughout</i>
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$15,300	2043	**			
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout</i>
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	100%	0-2	\$11,700	2039	**			
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout</i>

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$22,400	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Original Building</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>								
Fused Disc Sw	50%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room New Building Addition</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	\$117,400	5	\$300	
Fused Disc Sw	50%			2050	**	5	\$300	
Raceway								
Conduit	50%			2030	\$132,100	1		
Conduit	50%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$200	
Molded Case Bkrs	45%			2029	\$107,700	5	\$1,900	
Molded Case Bkrs	50%			2046	**	5	\$2,100	
Wiring								
Braided Cloth	40%	2-4	\$148,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2043	**	5	\$500	
Locally Mounted	50%			2028	\$61,400	5	\$500	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$2,300	
Generic	50%			LIFE	**	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	50%			2028	\$11,700	1	\$24,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Original Building Electrical Room</i>								
<i>Explanation : Rating: 260 Amperes</i>								
Automatic	50%			2043	**	1	\$24,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In New Addition</i>								
<i>Explanation : Rating: 800 Amperes</i>								
Generators								
Diesel	100%			2039	**	1	\$61,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$35,200	
Fuel Storage								
Day Tank	50%			2046	**	5	\$14,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 50 Gallon Capacity</i>						
Main Tank	50%			2058	**	5	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$130,600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	2%			2030	\$5,400	10	\$100	
Incandescent	2%			2030	\$37,500	2	\$100	
LED	6%			2038	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium And Gymnasium</i>						
		<i>Explanation : LED Lighting Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2030	\$113,900	10	\$19,100	
Exit, Service	50%			2030	\$22,800	1		
Exterior Lighting								
HID	50%	Now	\$63,800	2035	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Roof Mounted Parapet Fixtures</i>						
HID	50%	Now	\$31,900	2035	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Wall Mounted Fixtures</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$153,300	2040	**	1	\$15,900	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$29,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Basement</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$156,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$5,800	
Central Plant Steam Piping/Pmp	50%			2050	**	4	\$5,800	
Terminal Devices								
Air Handler	10%			2035	**	1	\$9,800	
Convactor/Radiator	60%			2035	**	1	\$30,700	
Fan Coil Unit/Heat	30%			2030		1	\$15,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2035	**	1	\$29,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 3 Sets In Basement Air Conditioning Room</i>								
Window/Wall Unit	20%	Now	\$13,200	2025	\$65,900	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Defective Window Air Conditioning Units Throughout</i>								
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%	Now	\$2,300	2050	**	4	\$3,100	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Glycol Leaks At Various Locations</i>								
No Component	60%							
Terminal Devices								
Fan Coil - 4 Pipe	40%			2035	**	1	\$20,400	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2030		2	\$44,100	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$139,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%	Now	\$45,000	2030	\$450,200	2	\$3,100	
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Fan Room</i>							
	<i>Explanation : One Fan Broken</i>							
Roof	20%			2035	**	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%	Now	\$13,900	2028	\$138,800	1		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Booster Pump Broken</i>							
Water Heater								
Gas Fired	100%			2025	\$96,500	2	\$2,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 200 Gallon Unit</i>							
HW Heat Exchanger								
Steam Fired	100%	0-2	\$251,900	2060	**	4	\$15,600	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Badly Decayed Hot Water Tank In Old Building</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$3,300	
Backflow Preventer								
Generic	100%			2035	**	1	\$9,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 4th Floor</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$79,800	
Sprinkler								
No Component	60%							
Generic	40%			2050	**	1-2	\$17,700	
Chemical System								
Wet	2%			2025	\$600	1-3	\$100	
No Component	98%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Address : 137-20 FRANKLIN AVE. @ COLDEN ST.
Borough : QUEENS **Agency's Number** : Q244
Program / Asset # : BOE1069.000 / 14415 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 48,925 **Project Type** : EDUCATION
Date of Survey : 12-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 5137 **Lot** : 43 **BIN** : 4824853

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$58,500	\$58,500
Interior Architecture	\$104,200	\$56,900
Electrical		\$44,900
Total	\$162,700	\$160,200
Importance Code A	\$58,500	\$58,500
Importance Code B		\$44,900
Importance Code C	\$104,200	\$56,900
Total	\$162,700	\$160,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$77,900		\$10,600	
Interior Architecture	\$72,500		\$9,200	\$3,400
Electrical	\$4,600	\$3,300	\$4,400	\$3,300
Mechanical	\$19,900	\$6,200	\$10,500	\$5,900
Site Enclosure	\$600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$183,500	\$17,400	\$42,500	\$20,400
Importance Code A	\$80,300	\$2,400	\$13,000	\$2,400
Importance Code B	\$100,500	\$15,000	\$29,500	\$16,500
Importance Code C	\$2,700			\$1,500
Total	\$183,500	\$17,400	\$42,500	\$20,400



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DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%			LIFE	**	5	\$116,900	
Metal/Glass Curt Wall	20%			LIFE	**	5	\$62,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$54,300	
Windows								
Aluminum	100%			2046	**	5	\$8,500	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$7,300	
Metal Rail	10%			2043	**	5-10	\$2,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$800	
Roof								
IRMA/Protected Membrane	80%	Now	\$8,500	2035	**			
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 4th Floor Roof</i>					
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Step Down Roof Above 2nd Floor And 4th Floor</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Room 405</i>					
Metal Panel	20%			2043	**	10	\$9,200	
Soffits								
Alum/Vinyl Siding	100%			2050	**	10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,000	
Ceramic Tile	5%			2039	**	5	\$3,700	
Quarry Tile	3%			2043	**	5	\$3,300	
Vinyl Tile	82%			2035	**	3	\$22,500	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$3,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,100	
Gypsum Board	92%			LIFE	**	5-10	\$161,100	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$8,900	2043	**	5	\$25,600	
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Room 405</i>					
Exposed Struc: Steel	8%			LIFE	**	10	\$11,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Metal Decking</i>					
Gypsum Board	20%			LIFE	**	5-10	\$50,300	
Metal Panel	2%			LIFE	**	5	\$3,700	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2050	**			
Iron Picket	30%	4+	\$600	2065	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Franklin Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Cast in Place Concrete	80%			2043	**			
Rubber Matting	20%			2035	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,200	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	

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DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$44,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library Area</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$5,900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2035	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Building Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$30,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment Furnace	100%			2035	**	1	\$24,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2052	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units. R-410a Refrigerant</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 244 - Q ACTIVE LEARNING ELEMENTARY
Asset # : 14415

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	25%	0-2	\$2,300	LIFE	**	2-5	\$6,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 303, 407.</i>								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$32,400	
Exhaust Fans								
Roof	100%			2035	**	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Booster Pump. Basement</i>								
Water Heater								
Gas Fired	100%			2028	\$29,800	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$1,900	
Backflow Preventer								
Generic	100%			2038	**	1	\$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Cellar To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2050	**	1-2	\$13,700	
Fire Pump								
Generic	100%			2039	**	1	\$9,100	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 245 - BK
Address : 249 E. 17TH STREET @ BEVERLEY RD.
Borough : BROOKLYN **Agency's Number** : LEASE-K245
Program / Asset # : BOE1078.000 / 14424 **Yr Built/Renovated** : 1963 / 2009
Area Sq Ft : 69,217 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5121 **Lot** : 32 **BIN** : 3117584

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$811,200	\$700,100
Interior Architecture	\$1,164,600	\$181,300
Electrical	\$459,200	\$921,600
Mechanical		\$42,200
Site Pavements	\$61,900	\$187,000
Total	\$2,496,900	\$2,032,100
Importance Code A	\$811,200	\$739,600
Importance Code B	\$1,527,900	\$1,292,500
Importance Code C	\$157,800	
Total	\$2,496,900	\$2,032,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,200			\$14,100
Interior Architecture	\$92,900	\$8,600		\$12,300
Electrical	\$21,900	\$1,900	\$1,700	\$2,400
Mechanical	\$14,700	\$11,400	\$16,600	\$21,700
Site Enclosure	\$9,400			
Site Pavements	\$22,700			
Total	\$197,800	\$21,800	\$18,400	\$50,500
Importance Code A	\$43,000	\$6,900	\$6,900	\$21,100
Importance Code B	\$95,700	\$10,500	\$11,500	\$29,400
Importance Code C	\$59,100	\$4,400		
Total	\$197,800	\$21,800	\$18,400	\$50,500



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DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$123,600	LIFE	**	5	\$63,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$592,600	LIFE	**	5	\$92,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,500	
Windows								
Aluminum	100%	Now	\$27,300	2037	**	5	\$6,100	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$6,100	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Open Joints, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	0-2	\$95,000	LIFE	**	5	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Coating Over The Brick On The Roof Side Of Parapet Wall Is Peeling</i>								
Slate	5%	Now	\$2,700	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	30%			2038	**	10	\$3,500	
Built-Up (BUR)	20%			2034	**	10	\$14,100	
Modified Bitumen	50%			2029	\$509,100	10	\$35,100	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$2,900	LIFE	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2032	**	5	\$3,100	
Quarry Tile	5%			2049	**	5	\$7,800	
Terrazzo	5%	0-2	\$154,300	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Treads</i>								
Vinyl Tile	12%			2034	**	3	\$4,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Offices</i>								
Vinyl Tile 9" X 9"	65%	0-2	\$791,900	2039	**	3	\$25,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	5%	4+	\$18,200	2057	**	5	\$4,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$15,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2032	**	5	\$4,400	
Folding Partition	2%			2037	**	5	\$4,400	
Gypsum Board	5%			LIFE	**	5	\$2,700	
Masonry: Brick	15%	0-2	\$27,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	63%	Now	\$96,000	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2042	**	5	\$2,100	
Embossed Metal	63%	Now	\$122,500	LIFE	**	5	\$29,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$6,500	
Plaster	10%	Now	\$29,000	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	20%			LIFE	**	5	\$181,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Tongue And Groove Over Wood Purlins</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%	Now	\$1,200	2039	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Iron Picket	90%	Now	\$8,200	2049	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Side Yard Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,800	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,900	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$61,900	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Parking Lot</i>								
Activity Yard								
Rubber Matting	100%			2029			\$187,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	85%			2029	\$112,400	1		
Conduit	15%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$7,200	5	\$100	
Molded Case Bkrs	50%	Now	\$71,800	2054	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Panels Do Not Have Spare Breakers And Many Are Tripping Due To Excessive Load Circuited To Them.</i>								
Molded Case Bkrs	15%			2045	**	5	\$300	
Molded Case Bkrs	30%			2045	**	5	\$500	
Wiring								
Braided Cloth	85%	2-4	\$157,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$400	
Locally Mounted	20%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Crawl Space</i>								
<i>Explanation : Connected To Main Water Pipe.</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	91%			2029	\$148,300	10	\$57,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lighting Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.</i>								
Fluorescent	6%			2029	\$9,800	10	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase Landings</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%	2-4	\$16,400	2039	**	2		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Incandescent	1%	Now	\$4,900	2029	\$8,200	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms Floors 1-2, Boiler Room</i>								
<i>Explanation : Insufficient Lighting</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$49,800	10	\$8,400	
Exit, Service	50%			2029	\$10,000	1		
Exterior Lighting								
HID	100%			2029	\$279,100	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2039	**	1	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Custodian Office</i>								
<i>Explanation : Building Intrusion Alarm System Is Tied In To Central Monitoring Station</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$229,600	2039	**	1-3	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Kitchen Has Newer Devices While The Rest Of The Building Has Obsolete Devices.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2046	**	1	\$68,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2039	**			
Terminal Devices Convactor/Radiator	100%			2042	**	1	\$22,400	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Split Unit	10%			2034	**			
Window/Wall Unit	10%			2027	\$14,400	1		
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	15%			LIFE	**	2-5	\$5,800	
Ductwork/Diffusers	85%			LIFE	**	2-5	\$32,800	
Exhaust Fans Roof	80%			2034	**	2	\$1,700	
Roof	20%			2034	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : Kitchen Only</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2027	\$42,200	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$10,600	4	\$2,200	
Sewage Ejector(s) Electric	100%			2029	\$19,900	4	\$4,100	
Backflow Preventer Generic	100%			2034	**	1	\$4,200	
Fixtures Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2039	* *	1-5	\$36,200	
	Sprinkler							
	No Component	90%						
	Generic	10%		2049	* *	1-2	\$1,900	
	Chemical System							
	No Component	98%						
	Generic	2%		2027	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 246 - BX (POE CENTER)
Address : 2641 GRAND CONCOURSE @E. KINGSBRIDGE RD.
Borough : BRONX **Agency's Number** : X843
Program / Asset # : BOE0340.000 / 329 **Yr Built/Renovated** : 1916 / 2009
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 06-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3168 **Lot** : 27 **BIN** : 2013830

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$728,600	\$133,200
Interior Architecture	\$198,400	\$842,700
Electrical	\$236,800	\$522,700
Mechanical	\$96,900	\$505,800
Total	\$1,260,800	\$2,004,400
Importance Code A	\$728,600	\$172,700
Importance Code B	\$483,300	\$1,791,800
Importance Code C	\$48,800	\$39,900
Total	\$1,260,800	\$2,004,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$13,000	
Interior Architecture	\$32,600	\$10,000		\$10,300
Electrical	\$2,500	\$9,600	\$2,200	\$1,700
Mechanical	\$18,600	\$22,000	\$13,300	\$11,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,600	\$45,500	\$32,400	\$27,100
Importance Code A	\$6,100	\$6,300	\$19,100	\$6,100
Importance Code B	\$22,100	\$39,200	\$13,300	\$21,000
Importance Code C	\$29,400			
Total	\$57,600	\$45,500	\$32,400	\$27,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 246 - BX (POE CENTER)

Asset # : 329

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$42,000	
Masonry: Brick	85%	Now	\$588,100	LIFE	**	5	\$91,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Wall Outside Cafeteria And Music Room</i>								
Masonry: Limestone	10%			LIFE	**	5	\$8,100	
Windows								
Aluminum	100%			2043	**	5	\$26,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,600	
Masonry: Brick	90%			LIFE	**	5	\$20,500	
Roof								
Built-Up (BUR)	99%			2032	**	10	\$54,200	
Skylight, Metal/Glass	1%	Now	\$86,300	2057	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,500	
Ceramic Tile	3%	Now	\$3,200	2036	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$1,600	
Vinyl Tile	80%	Now	\$149,600	2027	\$748,100	3	\$30,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%			2042	**	5	\$9,700	
Interior Walls								
Gypsum Board	70%	Now	\$29,400	LIFE	**	5	\$39,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%			LIFE	**			
Plaster	20%	Now	\$48,800	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%			2032	**	5	\$10,300	
AcousTileSusp.Lay-In	5%			2040	**	5	\$5,200	
Plaster	85%			LIFE	**	5	\$54,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 246 - BX (POE CENTER)

Asset # : 329

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated At 600 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$125,200	5	\$200	
Fused Disc Sw	20%			2047	**	5	\$100	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	90%			2026	\$129,300	5	\$1,500	
Wiring								
Braided Cloth	70%	0-2	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2027	\$37,100	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	90%			2025	\$72,600	5	\$400	
Locally Mounted	10%			2040	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2032	**	10	\$56,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2032	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$7,500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2022	\$50,000	10		
No Component	80%							
Lightning Protection								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 246 - BX (POE CENTER)

Asset # : 329

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lightning Protection

Arresters/Cabling

No Component

95%

Generic

5%

2062

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Stacks Only**Explanation : Lightning Rods*

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$7,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

* *

1-3

\$11,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2047

* *

1

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$61,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2047

* *

4

\$3,100

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2025

\$331,900

1

\$20,000

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

75%

2022

\$96,900

1

No Component

25%

Ventilation

Exhaust Fans

Wall Unit

10%

2022

\$2,200

2

\$200

No Component

90%

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 246 - BX (POE CENTER)
Asset # : 329

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	50%			2037	**	1	
	Galvanized Steel	50%	2-4	\$6,800	2025	\$136,000	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement Boiler Room</i>								
Water Heater	Gas Fired	100%			2025	\$37,800	2	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2032	**	4	\$1,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit - Inoperable At Time Of Survey. Has Scheduled To Be Replaced.</i>								
Fire Suppression								
Standpipe	Generic	100%			2037	**	1-5	\$31,300
Sprinkler	Generic	100%			2037	**	1-2	\$17,400

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 247 - BK
Address : 7000 21 AVENUE
Borough : BROOKLYN **Agency's Number** : K247
Program / Asset # : BOE0540.000 / 2746 **Yr Built/Renovated** : 1937 / 2001
Area Sq Ft : 79,250 **Project Type** : EDUCATION
Date of Survey : 26-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 6174 **Lot** : 36 **BIN** : 3157466

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$401,100	\$85,800
Interior Architecture	\$317,900	\$508,000
Electrical	\$752,100	\$524,500
Mechanical	\$82,600	\$729,000
Total	\$1,553,700	\$1,847,400
Importance Code A	\$401,100	\$125,400
Importance Code B	\$960,100	\$1,722,100
Importance Code C	\$192,400	
Total	\$1,553,700	\$1,847,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,400			
Interior Architecture	\$100,600	\$3,500	\$8,500	
Electrical	\$2,700	\$2,500	\$2,900	\$20,100
Mechanical	\$21,600	\$12,700	\$23,600	\$25,800
Total	\$153,200	\$18,700	\$35,000	\$45,900
Importance Code A	\$36,300	\$7,800	\$7,800	\$8,000
Importance Code B	\$63,500	\$7,300	\$27,100	\$37,900
Importance Code C	\$53,500	\$3,500		
Total	\$153,200	\$18,700	\$35,000	\$45,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$276,500	LIFE	**	5	\$85,800	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rm 402 And 420</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,000	
Masonry: Limestone	15%			LIFE	**	5	\$12,100	
Windows								
Aluminum	100%	2-4	\$81,300	2045	**	5	\$18,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$1,300	
Masonry: Brick	90%	Now	\$22,900	LIFE	**	5	\$7,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	8%	0-2	\$5,500	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Parapet</i>								
Roof								
Built-Up (BUR)	95%	2-4	\$43,300	2034	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Copper/Terne	5%			2057	**	10	\$3,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,400	
Ceramic Tile	5%			2038	**	5	\$6,100	
Marble Panels	5%			LIFE	**	5	\$4,600	
Terrazzo	5%	2-4	\$15,300	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%			2029	\$390,500	3	\$16,100	
Wood	45%			2044	**	5	\$103,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%	Now	\$23,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2032	**	5	\$7,000	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	2-4	\$29,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	50%	2-4	\$120,000	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$72,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Ceilings

Exposed Concrete	15%	2-4	\$31,900	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	85%	Now	\$73,700	LIFE	**	5	\$65,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Room 420</i>								

Site Enclosure

Fence/Gates

Chain Link	10%			2039	**			
Iron Picket	90%			2064	**			

Retaining Walls

Cast in Place Concrete	100%			2064	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2029	\$140,900	5	\$300	
Fused Disc Sw	10%			2055	**	5		
Raceway								
Conduit	75%			2029	\$99,200	1		
Conduit	20%			2049	**	1		
Conduit	5%			2055	**	1		
Panelboards								
Fused Disc Sw	3%			2045	**	5	\$100	
Fused Disc Sw	7%			2028	\$10,100	5	\$100	
Molded Case Bkrs	30%			2045	**	5	\$600	
Molded Case Bkrs	60%			2028	\$86,200	5	\$1,300	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	25%			2029	\$46,400	1		
Thermoplastic	5%			2055	**	1		
Motor Controllers								
Locally Mounted	60%			2027	\$48,400	5	\$300	
Locally Mounted	40%			2042	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	88%			2037	**	10	\$64,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$9,600	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$319,500	10	\$200	

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2024

\$76,800

1

\$8,900

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$262,900

1-3

\$15,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$78,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2039

* *

4

\$3,900

Terminal Devices

Air Handler

20%

2029

\$222,900

1

\$9,800

Convactor/Radiator

80%

2034

* *

1

\$20,500

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

20%

2029

\$134,500

1

\$7,400

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Roof*

Window/Wall Unit

50%

2024

\$82,600

1

No Component

30%

Terminal Devices

Air Handler/Cool/Ht

20%

2034

* *

1

\$9,800

No Component

80%

Heat Rejection

Air Cooled Condenser Unit

20%

2029

\$22,400

2

\$11,000

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$44,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2029	\$253,800	2	\$2,200	
Roof	10%			2024	\$13,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$69,500	1		
Water Heater								
Gas Fired	100%			2027	\$48,300	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$6,000	2034	**	4	\$1,700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2039	**	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 249 - BK
Address : 18 MARLBOROUGH ROAD @CATON AVENUE
Borough : BROOKLYN **Agency's Number** : K249
Program / Asset # : BOE0541.000 / 1302 **Yr Built/Renovated** : 1951 / 2011
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 09-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 5075 **Lot** : 1 **BIN** : 3116438

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$577,400	\$36,100
Interior Architecture	\$68,100	\$468,200
Electrical	\$348,500	\$509,200
Mechanical	\$422,400	\$1,471,300
Total	\$1,416,300	\$2,484,800
Importance Code A	\$577,400	\$509,500
Importance Code B	\$838,900	\$1,873,600
Importance Code C		\$101,800
Total	\$1,416,300	\$2,484,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$10,500	\$6,700
Interior Architecture	\$91,100	\$20,800	\$6,500	\$3,500
Electrical	\$17,000	\$8,700	\$6,800	\$6,800
Mechanical	\$48,300	\$63,600	\$24,400	\$13,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$164,300	\$101,000	\$56,200	\$38,300
Importance Code A	\$32,200	\$7,800	\$18,100	\$14,300
Importance Code B	\$85,200	\$93,200	\$38,000	\$23,900
Importance Code C	\$47,000			
Total	\$164,300	\$101,000	\$56,200	\$38,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$36,100	
Masonry: Limestone	15%			LIFE	**	5	\$4,800	
Windows								
Aluminum	35%	Now	\$506,900	2052	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Aluminum	65%			2043	**	5	\$21,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick Cavity	75%			LIFE	**	5	\$3,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal Rail	15%			2044	**	5-10	\$11,000	
Roof								
Metal Panel	5%			2040	**	10	\$9,400	
Modified Bitumen	95%	Now	\$70,400	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof, Various Locations</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Cafeteria Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Expansion Joint - Cafeteria Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$2,500	LIFE	**	5	\$24,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030	\$114,700	5	\$5,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Marble Panels	1%			LIFE	**	5	\$800	
Quarry Tile	2%	Now	\$68,100	2047	**	5	\$1,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen / Cafeteria</i>								
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	47%			2032	**	3	\$19,500	
Vinyl Tile	25%	Now	\$25,200	2027	\$251,700	3	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Wood	5%			2055	**	5	\$10,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	10%	Now	\$12,500	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$34,900	
SGFT/Glazed Masonry	35%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium Walls</i>								
Wood	5%	4+	\$34,500	LIFE	**	5	\$58,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Entrance - Old Wing</i>								
Ceilings								
AcousTile,Adhered	15%	Now	\$16,500	2032	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
AcousTileConcealSpLn	30%			2032	**	5	\$41,600	
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Plaster	40%			LIFE	**	5	\$27,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2037	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2037	**	5	\$300
Raceway								
	Conduit	100%			2037	**	1	
Panelboards								
	Fused Disc Sw	15%			2035	**	5	\$300
	Fused Knife Sw	5%	2-4	\$7,200	2052	**	5	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
	Molded Case Bkrs	80%			2035	**	5	\$1,600
Wiring								
	Braided Cloth	20%	2-4	\$37,100	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	80%			2037	**	1	
Motor Controllers								
	Locally Mounted	50%			2032	**	5	\$300
	Locally Mounted	25%			2025		5	\$100
	Motor Control Center	25%			2025		5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2032	**	1	\$23,700
Generators								
	Diesel	100%			2030		1	\$29,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kilowatt</i>								
Batteries								
	Lead/Acid	100%			2021		5	\$2,900
Fuel Storage								
	Main Tank	100%			2042	**	5	\$2,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallon</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	87%			2027	\$157,800	10	\$61,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	3%			2027	\$4,000	10	\$100	
Incandescent	10%			2022	\$91,300	2	\$200	
Egress Lighting								
Emergency, Service	50%			2027	\$20,200	1		
Exit, Service	50%			2027	\$11,100	1		
Exterior Lighting								
HID	20%			2027	\$62,100	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$49,700	1	\$5,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$170,300	1-3	\$9,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2037	**	5	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 10000 Funtioning Gallon</i>								
<i>1 Abandoned Tank</i>								
Conversion Equipment								
Steam Boiler	95%			2025	\$473,400	1	\$72,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 #4 Oil Burning Steam Boilers</i>								
Steam Boiler	5%	0-2	\$24,900	2047	**	1	\$3,400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler #3</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	5%	0-2	\$65,200	2057	**	4	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Vacuum Pumping System (Water Level Controls)</i>								
Central Plant Steam Piping/Pmp	30%			2047	**	4	\$1,100	
Central Plant Steam Piping/Pmp	65%			2027	\$847,100	4	\$2,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout Old Wing Of The Building</i>								
Terminal Devices								
Air Handler	20%			2022	\$216,500	1	\$9,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor Fan Room</i>								
Convactor/Radiator	80%			2032	**	1	\$19,900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	45%			2022	\$72,200	1		
Window/Wall Unit	5%	0-2	\$8,000	2027	\$8,000	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	25%			2022	\$68,500	2	\$600	
Roof	75%			2027	\$95,900	2	\$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$47,000	2	\$1,100	
Sanitary Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2035	**	1	\$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Passenger - Cellar To 3rd Floor, Freight Is Condemned</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$38,800	
Sprinkler								
No Component	65%							
Generic	35%			2047	**	1-2	\$7,500	
Chemical System								
Generic	95%			2022	\$26,500	1-3	\$3,500	
Generic	5%	Now	\$1,400	2027	\$1,400	1-3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen Hood</i>								
<i>Explanation : 1 Of 4 Missing Sprinkler Head</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 25 - BX
Address : 811 EAST 149 STREET BTWN: TINTON AVE - UNION AVE
Borough : BRONX **Agency's Number** : X025
Program / Asset # : BOE0172.000 / 477 **Yr Built/Renovated** : 1897 / 1998
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 24-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2664 **Lot** : 1 **BIN** : 2004772

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$702,600	\$89,100
Interior Architecture	\$683,600	\$324,400
Electrical	\$332,600	\$412,600
Mechanical	\$196,600	\$1,227,400
Total	\$1,915,400	\$2,053,500
Importance Code A	\$702,600	\$89,100
Importance Code B	\$1,212,800	\$1,704,500
Importance Code C		\$260,000
Total	\$1,915,400	\$2,053,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$17,700	
Interior Architecture	\$16,600	\$19,000	\$1,400	\$5,700
Electrical	\$1,500	\$19,800	\$1,200	\$800
Mechanical	\$32,500	\$34,600	\$12,100	\$10,400
Total	\$50,500	\$73,400	\$32,600	\$16,900
Importance Code A	\$6,900	\$7,100	\$24,700	\$6,900
Importance Code B	\$43,600	\$66,300	\$7,900	\$10,000
Importance Code C				
Total	\$50,500	\$73,400	\$32,600	\$16,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$573,800	LIFE	**	5	\$89,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Foundation, Electrical Room, North Facade</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$7,900	
Masonry: Limestone	5%			LIFE	**	5	\$3,900	
Windows								
Aluminum	98%			2043	**	5	\$35,500	
Glass Block	2%			LIFE	**	5	\$500	
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$7,600	
Masonry: Brick	30%			LIFE	**	5	\$3,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,700	
Roof								
Built-Up (BUR)	100%	Now	\$128,700	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Asphalt Poured	33%	Now	\$16,600	2040	**	5	\$9,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd Floor, 3rd Floor, 4th Floor And Indoor Play Yard</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor, 3rd Floor, 4th Floor And Indoor Play Yard</i>								
Mosaic Tile	2%			2032	**	5	\$5,700	
Vinyl Tile	10%			2032	**	3	\$4,300	
Vinyl Tile 9" X 9"	40%	Now	\$539,100	2037	**	3	\$17,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	15%			2042	**	5	\$32,200	
Interior Walls								
Ceramic Tile	5%			2030	\$221,600	5	\$7,500	
Masonry: Brick	10%			LIFE	**			
Plaster	85%			LIFE	**	5	\$38,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Exposed Concrete	10%			LIFE	**	5	\$1,800	
Plaster	90%	Now	\$144,500	LIFE	**	5	\$64,500	

*Broken/Missing Elements, Extent : Severe, Area Affected : 100%**Location : Bulkheads**Loose/Delam Surface, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$300	
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Raceway

Conduit	80%			2027	\$105,800	1		
Conduit	20%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	20%			2043	**	5	\$400	
Molded Case Bkrs	70%			2026	\$100,500	5	\$1,300	

Wiring

Thermoplastic	20%			2047	**	1		
Thermoplastic	80%			2027	\$148,500	1		

Motor Controllers

Locally Mounted	100%			2040	**	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Interior Lighting

Fluorescent	90%			2037	**	10	\$57,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED	10%			2037	**			
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Egress Lighting

Emergency, Battery	50%			2022	\$50,400	10	\$8,400	
Exit, Service	50%			2022	\$10,100	1		

Exterior Lighting

HID	100%			2022	\$282,200	10	\$200	
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DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$8,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 4,500 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$69,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : (2) Dual Fuel Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2027

\$1,184,700

4

\$3,500

Terminal Devices

Convactor/Radiator

95%

Now

\$71,200

2032

* *

1

\$19,300

*Malfunctioning, Extent : Severe, Area Affected : 25%**Location : Throughout*

Fan Coil Unit/Heat

5%

Now

\$52,400

2037

* *

1

\$1,000

*Broken, Extent : Severe, Area Affected : 5%**Location : Various*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

50%

Now

\$14,600

2022

\$72,900

1

*Not in Service, Extent : Severe, Area Affected : 25%**Location : Various*

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$3,900

No Component

90%

Exhaust Fans

Interior

10%

2022

\$24,900

2

\$200

No Component

90%

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Replacement Is In Progress</i>						
Water Heater Gas Fired	100%			2025	\$42,700	2	\$1,000	
Sanitary Piping Cast Iron	100%	Now	\$10,200	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 3%</i>						
		<i>Location : Sub-level Of Basement</i>						
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$1,500	
Backflow Preventer Generic	100%			2037	**	1	\$4,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : New Installed Units</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	98%							
Generic	2%			2027	\$13,700	1-2	\$400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 250 - BK
Address : 108 MONTROSE AVENUE BTWN: LEONARD ST., MANHATTAN A
Borough : BROOKLYN **Agency's Number** : K250
Program / Asset # : BOE0542.000 / 1304 **Yr Built/Renovated** : 1964 / 2015
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3060 **Lot** : 1 **BIN** : 3071199

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$220,300	\$127,200
Interior Architecture	\$423,400	\$1,229,100
Electrical	\$255,500	\$1,144,100
Mechanical	\$590,700	\$567,400
Site Pavements	\$46,300	
Total	\$1,536,200	\$3,067,800
Importance Code A	\$495,400	\$166,700
Importance Code B	\$898,400	\$2,901,100
Importance Code C	\$142,500	
Total	\$1,536,200	\$3,067,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$68,500		\$11,400	
Interior Architecture	\$84,000			\$16,600
Electrical	\$3,300	\$1,600	\$1,600	\$2,800
Mechanical	\$62,400	\$12,600	\$19,800	\$12,800
Site Enclosure	\$25,900			
Site Pavements	\$35,100			
Total	\$279,300	\$14,200	\$32,800	\$32,200
Importance Code A	\$68,500	\$8,400	\$19,800	\$8,400
Importance Code B	\$112,000	\$5,700	\$13,000	\$23,800
Importance Code C	\$98,700			
Total	\$279,300	\$14,200	\$32,800	\$32,200



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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$25,500	
Masonry: Brick Cavity	90%			LIFE	**	5	\$97,700	
Masonry: Limestone	2%			LIFE	**	5	\$1,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$10,600	
Windows								
Aluminum	100%			2046	**	5	\$36,400	
Parapets								
Metal Rail	100%	0-2	\$31,400	2035	**	5	\$78,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$171,400	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Gymnasium</i>								
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
Metal Panel	5%			2043	**	10	\$11,400	
Soffits								
Stucco Cement	100%			2035	**	5	\$2,000	
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$6,300	
Sheet Vinyl/Rubber	5%			2035	**	5	\$9,500	
Terrazzo	5%			LIFE	**	5	\$9,900	
Vinyl Tile	10%			2030	\$114,700	3	\$6,300	
Vinyl Tile 9" X 9"	75%	Now	\$222,900	2025	\$1,114,400	3	\$35,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Classroom 323</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Classroom 323</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$92,900	2033	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%	Now	\$10,000	LIFE	**	5	\$8,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Glazed Ceramic Panel	3%			LIFE	**	10	\$5,700	
Masonry: Brick	2%			LIFE	**	10	\$1,300	
Plaster	55%	Now	\$49,500	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Classrooms 331 And 305 And Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300	
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$31,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$6,300	
Exposed Concrete	42%			LIFE	**	5-10	\$66,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$12,600	
Fiber Board	3%	Now	\$500	2030			\$26,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$15,800	
Plaster	15%	Now	\$13,300	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Classrooms 305 And 331 And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$18,800	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Iron Picket	50%	2-4	\$7,200	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$46,300	2035		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$22,700	2035		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side Of Building</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	100%	0-2	\$6,900	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Drywell</i>								
Activity Yard								
Asphalt	75%	0-2	\$3,800	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%	Now	\$1,700	2030	\$16,500			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch, One 200 Ampere Emergency Lighting Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2030	\$109,600	5	\$200	
Fused Disc Sw	40%			2050	**	5	\$100	
Raceway								
Conduit	30%			2050	**	1		
Conduit	70%			2030	\$129,000	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	50%			2029	\$95,800	5	\$1,100	
Molded Case Bkrs	15%			2046	**	5	\$300	
Molded Case Bkrs	25%			2029	\$47,900	5	\$600	

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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$191,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	80%	2-4	\$64,500	2050	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	20%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$75,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2040	**	10	\$100	
Incandescent	1%			2025	\$10,100	2		
Egress Lighting								
Emergency, Battery	50%			2030	\$61,200	10	\$10,300	
Exit, Service	50%			2030	\$12,200	1		
Exterior Lighting								
HID	100%			2030	\$342,700	10	\$300	
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Parapet Lights</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$54,900	1	\$6,400	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2025	\$188,000	1-3	\$10,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	85%			2040	**	5	\$22,400	
Natural Gas	15%	Now	\$1,500	2050	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Service Control Valve Not Operational, Must Be By-passed. Safety Hazard.</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$275,000	2035	**	1	\$75,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room, Defective Oil Burner - Boiler No 1 Burners Tend To Cause Blow Back.</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$7,500	2040	**			
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump Set In Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Pump In Each Of 2 Vacuum Pump Sets Not Working.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 In Basement Fan Room And 1 In Boiler Room</i>								
<i>Explanation : 2 Duplex Vacuum Pump Sets</i>								
Terminal Devices								
Air Handler	10%	Now	\$119,500	2040	**	1	\$4,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Fan Room Defective Climate Control System</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Unit Provides Cooling</i>								
Air Handler	5%	Now	\$3,000	2025	\$59,800	1	\$2,400	
<i>Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Air Handler	10%	Now	\$6,000	2025	\$119,500	1	\$4,700	
<i>Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	75%			2035	**	1	\$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2025	\$72,100	1	\$3,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	2%			2030	\$36,300			
Window/Wall Unit	60%	0-2	\$5,300	2025	\$106,300	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multiple Mechanical And Or Electrical Defects Throughout Classrooms</i>								
No Component	28%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	**	4	\$400	
No Component	90%							
Terminal Devices								
No Component	90%							
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Equipment Covered Under Heating Section</i>								
Heat Rejection								
Air Cooled Condenser Unit	10%			2025	\$12,300	2	\$5,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$30,000	
No Component	60%							
Exhaust Fans								
Interior	10%			2025	\$30,200	2	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Interior	10%			2030	\$30,200	2	\$300	
Roof	80%	Now	\$22,600	2025	\$112,900	2	\$1,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2050	**	1		
Galvanized Steel	90%			2035	**	1		
Water Heater								
Gas Fired	100%			2023	\$51,800	2	\$1,200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	HW Heat Exchanger Steam Fired	100%	0-2	\$135,400	2060	**	4	\$8,400
				<i>Corroded, Extent : Severe, Area Affected : 75%</i>				
				<i>Location : Storage Tank Corroded In Boiler Room</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : Storage Tank Serves As Back Up To Gas Fired Water Heater.</i>				
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%	0-2	\$8,900	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Intermittent Back Ups From Various Area Drains And Catch Basins.</i>				
				<i>Other Observation, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Gymnasium And Cafeteria</i>				
				<i>Explanation : Condensate Forms On Piping.</i>				
Sump Pump(s)	Submersible	100%	0-2	\$1,400	2023	\$2,900	4	\$1,800
				<i>Controller Not Working, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Faulty Floats In Boiler Room</i>				
				<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : 1 Pump Of Set Not Working In Basement Fan Room.</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 Duplex Unit In Basement Fan Room And 1 Duplex Unit In Boiler Room.</i>				
Fixtures	Generic	100%						
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2040	**	1-2	\$2,400
Chemical System	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 251 - BK
Address : 1037 EAST 54TH ST. BTWN: AV.E H, AVE. I
Borough : BROOKLYN **Agency's Number** : K251
Program / Asset # : BOE0543.000 / 2543 **Yr Built/Renovated** : 1951 / 2015
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 22-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7758 **Lot** : 1 **BIN** : 3214729

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$450,200	\$450,200
Interior Architecture	\$67,900	\$915,800
Electrical		\$1,435,600
Mechanical	\$46,400	\$2,565,700
Site Pavements		\$119,500
Total	\$564,400	\$5,486,800
Importance Code A	\$450,200	\$942,000
Importance Code B	\$114,200	\$4,544,800
Total	\$564,400	\$5,486,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$69,300		\$1,300	
Interior Architecture	\$64,400			\$16,100
Electrical	\$25,000	\$7,100	\$7,400	\$9,300
Mechanical	\$36,800	\$14,400	\$17,200	\$10,700
Site Pavements	\$53,700			
Total	\$249,300	\$21,500	\$25,900	\$36,100
Importance Code A	\$76,900	\$7,500	\$8,900	\$7,500
Importance Code B	\$120,600	\$14,000	\$17,000	\$26,100
Importance Code C	\$51,800			\$2,400
Total	\$249,300	\$21,500	\$25,900	\$36,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$900,400	
Masonry: Limestone	5%			LIFE	**	5	\$35,500	
Windows								
Aluminum	95%			2046	**	5	\$18,000	
Glass Block	5%			LIFE	**	5	\$1,200	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$25,000	
Masonry: Limestone	5%			LIFE	**	5-10	\$2,500	
Metal Rail	3%			2043	**	5-10	\$2,200	
Metal Security Bars	2%			2058	**			
Roof								
Copper/Terne	5%			2058	**	10	\$8,400	
Modified Bitumen	95%	4+	\$18,400	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Room 300</i>								
Interior								
Floors								
Ceramic Tile	3%			2039	**	5	\$3,400	
Panel/Paver: Bluestone	5%			LIFE	**	5	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : Tread Material</i>								
Terrazzo	2%			LIFE	**	5	\$3,500	
Vinyl Tile	70%			2030		3	\$716,800	
Vinyl Tile 9" X 9"	15%			2025		3	\$199,000	
Wood	5%			2045	**	5	\$10,600	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,800	
Glazed Ceramic Panel	5%			LIFE	**	10	\$4,300	
Plaster	60%	Now	\$24,600	LIFE	**	5	\$17,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkheads 2, 3, 11 And 12</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$14,400	
Ceilings								
AcousTile,Adhered	35%			2035	**	5	\$39,500	
Exposed Concrete	55%			LIFE	**	5-10	\$77,600	
Plaster	10%	Now	\$3,200	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 300</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 300</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2040	**			
Iron Picket	40%			2050	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2035	**			
Pavers/Stone	10%	Now	\$17,500	2033	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Tree Pit Areas On South Elevation</i>								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$8,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Elevation By Exit 4</i>								
Pavers/Stone	10%			2033	**			
Parking/Driveway								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	75%	Now	\$27,700	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Courtyard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Courtyard</i>								
<i>Explanation : Vegetation Growth</i>								
Rubber Matting	25%			2030	\$119,500			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	95%			2030	\$125,600	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Fused Toggle Switch	10%	2-4	\$14,400	2055	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Area</i>								
Molded Case Bkrs	70%			2029	\$100,500	5	\$1,400	
Molded Case Bkrs	10%			2046	**	5	\$200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%			2029	\$129,900	1		
Thermoplastic	25%			2030	\$46,400	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$68,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Service	10%			2030	\$4,000	1		
Emergency, Battery	40%	Now	\$900	2030	\$43,800			
<i>Not Functioning, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium And Gymnasium</i>								
Exit, Battery	50%			2038	**	10	\$2,600	
Exterior Lighting								
HID	20%			2038	**	10		
LED	80%			2038	**			
Alarm								
Security System								
Generic	100%			2035	**	1	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$840,400	1-3	\$48,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$149,400	5	\$23,500	
Conversion Equipment								
Steam Boiler	100%			2028	\$491,800	1	\$75,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$336,100			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2025	\$267,200	1	\$11,800	
Convactor/Radiator	75%			2028	\$305,200	1	\$18,400	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2025	\$110,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,100	
Exhaust Fans								
Interior	70%			2025	\$189,300	2	\$1,600	
Roof	30%			2025	\$37,900	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2030	\$453,200	1		
Galvanized Steel	20%			2028	\$66,700	1		
Water Heater								
Gas Fired	100%			2023	\$46,400	2	\$1,100	
HW Heat Exchanger								
Steam Fired	100%			2030	\$121,000	4	\$11,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$11,600	4	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$37,200	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 253 - BK
Address : 601 OCEAN VIEW AVENUE @ BRIGHTON 7TH ST.
Borough : BROOKLYN **Agency's Number** : K253
Program / Asset # : BOE0545.000 / 1306 **Yr Built/Renovated** : 1938 / 2014
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 09-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 8666 **Lot** : 610 **BIN** : 3244470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$851,200	\$96,700
Interior Architecture	\$38,200	\$45,100
Electrical	\$356,800	\$644,200
Mechanical	\$260,400	\$1,135,600
Total	\$1,506,600	\$1,921,600
Importance Code A	\$851,200	\$128,300
Importance Code B	\$617,200	\$1,793,300
Importance Code C	\$38,200	
Total	\$1,506,600	\$1,921,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$48,800	\$6,100	\$1,400	\$5,200
Electrical	\$5,700	\$6,900	\$7,300	\$18,300
Mechanical	\$83,100	\$9,600	\$15,100	\$9,600
Site Pavements	\$14,200			
Total	\$151,800	\$22,600	\$23,800	\$33,000
Importance Code A	\$6,700	\$6,700	\$6,700	\$6,900
Importance Code B	\$131,200	\$15,800	\$15,700	\$26,200
Importance Code C	\$13,900		\$1,400	
Total	\$151,800	\$22,600	\$23,800	\$33,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$96,700	
Masonry: Limestone	10%			LIFE	**	5	\$8,100	
Windows								
Aluminum	100%	4+	\$58,100	2045	**	5	\$13,000	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,600	
Masonry: Brick	90%			LIFE	**	5	\$20,500	
Roof								
Built-Up (BUR)	100%	Now	\$793,100	2039	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,500	
Ceramic Tile	3%	4+	\$3,200	2038	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Terrazzo	5%			LIFE	**	5	\$4,000	
Vinyl Tile	47%			2034	**	3	\$18,200	
Wood	35%	0-2	\$25,400	2044	**	5	\$33,800	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 2%</i>								
<i>Location : At Classroom Radiators</i>								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$2,800	
Masonry: Brick	15%			LIFE	**			
Plaster	47%	Now	\$38,200	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$10,300	
Exposed Concrete	20%			LIFE	**	5	\$3,200	
Plaster	70%	0-2	\$20,200	LIFE	**	5	\$45,100	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Room 128</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	55%			2049	**			
Iron Picket	45%			2064	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	85%			2038	**			
Cast in Place Concrete	5%			2042	**			
Masonry: Granite	10%	0-2	\$13,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	98%			2038	**			
Rubber Matting	2%	Now	\$300	2034	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Play Yard</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
<i>Explanation : Open Seams</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2029	\$31,600	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Fused Disc Sw	20%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2029	\$117,400	5	\$200	
Fused Disc Sw	25%			2055	**	5	\$100	
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2051	**	5	\$100	
Molded Case Bkrs	10%			2037	**	5	\$200	
Molded Case Bkrs	75%			2028	\$107,700	5	\$1,300	
Molded Case Bkrs	10%			2051	**	5	\$200	

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	90%			2029	\$167,100	1		
Thermoplastic	10%			2055	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$40,300	5	\$200	
Locally Mounted	50%			2046	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$20,900	
Generators								
Natural Gas	100%			2042	**	1	\$26,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$61,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$49,000	10	\$8,200	
Exit, LED	50%			2064	**	1		
Exterior Lighting								
HID	30%	Now	\$82,300	2039	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter Of The Building</i>								
<i>Explanation : Not Functional</i>								
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2032	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stacks Only</i>								
<i>Explanation : Lightning Rods</i>								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$7,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Perimeter Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 2-4

\$225,600

2039

* *

1-3

\$11,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$67,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

0-2

\$30,100

2029

\$300,700

*Steam Traps Faulty, Extent : Moderate, Area Affected : 80%**Location : Throughout*

Terminal Devices

Air Handler

10%

0-2

\$19,100

2029

\$95,600

1

\$3,800

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Unit For Gymnasium, Basement*

Air Handler

10%

2029

\$95,600

1

\$4,200

Convactor/Radiator

60%

2027

\$218,400

1

\$13,200

Fan Coil Unit/Heat

20%

2024

\$203,700

1

\$4,400

Air Conditioning

Energy Source

Electricity

100%

2028

\$82,200

1

Conversion Equipment

Window/Wall Unit

40%

2024

\$56,700

1

No Component

60%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$37,900

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	100%	0-2	\$24,200	2029	\$241,900	2	\$1,700	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Basement - Motors Are Burnt Out</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$59,700	1		
Water Heater								
Gas Fired	100%			2028	\$41,500	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$2,200	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$20,000	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 253 - Q
Address : 1307 CENTRAL AVENUE @ NEILSON ST.
Borough : QUEENS **Agency's Number** : Q253
Program / Asset # : BOE1045.000 / 14258 **Yr Built/Renovated** : 2004 /
Area Sq Ft : 98,266 **Project Type** : EDUCATION
Date of Survey : 22-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,pen
Block : 15541 **Lot** : 1 **BIN** : 4297972

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$127,200	\$346,300
Interior Architecture	\$55,200	\$97,000
Electrical	\$89,200	
Mechanical	\$108,300	\$87,100
Total	\$379,900	\$530,300
Importance Code A	\$127,200	\$433,300
Importance Code B	\$252,700	\$97,000
Total	\$379,900	\$530,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$12,800	
Interior Architecture	\$28,200	\$7,400		\$13,100
Electrical	\$11,700	\$9,600	\$22,600	\$16,000
Mechanical	\$83,300	\$33,600	\$66,700	\$37,900
Site Enclosure	\$23,900			
Site Pavements	\$17,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$172,900	\$58,400	\$110,000	\$74,800
Importance Code A	\$9,200	\$9,700	\$22,300	\$9,700
Importance Code B	\$136,600	\$48,700	\$87,700	\$65,100
Importance Code C	\$27,000			
Total	\$172,900	\$58,400	\$110,000	\$74,800



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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$4,300	
Masonry: Brick Cavity	75%			LIFE	**	5	\$102,500	
Pre-Cast Concrete	15%			LIFE	**	5	\$66,600	
Window Wall	5%			2048	**	5	\$25,600	
Windows								
Aluminum	90%	Now	\$45,200	2044	**	5	\$10,100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Transom Windows - South Wall - Gymnasium</i>								
Metal Louvers	10%			2037	**	10	\$14,000	
Parapets								
Masonry: Brick Cavity	40%			LIFE	**	5	\$7,800	
Metal Rail	50%			2045	**	5-10	\$177,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$12,300	
Roof								
Built-Up (BUR)	100%			2033	**	10	\$82,000	
Interior								
Floors								
Carpet	2%			2027		3	\$5,900	
Cast in Place Concrete	13%			LIFE	**	5	\$41,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And Basement Floors</i>								
<i>Explanation : Epoxy Coating Finish</i>								
Ceramic Tile	10%			2037	**	5	\$14,700	
Quarry Tile	5%			2041	**	5	\$11,000	
Vinyl Tile	63%			2033	**	3	\$46,300	
Wood	7%			2056	**	5	\$19,300	
Interior Walls								
Concrete Masonry Unit	22%			LIFE	**	5	\$11,800	
Gypsum Board	35%			LIFE	**	5	\$28,100	
Masonry: Brick	5%			LIFE	**			
Metal: Cage/Fence	3%			LIFE	**			
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%			2041	**	5	\$103,000	
AcousTileSusp.Lay-In	5%			2041	**	5	\$7,400	
Exposed Struc: Steel	5%			LIFE	**			
Exposed Struc: Steel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : This Component Is Actually Metal Decking</i>								
Gypsum Board	15%			LIFE	**	5	\$27,600	
Site Enclosure								
Fence/Gates								
Aluminum Picket	50%			2048	**			
Chain Link	50%			2048	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete

25%

2048

**

Masonry: Brick

75% 0-2

\$23,900

2048

**

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Rear Yard Walls**Other Observation, Extent : Light, Area Affected : 20%**Location : Rear Yard Walls**Explanation : Efflorescence*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

**

On-Site Walkways

Pavers/Stone

100%

2037

**

Parking/Driveway

Cast in Place Concrete

100% Now

\$3,100

2041

**

*Potholes, Extent : Moderate, Area Affected : 5%**Location : Entry Apron Into Driveway*

Activity Yard

Rubber Matting

15%

2033

**

Traffic Topping

85% Now

\$14,700

2033

**

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Rear Play Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2048

**

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2048

**

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Vertical Sections*

Raceway

Conduit

100%

2048

**

1

Panelboards

Fused Disc Sw

15%

2044

**

5

\$300

Molded Case Bkrs

85%

2044

**

5

\$2,200

Wiring

Thermoplastic

100%

2048

**

1

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2041	**	5	\$300	
Motor Control Center	50%			2041	**	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$30,200	
Generators								
Diesel	100%			2037	**	1	\$38,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 360 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$21,900	
Fuel Storage								
Day Tank	50%			2044	**	5	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 60 Gallon Rated Capacity</i>								
Main Tank	50%			2056	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2033	**	10	\$87,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2033	**	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	1%			2033	**	10		
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	10%			2033	**	10		
No Component	90%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$11,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$18,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Basement**Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

5%

2048

* *

1

Interruptible Gas/Dual

95%

2048

* *

1

Fuel

Conversion Equipment

Radiant Heater

5%

2028

\$87,100

2

\$2,300

Steam Boiler

95%

2041

* *

1

\$92,500

*Other Observation, Extent : Light, Area Affected : 95%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

95%

Now

\$20,600

2048

* *

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Vacuum Pump, Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

No Component

5%

Terminal Devices

Air Handler

70%

Now

\$48,400

2033

* *

1

\$38,300

*Other Observation, Extent : Moderate, Area Affected : 15%**Location : Basement And Penthouse**Explanation : Defective Pneumatic Control System.*

Convactor/Radiator

25%

2041

* *

1

\$7,900

No Component

5%

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2033	**	1	\$45,600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement AC Room</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$4,800
Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$60,800
Heat Rejection								
	Air Cooled Condenser Unit	100%	Now	\$9,900	2033	**	2	\$54,700
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Motors, Roof</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$18,100	LIFE	**	2-5	\$54,800
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Louvers, Various Locations</i>								
Exhaust Fans								
	Interior	50%			2033	**	2	\$1,500
	Roof	50%			2033	**	2	\$1,500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Gas Fired	100%			2023	\$59,900	2	\$1,400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$3,100
Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$5,900
Backflow Preventer								
	Generic	100%	Now	\$2,500	2033	**	1	\$5,400
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Next To The Water Main Valve At West Side Of The Building</i>								
<i>Explanation : Malfunctioning Unit.</i>								
Fixtures								
	Generic	100%						
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 253 - Q

Asset # : 14258

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048		**	1-5 \$51,400
Sprinkler								
	Generic	100%			2048		**	1-2 \$27,500
Fire Pump								
	Generic	100%			2037		**	1 \$18,400
Chemical System								
	Generic	100%			2026	\$27,900		1-3 \$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 254 - BK
Address : 1801 AVENUE Y BTWN: EAST 18 ST., EAST 19 ST.
Borough : BROOKLYN **Agency's Number** : K254
Program / Asset # : BOE0546.000 / 2664 **Yr Built/Renovated** : 1938 / 2006
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 10-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7420 **Lot** : 26 **BIN** : 3203132

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$273,500	\$227,100
Interior Architecture	\$126,000	\$89,500
Electrical	\$129,900	\$677,100
Mechanical		\$1,139,500
Total	\$529,500	\$2,133,200
Importance Code A	\$273,500	\$289,200
Importance Code B	\$178,500	\$1,844,000
Importance Code C	\$77,500	
Total	\$529,500	\$2,133,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,400		\$32,200	
Interior Architecture	\$171,000		\$3,700	\$7,600
Electrical	\$15,400	\$8,500	\$6,300	\$7,100
Mechanical	\$32,600	\$12,200	\$15,100	\$11,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$253,500	\$24,700	\$61,200	\$29,900
Importance Code A	\$36,800	\$5,200	\$37,400	\$5,200
Importance Code B	\$160,200	\$19,500	\$23,800	\$24,600
Importance Code C	\$56,400			
Total	\$253,500	\$24,700	\$61,200	\$29,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$149,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	3%	Now	\$13,200	LIFE	**	5	\$4,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
Masonry: Brick Cavity	35%			LIFE	**	5	\$95,300	
Masonry: Granite	5%			LIFE	**	5	\$10,200	
Masonry: Limestone	2%			LIFE	**	5	\$4,100	
Windows								
Aluminum	100%	Now	\$106,500	2046	**	5	\$11,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5-10	\$52,200	
Masonry: Limestone	5%			LIFE	**	5-10	\$7,200	
Metal Rail	25%			2043	**	5-10	\$53,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$7,400	
Roof								
Modified Bitumen	100%			2038	**	10	\$100,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$12,200	2039	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
Marble Panels	2%			LIFE	**	5	\$3,000	
Quarry Tile	5%			2043	**	5	\$7,400	
Terrazzo	3%	Now	\$14,700	LIFE	**	5	\$2,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	10%			2025	\$89,500	3	\$4,900	
Vinyl Tile	52%	Now	\$23,300	2035	**	3	\$19,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Wood	25%			2045	**	5	\$46,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$40,100	2039	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Restrooms And Cafeteria</i>								
Concrete Masonry Unit	15%	2-4	\$9,700	LIFE	**	5	\$8,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Expansion Joint</i>								
Gypsum Board	25%			LIFE	**	5-10	\$57,800	
Masonry: Brick	5%	Now	\$28,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Plaster	35%	0-2	\$8,200	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$10,200	
Ceilings								
AcousTileConcealSpLn	40%	Now	\$34,100	2043	**	5	\$24,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$16,900	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Below Nurses Office In Basement</i>								
Gypsum Board	5%			LIFE	**	5-10	\$16,900	
Plaster	45%			LIFE	**	5-10	\$76,200	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2050	**			
Chain Link	50%			2050	**			
Iron Picket	45%			2050	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%			2035	**			
Masonry: Granite	50%			LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								

Parking/Driveway

Cast in Place Concrete	100%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	10%			2040	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Fire Pump</i>								

Fused Disc Sw	10%			2040	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$300	
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Raceway

Conduit	70%			2030	\$92,600	1		
Conduit	30%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2046	**	5	\$100	
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	55%			2029	\$79,000	5	\$1,000	
Molded Case Bkrs	30%			2046	**	5	\$500	

Wiring

Braided Cloth	70%	2-4	\$129,900	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								

Thermoplastic	30%			2050	**	1		
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Motor Controllers

Locally Mounted	70%			2028	\$56,500	5	\$300	
Locally Mounted	30%			2043	**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,900	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$20,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Generator Installed In 2017.</i>								
Generators								
Diesel	100%			2043	**	1	\$25,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New 125 Kilovolt-ampere Generator Installed In 2017.</i>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Generator Installed In 2017.</i>								
Fuel Storage								
Day Tank	40%			2052	**	5	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Generator Installed In 2017.</i>								
Main Tank	60%			2065	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Generator Installed In 2017.</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	65%			2038	**	10	\$39,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2040	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	3%			2038	**			
Egress Lighting								
Emergency, Battery	10%			2035	**	10	\$1,600	
Emergency, Battery	40%			2025	\$38,000	10	\$6,400	
Exit, Service	40%			2025	\$7,600	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	30%			2030	\$79,800	10	\$100	
No Component	70%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component	60%							
Generic, Digital	40%			2025	\$291,900	1-3	\$16,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	50%			2050	**	1		
Interruptible Gas/Dual Fuel	50%			2040	**	1		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 7,500 Gallon Tank*

Conversion Equipment

Furnace	40%			2030	\$62,200	1	\$13,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 8 Gas Fired Rooftop Units Serve New Wing.*

Steam Boiler	60%	2-4	\$5,100	2035	**	1	\$35,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Two Boilers Refurbished With Existing Tubes. Approximately 10 Percent Of Tubes Are Reported To Be Plugged.*

Distribution

Steam Piping/Pump	60%			2040	**			
No Component	40%							

Terminal Devices

Air Handler	10%			2025	\$92,800	1	\$4,100	
Convactor/Radiator	60%			2035	**	1	\$12,800	
Fan Coil Unit/Heat	30%			2025	\$296,500	1	\$6,400	

Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	40%			2030	\$330,500	2	\$1,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 8 Units Serve New Wing. See Heating Conversion Equipment.*

Window/Wall Unit	40%			2028	\$55,000	1		
No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
	Air Handler/Dir Expansion	5%		2030	\$29,500	1		
	No Component	95%						
Heat Rejection								
	Air Cooled Condenser Unit	5%		2030	\$5,300	2	\$2,300	
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$58,300	
Exhaust Fans								
	Interior	50%		2030	\$117,400	2	\$1,000	
	Roof	50%		2035	**	2	\$1,000	
Plumbing								
H/C Water Piping								
	Brass/Copper	50%		2040	**	1		
	Galvanized Steel	50%		2028	\$144,800	1		
Water Heater								
	Gas Fired	100%		2025	\$40,300	2	\$1,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 150 Gallon Storage Tank</i>							
Sanitary Piping								
	Cast Iron	50%		LIFE	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Old Wing</i>							
	Cast Iron	50%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	50%		LIFE	**	1		
	Cast Iron	50%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2030	\$10,100	4	\$2,100	
Backflow Preventer								
	Generic	100%		2030	\$16,800	1	\$4,000	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 1 Unit. Machine Room Air Conditioned But No Exhaust.</i>							
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%		2040	**	1-5	\$10,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	50%						
	Generic	50%		2040	**	1-2	\$9,200	
Fire Pump								
	No Component	50%						
	Generic	50%		2033	**	1	\$6,200	
Chemical System								
	No Component	98%						
	Generic	2%		2025	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 254 - Q
Address : 84-40 101ST STREET
Borough : QUEENS **Agency's Number** : Q254
Program / Asset # : BOE1046.000 / 14259 **Yr Built/Renovated** : 2004 /
Area Sq Ft : 98,266 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9177 **Lot** : 23 **BIN** : 4191296

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$343,800	\$1,309,500
Interior Architecture	\$64,900	\$101,100
Electrical	\$90,100	
Mechanical		\$59,900
Total	\$498,900	\$1,470,500
Importance Code A	\$343,800	\$1,309,500
Importance Code B	\$155,100	\$124,900
Importance Code C		\$36,200
Total	\$498,900	\$1,470,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$26,600	\$12,200
Interior Architecture	\$35,700	\$7,400		\$12,600
Electrical	\$15,200	\$12,300	\$25,900	\$20,000
Mechanical	\$80,700	\$33,500	\$66,400	\$40,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$139,600	\$61,100	\$126,900	\$93,400
Importance Code A	\$9,700	\$9,700	\$36,600	\$21,900
Importance Code B	\$129,800	\$47,600	\$90,300	\$71,500
Importance Code C		\$3,800		
Total	\$139,600	\$61,100	\$126,900	\$93,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$14,200	
Glass Block	5%			LIFE	**	5	\$4,400	
Masonry: Brick	80%			LIFE	**	5	\$113,700	
Metal Panel	7%			2048	**	5-10	\$68,400	
Pre-Cast Concrete	3%			LIFE	**	5	\$13,900	
Window Wall	3%			2048	**	5	\$16,000	
Windows								
Aluminum	97%			2044	**	5	\$24,300	
Metal Louvers	3%			2037	**	10	\$4,700	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$13,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,400	
Roof								
Modified Bitumen	100%	Now	\$343,800	2028	\$1,146,000			
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Penthouses</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Penthouses</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 402 And 406</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$15,800	
Ceramic Tile	5%			2037	**	5	\$7,200	
Quarry Tile	5%			2041	**	5	\$10,800	
Terrazzo	10%			LIFE	**	5	\$11,300	
Vinyl Tile	70%			2033	**	3	\$50,500	
Wood	5%			2056	**	5	\$13,500	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$7,500	
Concrete Masonry Unit	60%			LIFE	**	5	\$36,200	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	28%			LIFE	**			
Wood	2%			LIFE	**	5	\$12,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2041	**	5	\$129,900	
Exposed Struc: Steel	3%			LIFE	**			
Gypsum Board	7%	Now	\$10,900	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entry Lobby</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entry Lobby</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Iron Picket

100%

2063

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

* *

On-Site Walkways

Asphalt

90%

2037

* *

Cast in Place Concrete

10%

2041

* *

Parking/Driveway

Cast in Place Concrete

100%

2041

* *

Electrical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
-----------------------	------------	-------------------	----------------	---------	----------------	-------------	----------------	----------

Under 600 Volts

Service Equipment

Fused Disc Sw

60%

2048

* *

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amperes Main Disconnect Switch For The Entire Building*

Fused Disc Sw

10%

2048

* *

5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 600 Amperes Main Disconnect Switch For Emergency*

Fused Disc Sw

20%

2048

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 1200 Ampere Main Disconnect Switches For The Mechanical Equipment*

Fused Disc Sw

10%

2048

* *

5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Penthouse**Explanation : One 1200 Amperes Main Disconnect Switch For The Mechanical Equipment*

Switchgear / Switchboard

Fused Disc Sw

70%

2048

* *

5

\$300

Molded Case Bkrs

30%

2048

* *

5

\$800

Raceway

Conduit

100%

2048

* *

1

Panelboards

Fused Disc Sw

10%

2044

* *

5

\$200

Molded Case Bkrs

90%

2044

* *

5

\$2,300

Wiring

Thermoplastic

100%

2048

* *

1

Motor Controllers

Locally Mounted

100%

2041

* *

5

\$700

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$30,200	
Generators								
Diesel	100%			2037	**	1	\$38,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 450 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$21,900	
Fuel Storage								
Day Tank	50%			2044	**	5	\$9,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room - Roof</i>						
		<i>Explanation : One 45 Gallons</i>						
Main Tank	50%			2056	**	5	\$1,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	86%			2033	**	10	\$77,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2033	**	10	\$9,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallway (1st, 2nd, 3rd, 4th Floor) Auditorium</i>						
Fluorescent	4%			2033	**	10	\$3,600	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Cafeteria</i>						
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$300	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$62,400	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (1) 7,500 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$97,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$33,300	2048	**	4	\$4,800	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Vacuum Pumps In Basement, Defective Condensate Return System.</i>						
Terminal Devices								
Air Handler	60%			2033	**	1	\$36,500	
Convactor/Radiator	30%			2041	**	1	\$9,500	
Unit Heater - Hot Water	10%			2033	**			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	**	1	\$45,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$4,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$60,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$68,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,800	
Exhaust Fans								
Interior	95%			2033	**	2	\$2,900	
Roof	5%			2033	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$59,900	2	\$1,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 254 - Q

Asset # : 14259

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$15,000	4	\$2,100	
Sewage Ejector(s) Electric	100%			2028	\$28,300	4	\$3,900	
Backflow Preventer Generic	100%			2033	**	1	\$6,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$51,400	
Sprinkler Generic	100%			2048	**	1-2	\$27,500	
Fire Pump Generic	100%			2037	**	1	\$18,400	
Chemical System Generic	100%			2026	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 255 - BK
Address : 1866 EAST 17TH ST. BTWN: AVE. R, AVE. S
Borough : BROOKLYN **Agency's Number** : K255
Program / Asset # : BOE0547.000 / 2542 **Yr Built/Renovated** : 1953 / 2008
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 18-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 6821 **Lot** : 123 **BIN** : 3184034

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,378,300	\$412,300
Interior Architecture	\$558,700	\$49,400
Electrical	\$613,000	\$663,600
Mechanical	\$100,800	\$1,290,500
Total	\$2,650,800	\$2,415,700
Importance Code A	\$1,378,300	\$904,100
Importance Code B	\$1,272,500	\$1,511,600
Total	\$2,650,800	\$2,415,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,500			
Interior Architecture	\$88,800		\$33,100	\$10,900
Electrical	\$12,700	\$3,300	\$2,900	\$3,400
Mechanical	\$61,100	\$12,900	\$17,100	\$14,300
Site Pavements	\$66,300			
Total	\$276,300	\$16,200	\$53,200	\$28,600
Importance Code A	\$55,200	\$7,500	\$7,500	\$7,500
Importance Code B	\$132,500	\$8,700	\$45,600	\$18,600
Importance Code C	\$88,600			\$2,400
Total	\$276,300	\$16,200	\$53,200	\$28,600



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 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%	0-2	\$763,300	LIFE	**	5	\$47,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade And Penthouse</i>								
Masonry: Brick	77%			LIFE	**	5	\$729,800	
Masonry: Granite	5%			LIFE	**	5	\$35,500	
Masonry: Limestone	3%			LIFE	**	5	\$21,300	
Slate Panels	5%			LIFE	**	5	\$35,500	
Windows								
Aluminum	100%	0-2	\$84,800	2046	**	5	\$9,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steel Window Guards Need Painting</i>								
Parapets								
Masonry: Brick	95%	0-2	\$71,400	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
Roof								
Built-Up (BUR)	97%	Now	\$94,000	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gymnasium And 4th Floor Girls Toilet</i>								
Copper/Terne	3%			2045	**	10	\$5,000	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$25,100	LIFE	**	5	\$49,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2039	**	5	\$5,600	
Terrazzo	5%			LIFE	**	5	\$8,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Main Entry</i>								
Vinyl Tile	20%			2035	**	3	\$8,500	
Vinyl Tile	40%	0-2	\$409,600	2040	**	3	\$16,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	10%			2058	**	5	\$21,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,700	
Glazed Ceramic Panel	5%			LIFE	**	10	\$4,300	
Masonry: Brick	10%			LIFE	**	10	\$2,900	
Plaster	50%			LIFE	**	5-10	\$40,700	
SGFT/Glazed Masonry	20%	4+	\$15,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : First Floor</i>								
Ceilings								
AcousTile,Adhered	35%			2043	**	5	\$39,500	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	2%	Now	\$77,500	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Chain Hoist</i>								
Exposed Concrete	58%			LIFE	**	5-10	\$81,800	
Plaster	5%			LIFE	**	5-10	\$9,700	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2050	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 17th Street</i>								
Chain Link	75%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Iron Picket	20%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$30,800	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 17th Street</i>								
On-Site Walkways								
Asphalt	10%			2043	**			
Cast in Place Concrete	85%	2-4	\$32,300	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$3,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs On 17th Street</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

100%

2035

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

80%

2056

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,600 Ampere Main Disconnect Switch.*

Fused Disc Sw

20%

2056

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency.*

Switchgear / Switchboard

Fused Disc Sw

100%

2056

* *

5

\$300

Raceway

Conduit

80%

2030

\$105,800

1

Conduit

20%

2056

* *

1

Panelboards

Fused Disc Sw

5%

2052

* *

5

\$100

Fused Disc Sw

5%

2029

\$7,200

5

\$100

Molded Case Bkrs

20%

2029

\$28,700

5

\$400

Molded Case Bkrs

70%

2052

* *

5

\$1,400

Wiring

Braided Cloth

70%

2-4

\$129,900

2055

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2030

\$18,600

1

Thermoplastic

20%

2056

* *

1

Motor Controllers

Locally Mounted

100%

2028

\$80,600

5

\$500

Ground

Grounding Devices

Not Accessible

100%

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	56%			2035	**	10	\$39,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2025	\$2,600	10		
Incandescent	40%	2-4	\$360,500	2040	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closets, Stairs Landing, Section Of The Basement</i>								
<i>Explanation : Incandescent Fixtures Are Obsolete.</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$54,700	10	\$9,200	
Exit, Service	50%			2025	\$10,900	1		
Exterior Lighting								
HID	40%	2-4	\$122,600	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Exterior Fixtures Are Old And Present Frequent Problems.</i>								
No Component	60%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,500	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$336,200	1-3	\$19,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2030	\$149,400	5	\$23,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Ground Vault</i>								
<i>Explanation : Two 10,000 Gallon Tanks</i>								
Conversion Equipment Steam Boiler	100%			2028	\$491,800	1	\$75,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Steam Boilers</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$100,800	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Auditorium Crawl Space And Other Locations In Basement - Steam Leaks Due To Corroded Steam And Condensate Return Piping</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Defective Steam Traps, Radiator Control Valves And Room Thermostats</i>								
Terminal Devices								
Air Handler	20%			2030	\$213,700	1	\$9,400	
Convactor/Radiator	80%	Now	\$16,300	2035	**	1	\$17,700	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	75%	0-2	\$5,900	2028	\$118,800	1		
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Classrooms</i>								
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,100	
Exhaust Fans								
Interior	100%	0-2	\$5,400	2030	\$270,400	2	\$1,900	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Deteriorated Flexible Duct Connection On Various Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2025	\$46,400	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallon Unit</i>								
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$7,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$11,600	4	\$2,400	
Sewage Ejector(s)								
Electric	100%			2030	\$21,900	4	\$4,500	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%		2040		**	1-2	\$1,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 256 - BK
Address : 114 KOSCIUSZKO STREET BTWN: NOSTRAND AVE., MARCY AVE
Borough : BROOKLYN **Agency's Number** : K256
Program / Asset # : BOE0548.000 / 1307 **Yr Built/Renovated** : 1959 / 2002
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 30-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 1784 **Lot** : 11 **BIN** : 3049768

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$434,800	\$1,836,600
Interior Architecture	\$377,800	\$222,900
Electrical	\$259,200	\$1,397,100
Mechanical	\$236,000	\$2,298,900
Total	\$1,307,800	\$5,755,600
Importance Code A	\$434,800	\$2,452,100
Importance Code B	\$753,100	\$3,303,500
Importance Code C	\$119,800	
Total	\$1,307,800	\$5,755,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$103,900			
Interior Architecture	\$139,400			\$12,600
Electrical	\$7,300	\$1,700	\$2,000	\$2,000
Mechanical	\$36,600	\$17,700	\$15,600	\$13,300
Site Enclosure	\$2,500			
Site Pavements	\$7,500			
Total	\$297,100	\$19,400	\$17,600	\$28,000
Importance Code A	\$112,700	\$8,800	\$8,800	\$8,800
Importance Code B	\$112,300	\$10,600	\$8,800	\$19,100
Importance Code C	\$72,100			
Total	\$297,100	\$19,400	\$17,600	\$28,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$29,700	LIFE	**	5	\$46,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs And Chimney</i>								
Metal Panel	15%			2050	**	5-10	\$56,000	
Windows								
Aluminum	100%	Now	\$32,600	2046	**	5	\$18,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 206</i>								
Parapets								
Masonry: Brick	50%	Now	\$34,000	LIFE	**	5	\$5,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	45%			2043	**	5-10	\$89,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Roof								
Built-Up (BUR)	95%	Now	\$342,900	2030	\$1,714,500			
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Lower Roofs</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Lower Roofs</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 3rd Floor Corridors</i>								
Metal Panel	5%	Now	\$37,500	2035	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead Stairs</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$8,100	
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Entrances</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
Ceramic Tile	5%	0-2	\$13,100	2039	**	5	\$3,200	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys Toilets On 2nd And 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boys Toilets On 2nd And 3rd Floor</i>								
Terrazzo	5%			LIFE	**	5	\$9,900	
Vinyl Tile	65%	Now	\$14,900	2035	**	3	\$30,800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 206</i>								
Vinyl Tile 9" X 9"	15%	Now	\$44,600	2025	\$222,900	3	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2045	**	5	\$11,800	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$31,000	2039	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets, Kitchen And Cafeteria</i>								
Concrete Masonry Unit	15%	Now	\$74,800	LIFE	**	5	\$12,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Wall Along Kosciuszko Street</i>								
Glazed Ceramic Panel	5%			LIFE	**	10	\$9,500	
Plaster	50%	Now	\$45,000	LIFE	**	5	\$31,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$94,100	2035	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridor, Kindergarten Corridor And Gymnasium</i>								
Exposed Concrete	55%	Now	\$119,400	LIFE	**	5	\$10,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$12,600	
Plaster	15%	Now	\$13,300	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor Boys Toilet</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor Boys Toilet</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$2,500	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$5,400	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Dumpster</i>								
Activity Yard								
Asphalt	40%	Now	\$2,000	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Of Building</i>								
Rubber Matting	60%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Rear Play Yard</i>								
<i>Explanation : Pads Separating</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Electrical Services Ratings At 800 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2056	**	5		
Molded Case Bkrs	90%			2030	\$164,400	5	\$2,100	
Raceway								
Conduit	95%			2030	\$175,100	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	95%	Now	\$3,600	2029	\$181,900	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Panelboard P L C S 1</i>								
<i>Explanation : Broken Circuit Breaker</i>								
Wiring								
Braided Cloth	95%	2-4	\$259,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2040	**	10	\$78,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$64,100	10	\$10,700	
Exit, Service	50%			2030	\$12,800	1		
Exterior Lighting								
HID	100%			2025	\$358,900	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$57,500	1	\$6,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2025

\$196,800

1-3

\$11,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2030

\$174,900

5

\$27,600

Conversion Equipment

Steam Boiler

100%

2028

\$576,000

1

\$88,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Steam Piping/Pump

100%

2030

\$393,500

Terminal Devices

Air Handler

35% Now

\$87,600

2025

\$438,000

1

\$17,300

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Fan Room**Explanation : Cafeteria Unit Not In Use Reportedly Due To Dust Accumulation In Ducts And Intake Openings.*

Convactor/Radiator

60%

2028

\$285,900

1

\$17,300

Fan Coil Unit/Heat

5%

2025

\$66,600

1

\$1,400

Air Conditioning

Energy Source

Electricity

100%

2038

**

1

Conversion Equipment

Window/Wall Unit

80%

2023

\$148,400

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

**

2-5

\$31,400

No Component

60%

Exhaust Fans

Interior

20%

2030

\$63,300

2

\$500

Roof

80%

2030

\$118,200

2

\$2,200

Plumbing

H/C Water Piping

Brass/Copper

50%

2040

**

1

Galvanized Steel

50%

2035

**

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Electric	25%			2025	\$19,600	4	\$200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Tank With 50 Gallon Capacity</i>						
	Gas Fired	75%			2025	\$40,700	2	\$1,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Tank With 150 Gallon Capacity</i>						
	HW Heat Exchanger Steam Fired	100%			2030	\$141,700	4	\$13,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Capped, No Longer In Use</i>						
	Sanitary Piping Cast Iron	100%	Now	\$13,000	LIFE	**	1	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boy's Lavatories 216 And 116</i>						
		<i>Explanation : Seals Around Removed Floor Urinal Leaks</i>						
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2025	\$13,600	4	\$2,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Sump Pump</i>						
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%			2040	**	1-2	\$1,200
	Chemical System No Component Generic	98%			2025	\$600	1-3	\$100
		2%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 256 - Q ANNEX
Address : 445 BEACH 135 STREET
Borough : QUEENS **Agency's Number** : Q816
Program / Asset # : BOE1162.000 / 14908 **Yr Built/Renovated** : 1950 /
Area Sq Ft : 24,305 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 16258 **Lot** : 6 **BIN** : 4305631

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$83,400	\$40,800
Interior Architecture	\$374,400	
Electrical		\$144,900
Mechanical		\$459,300
Total	\$457,800	\$645,000
Importance Code A	\$83,400	\$40,800
Importance Code B	\$36,000	\$604,100
Importance Code C	\$338,400	
Total	\$457,800	\$645,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,200		\$2,200	
Interior Architecture	\$34,100		\$6,200	
Electrical	\$1,700	\$1,600	\$2,200	\$1,900
Mechanical	\$3,500	\$3,500	\$3,400	\$3,200
Total	\$51,500	\$5,100	\$13,900	\$5,100
Importance Code A	\$14,600	\$2,400	\$4,600	\$2,400
Importance Code B	\$15,000	\$2,700	\$9,300	\$2,700
Importance Code C	\$21,800			
Total	\$51,500	\$5,100	\$13,900	\$5,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q ANNEX

Asset # : 14908

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$81,700	
Masonry: Limestone	10%			LIFE	**	5	\$6,800	
Windows								
Aluminum	100%			2046	**	5	\$9,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$49,800	
Masonry: Limestone	5%			LIFE	**	5-10	\$4,700	
Roof								
Metal Panel	5%			2043	**	10	\$2,200	
Modified Bitumen	85%			2035	**	10	\$20,000	
Plaza Roof: Stone Panels	10%			2050	**			
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$2,000	LIFE	**	5	\$4,000	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Electrical Room</i>								
Ceramic Tile	5%			2033	**	5	\$1,800	
Terrazzo	20%			LIFE	**	5	\$11,400	
Vinyl Tile	5%			2035	**	3	\$700	
Vinyl Tile 9" X 9"	65%			2035	**	3	\$8,900	
Interior Walls								
Ceramic Tile	10%	Now	\$268,200	2045	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$36,400	
Marble Panels	10%			LIFE	**	10	\$3,600	
Plaster	30%	Now	\$70,200	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairways, Classrooms 303, 301 And 201, Corridors</i>								
Ceilings								
AcousTile,Adhered	10%			2043	**	5	\$4,100	
Exposed Concrete	10%			LIFE	**	5-10	\$5,200	
Plaster	80%			LIFE	**	5-10	\$56,600	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2050	**			
Iron Picket	20%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q ANNEX

Asset # : 14908

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	5%			2039	**			
Rubber Matting	10%			2035	**			
Under Construction	85%							

*Other Observation, Extent : Light, Area Affected : 0%**Location : Play Yard**Explanation : Site Of New School Building. Currently Under Construction*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	10%			2050	**	5		
Molded Case Bkrs	90%			2050	**	5	\$600	

Raceway

Conduit	30%			2050	**	1		
Conduit	70%			2030	\$39,300	1		

Panelboards

Molded Case Bkrs	30%			2046	**	5	\$200	
Molded Case Bkrs	70%			2029	\$55,900	5	\$400	

Wiring

Thermoplastic	70%			2030	\$49,700	1		
Thermoplastic	30%			2050	**	1		

Motor Controllers

Locally Mounted	100%			2043	**	5	\$200	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%			2035	**	10	\$22,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$2,900	
Exit, Service	50%			2035	**	1		

Exterior Lighting

HID	10%			2035	**	10		
No Component	90%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q ANNEX

Asset # : 14908

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$2,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Analog

100%

2035

* *

1-3

\$15,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2040

* *

5

\$7,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : This Building Is Planned To Be Abandoned One Year From Now.*

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$24,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Backyard Of The Building**Explanation : 1 Temporary Steam Boiler Being Used*

Distribution

Steam Piping/Pump

100%

2030

\$107,500

Terminal Devices

Convactor/Radiator

100%

2028

\$130,100

1

\$7,900

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

5%

2035

* *

Window/Wall Unit

80%

2028

\$40,500

1

No Component

15%

Terminal Devices

Fan Coil - 2 Pipe

5%

2035

* *

1

\$400

No Component

95%

Heat Rejection

Air Cooled Condenser

5%

2035

* *

2

\$800

Unit

No Component

95%

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 256 - Q ANNEX

Asset # : 14908

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	H/C Water Piping Brass/Copper	100%		2030	\$181,200	1		
	Water Heater Electric	100%		2025	\$21,400	4	\$200	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%		2030	\$3,700	4	\$800	
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 257 - BK
Address : 60 COOK STREET @ GRAHAM AVE.
Borough : BROOKLYN **Agency's Number** : K257
Program / Asset # : BOE0549.000 / 968 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 14-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3114 **Lot** : 11 **BIN** : 3071571

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$226,400	\$355,300
Interior Architecture	\$703,700	\$720,800
Electrical	\$598,300	\$692,700
Mechanical	\$400,900	\$1,303,600
Total	\$1,929,400	\$3,072,400
Importance Code A	\$226,400	\$970,700
Importance Code B	\$1,633,300	\$2,052,900
Importance Code C	\$69,600	\$48,800
Total	\$1,929,400	\$3,072,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,100	\$2,700	\$17,800	
Interior Architecture	\$27,200	\$4,200		\$14,300
Electrical	\$3,200	\$3,000	\$2,300	\$2,200
Mechanical	\$22,500	\$26,100	\$26,200	\$13,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,900	\$40,000	\$50,200	\$33,600
Importance Code A	\$25,900	\$11,700	\$26,600	\$8,800
Importance Code B	\$32,800	\$28,300	\$23,700	\$24,800
Importance Code C	\$15,100			
Total	\$73,900	\$40,000	\$50,200	\$33,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$17,100	LIFE	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$174,100	LIFE	**	5	\$108,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2043	**	5	\$35,500	
Glass Block	2%			LIFE	**	5	\$500	
Parapets								
Metal Rail	90%			2040	**	5-10	\$247,200	
Metal: Cage/Fence	10%			2040	**	5-10	\$11,800	
Roof								
Built-Up (BUR)	70%			2032	**	10	\$37,400	
Built-Up (BUR)	28%			2032	**	10	\$15,000	
Copper/Terne	2%			2042	**	10	\$2,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,700	
Ceramic Tile	2%	Now	\$2,800	2036	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	3%			LIFE	**	5	\$3,200	
Vinyl Tile	55%			2027	\$672,000	3	\$37,000	
Vinyl Tile	30%	Now	\$366,600	2037	**	3	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Third Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Third Floor Corridor</i>								
Wood	5%			2055	**	5	\$12,600	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$12,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
Glazed Ceramic Panel	2%	Now	\$8,700	LIFE	**			
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	63%	Now	\$69,600	LIFE	**	5	\$48,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$58,100	2047	**	5	\$4,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor Near Kitchen</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Teachers Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridor Near Kitchen</i>								
AcousTileConcealSpLn	5%			2047	**	5	\$8,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$13,500	
Exposed Concrete	75%	Now	\$173,400	LIFE	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$36,000	LIFE	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	95%			2027	\$173,500	5	\$400	
Fused Disc Sw	5%			2047	**	5		
Raceway								
Conduit	10%			2047	**	1		
Conduit	90%			2027	\$165,900	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	80%			2026	\$153,200	5	\$1,900	
Molded Case Bkrs	5%			2043	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$245,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$80,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$10,700	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2035	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$57,500	1	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2022	\$295,200	1-3	\$16,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Alarm Bells And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$27,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$576,000	1	\$88,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$150,600	2037	**	4	\$4,400	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Condensate Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$250,300	1	\$11,000	
Convactor/Radiator	80%			2032	**	1	\$23,000	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2025	\$111,300	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,600	
Exhaust Fans								
Interior	20%			2027	\$63,300	2	\$500	
Roof	80%			2027	\$118,200	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%			2025	\$195,300	1		
Water Heater								
Gas Fired	100%			2025	\$54,300	2	\$1,300	
HW Heat Exchanger								
Steam Fired	100%			2027	\$141,700	4	\$8,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$9,300	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Backs Up When It Rains</i>								
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,900	
Sewage Ejector(s)								
Electric	100%			2027	\$25,600	4	\$3,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$43,600	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 26 - BX
Address : 1930 ANDREWS AVENUE @ W. BURNSIDE AVE.
Borough : BRONX **Agency's Number** : X026
Program / Asset # : BOE0173.000 / 2693 **Yr Built/Renovated** : 1922 / 1998
Area Sq Ft : 124,000 **Project Type** : EDUCATION
Date of Survey : 01-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3216 **Lot** : 2 **BIN** : 2014692

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$648,800	\$360,700
Interior Architecture	\$1,807,000	\$157,100
Electrical	\$95,600	\$1,743,800
Mechanical	\$30,700	\$2,477,600
Total	\$2,582,000	\$4,739,100
Importance Code A	\$648,800	\$405,500
Importance Code B	\$1,752,900	\$4,333,600
Importance Code C	\$180,400	
Total	\$2,582,000	\$4,739,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,800			
Interior Architecture	\$136,400		\$7,400	\$17,200
Electrical	\$13,400	\$3,500	\$3,900	\$4,800
Mechanical	\$62,300	\$22,700	\$33,300	\$20,200
Site Enclosure	\$27,400			
Site Pavements	\$28,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$314,800	\$30,100	\$48,500	\$46,100
Importance Code A	\$55,100	\$12,300	\$12,300	\$12,300
Importance Code B	\$168,800	\$17,800	\$36,200	\$33,900
Importance Code C	\$90,900			
Total	\$314,800	\$30,100	\$48,500	\$46,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	4+	\$132,700	LIFE	**	5	\$137,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$84,900	LIFE	**	5	\$52,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1938 Building</i>								
Masonry: Brick	20%			LIFE	**	5	\$70,200	
Masonry: Brick Cavity	25%			LIFE	**	5	\$87,800	
Masonry: Fieldstone	10%	Now	\$162,100	LIFE	**	5	\$13,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Connecting Corridor To 1980 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connecting Corridor To 1980 Wing</i>								
Stucco Cement	2%	0-2	\$10,900	2043	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2050	**	5	\$19,800	
Windows								
Aluminum	100%	4+	\$62,800	2046	**	5	\$14,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$45,000	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%			LIFE	**	5-10	\$56,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%			LIFE	**	5-10	\$39,700	
Masonry: Limestone	5%	2-4	\$9,300	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$10,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%			2035	**	10	\$91,800	
Slate	5%	Now	\$17,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$32,800	LIFE	**	5	\$21,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2039	**	5	\$9,800	
Terrazzo	5%			LIFE	**	5	\$15,400	
Vinyl Tile	30%			2035	**	3	\$22,200	
Vinyl Tile	5%			2025		3	\$4,900	
Vinyl Tile	25%	Now	\$447,000	2040	**	3	\$18,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Second Floor Of The 1922 And 1930 Building</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile 9" X 9"	20%	0-2	\$463,300	2040	**	3	\$14,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Staircase And Hallways</i>								
Wood	5%	0-2	\$104,000	2045	**	5	\$9,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	\$12,400	2033	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	10	\$1,100	
Gypsum Board	20%	0-2	\$24,900	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	3%	Now	\$8,800	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	2%			LIFE	**	10	\$1,100	
Plaster	50%	Now	\$180,400	LIFE	**	5	\$21,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$14,000	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$425,300	2050	**	5	\$30,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Cafeteria In 1980 Wing</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Cafeteria In 1980 Wing</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$36,900	
Metal Panel	5%	Now	\$35,100	LIFE	**	5	\$12,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Connecting Corridors Between 1922 And 1980 Wings</i>								
Plaster	55%	Now	\$151,800	LIFE	**	5	\$67,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	30%			2065	**			
Masonry: Fieldstone	70%	4+	\$27,400	2050	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	98%	4+	\$28,600	2043	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout, Steps*

Masonry: Granite	2%			LIFE	**			
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Activity Yard

Asphalt	50%			2039	**			
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Cast in Place Concrete	10%			2043	**			
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Rubber Matting	40%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$44,900	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1,600 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Fused Disc Sw	80%			2030	\$167,000	5	\$400	
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Fused Disc Sw	20%			2050	**	5	\$100	
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Raceway

Conduit	90%			2030	\$200,500	1		
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Conduit	10%			2050	**	1		
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Panelboards

Fused Disc Sw	7%			2029	\$16,800	5	\$200	
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Fused Disc Sw	3%			2046	**	5	\$100	
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Molded Case Bkrs	60%			2046	**	5	\$2,000	
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Molded Case Bkrs	30%			2029	\$71,800	5	\$1,000	
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Wiring

Braided Cloth	30%	2-4	\$95,600	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Original Building*

Thermoplastic	40%			2030	\$127,400	1		
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Thermoplastic	30%			2050	**	1		
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Motor Controllers

Locally Mounted	60%			2028	\$73,700	5	\$500	
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Locally Mounted	40%			2043	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,600	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	92%			2035	**	10	\$104,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	6%			2035	**	10	\$6,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	2%			2025	\$29,400	2	\$100	
Egress Lighting								
Emergency, Battery	20%			2025	\$35,700	10	\$6,000	
Emergency, Battery	30%			2035	**	10	\$9,000	
Exit, Service	40%			2035	**	1		
Exit, Service	10%			2025	\$3,600	1		
Exterior Lighting								
HID	100%			2025	\$500,000	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$13,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$411,300	1-3	\$23,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$122,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	2%	0-2	\$11,000	2060	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Under Ground Of Exit 7</i>								
Steam Piping/Pump	98%			2030	\$537,300			
Terminal Devices								
Air Handler	20%			2025	\$348,700	1	\$15,300	
Convactor/Radiator	80%			2028	\$531,100	1	\$32,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	15%	0-2	\$3,200	2025	\$157,900	1	\$7,800	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Baement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Window/Wall Unit	50%			2025	\$129,200	1		
No Component	35%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2030	\$14,700	4	\$1,400	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2025	\$135,600	1	\$11,500	
No Component	85%							
Heat Rejection								
Dry Cooler	15%	0-2	\$13,200	2025	\$65,700	2	\$10,400	
<i>Corroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$109,500	
Exhaust Fans								
Interior	85%			2025	\$375,000	2	\$3,200	
Roof	15%			2025	\$30,900	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2029	\$75,600	2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$5,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$3,900	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%			2040	**	1-5	\$18,800
Sprinkler								
	No Component	90%						
	Generic	10%			2030	\$121,400	1-2	\$3,500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 260 - BK
Address : 875 WILLIAMS AVENUE BTWN:STANLEY AVE., GLENWOOD RD
Borough : BROOKLYN **Agency's Number** : K260
Program / Asset # : BOE0552.000 / 2541 **Yr Built/Renovated** : 1953 / 2002
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 05-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 8158 **Lot** : 40 **BIN** : 3229156

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$183,500	
Interior Architecture	\$232,300	\$250,500
Electrical	\$173,200	\$401,700
Mechanical		\$1,094,600
Total	\$589,100	\$1,746,800
Importance Code A	\$183,500	\$459,500
Importance Code B	\$405,500	\$1,287,300
Total	\$589,100	\$1,746,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,000			
Interior Architecture	\$89,600		\$5,700	\$2,700
Electrical	\$28,700	\$2,800	\$3,000	\$3,800
Mechanical	\$46,500	\$11,800	\$15,600	\$15,600
Site Enclosure	\$8,500			
Site Pavements	\$18,000			
Total	\$243,200	\$14,600	\$24,300	\$22,000
Importance Code A	\$59,000	\$7,000	\$7,000	\$7,000
Importance Code B	\$152,400	\$7,500	\$17,200	\$15,000
Importance Code C	\$31,900			
Total	\$243,200	\$14,600	\$24,300	\$22,000



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DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$40,300	LIFE	**	5	\$25,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,000	
Windows								
Aluminum	95%	Now	\$27,500	2046	**	5	\$15,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Windows</i>								
Glass Block	5%			LIFE	**	5	\$2,000	
Parapets								
Masonry: Brick	85%	Now	\$73,300	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair C</i>								
Masonry: Limestone	10%	Now	\$15,600	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%	0-2	\$1,300	2058	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Low Roof</i>								
Roof								
IRMA/Protected Membrane	90%	Now	\$69,900	2035	**			
<i>Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Near Bulkheads And Penthouse</i>								
<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Near Bulkheads And Mechanical Penthouse</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gymnasium</i>								
Metal Panel	10%	Now	\$5,500	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair C</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,300	
								<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout Basement Boiler Room</i>
Ceramic Tile	5%	0-2	\$5,500	2039	**	5	\$1,300	
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>
								<i>Location : Toilets And Kitchens Throughout</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Toilets And Kitchens Throughout</i>
Sheet Vinyl/Rubber	10%	Now	\$168,700	2040	**	5	\$4,000	
								<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>
								<i>Location : Throughout Auditorium</i>
Terrazzo	2%			LIFE	**	5	\$1,700	
Vinyl Tile	25%			2038	**	3	\$5,000	
Vinyl Tile 9" X 9"	40%	Now	\$25,000	2025	\$250,500	3	\$8,000	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Stair Landings And Throughout</i>
Wood	8%			2058	**	5	\$8,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$3,300	
Concrete Masonry Unit	10%	Now	\$3,100	LIFE	**	5	\$1,000	
								<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Storage Rooms In Basement</i>
Glazed Ceramic Panel	3%			LIFE	**	10	\$700	
Masonry: Brick	5%			LIFE	**	10	\$400	
Plaster	52%	Now	\$2,300	LIFE	**	5	\$4,100	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Stair C And Auditorium</i>
								<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Various Areas</i>
								<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Stair C And Auditorium</i>
SGFT/Glazed Masonry	25%	0-2	\$13,500	LIFE	**			
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout</i>

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$9,600	2043	**	5	\$9,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	60%			LIFE	**	5-10	\$72,700	
Plaster	20%	Now	\$13,600	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And Toilet 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And Toilet 3rd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%	0-2	\$8,500	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Yard By Playground</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,800	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2043	**			
Masonry: Granite	50%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	50%	0-2	\$2,200	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%			2030			\$28,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Unable To Observe, Under Snow</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	70%			2030	\$92,600	1		
Conduit	30%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$7,200	5	\$100	
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,700	
Wiring								
Braided Cloth	60%	2-4	\$111,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2030	\$18,600	1		
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$158,800	10	\$61,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%	Now	\$7,300	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Observed Malfunctioning In The Gymnasium</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$51,100	10	\$8,600	
Exit, Service	50%			2025	\$10,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

20%

2035

* *

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Controlled Via Photocell And Timer*

No Component

80%

Alarm

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

Now

\$11,000

2035

* *

1-3

\$27,800

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Tamper Switch Triggers False Alarms Twice Daily*

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2030

\$77,900

1

Conversion Equipment

Steam Boiler

100%

2028

\$459,500

1

\$70,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units - Boiler No. 2 Undergoing Repair*

Distribution

Central Plant Steam Piping/Pmp

100%

2040

* *

4

\$3,500

Terminal Devices

Air Handler

25%

2025

\$249,600

1

\$11,000

Convactor/Radiator

75%

Now

\$14,300

2035

* *

1

\$15,500

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Steam Traps Throughout*

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Window/Wall Unit

25%

2025

\$37,000

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$62,700

Exhaust Fans

Interior

90%

2030

\$227,300

2

\$2,000

Roof

10%

2030

\$11,800

2

\$200

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
Water Heater Gas Fired	100%			2025	\$43,300	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Controller Of The Heater In Basement</i>								
<i>Explanation : 300 Gallon Tank</i>								
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$7,000	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2025	\$10,800	4	\$2,300	
Sewage Ejector(s) Electric	100%			2030	\$20,400	4	\$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	97%							
Generic	3%			2030	\$20,900	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 261 - BK
Address : 314 PACIFIC STREET @HOYT ST.
Borough : BROOKLYN **Agency's Number** : K261
Program / Asset # : BOE0553.000 / 1310 **Yr Built/Renovated** : 1957 / 2006
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 11-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 188 **Lot** : 14 **BIN** : 3001070

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$689,900	\$731,900
Interior Architecture	\$1,446,900	
Electrical	\$385,200	\$687,500
Mechanical	\$1,439,000	\$948,600
Site Pavements	\$110,200	\$73,700
Total	\$4,071,400	\$2,441,700
Importance Code A	\$1,265,900	\$751,700
Importance Code B	\$2,805,500	\$1,690,000
Total	\$4,071,400	\$2,441,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,400		\$15,000	
Interior Architecture	\$74,400		\$18,400	\$2,500
Electrical	\$27,400	\$3,500	\$9,300	\$3,100
Mechanical	\$52,300	\$20,000	\$63,200	\$17,300
Total	\$178,400	\$23,500	\$105,900	\$23,000
Importance Code A	\$24,400	\$8,800	\$24,000	\$8,800
Importance Code B	\$123,700	\$14,700	\$81,900	\$14,200
Importance Code C	\$30,400			
Total	\$178,400	\$23,500	\$105,900	\$23,000



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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	**	5	\$32,700	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window / Wall Penetrations</i>								
Metal Panel	25%	0-2	\$4,800	2038	**	5	\$23,600	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Pacific Street Facade</i>								
Pre-Cast Concrete	5%	0-2	\$8,900	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stone Window Sills</i>								
Stucco Cement	5%			2041	**	5	\$6,300	
Windows								
Aluminum	95%	Now	\$58,800	2044	**	5	\$11,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Window Sashes Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Heads Within Cafeteria</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%			2031	**	10	\$7,500	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$29,300	
Copper/Terne	15%			2063	**	5	\$4,600	
Masonry: Brick Cavity	25%			LIFE	**	5	\$1,600	
Metal Panel	10%			2038	**	5	\$2,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	50%	Now	\$33,200	2028	\$664,400			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 408</i>								
Built-Up (BUR)	45%	Now	\$598,000	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Roof Drain</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over First Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Kitchen, Cafeteria, Auditorium, First Floor Classrooms</i>								
Copper/Terne	5%			2043	**	10	\$11,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$67,500	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,600	
Ceramic Tile	5%	0-2	\$7,000	2031	**	5	\$3,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms And Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms And Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$5,300	
Vinyl Tile	15%	4+	\$18,400	2036	**	3	\$7,600	
<i>Uneven Substrate, Extent : Light, Area Affected : 35%</i>								
<i>Location : 3rd Floor Corridors</i>								
Vinyl Tile 9" X 9"	60%			2023	\$954,400	3	\$30,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Classroom 409</i>								
Wood	5%	4+	\$71,400	2043	**	5	\$6,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Stage</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$30,400	2031	**	5	\$5,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Bathrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen And Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,300	
Glazed Ceramic Panel	5%			LIFE	**			
Granite Panels	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	48%			LIFE	**	5	\$29,700	
SGFT/Glazed Masonry	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$131,400	2048	**	5	\$6,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridors</i>								
AcousTileConcealSpLn	15%	Now	\$171,500	2048	**	5	\$12,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Second, Third And Fourth Floor Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second, Third And Fourth Floor Corridors</i>								
AcousTileConcealSpLn	10%			2033	**	5	\$16,500	
Exposed Concrete	52%	0-2	\$118,200	LIFE	**	5	\$10,800	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Storage Room adjacent to stage</i>								
Metal Panel	3%			LIFE	**	5	\$5,000	
Plaster	10%	0-2	\$18,600	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exit To Street From Kitchen</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Windows In Cafeteria, Auditorium Stage Left</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	20%			2048	**			
Chain Link	65%			2048	**			
Iron Picket	15%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$50,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Along Pacific Street And Dean Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Asphalt	15%	Now	\$42,700	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Play Yard - South East Corner</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Play Yard - South East Corner</i>								
Asphalt	60%	0-2	\$17,100	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Play Yard</i>								
<i>Tripping Hazard, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Planter Beds</i>								
Pavers/Stone	5%			2031	**			
Rubber Matting	20%			2028	\$73,700			

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2028	\$19,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 600 Amperes Each</i>								
Fused Disc Sw	50%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 400 Amperes Each.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$182,600	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	90%			2028	\$165,900	1		
Conduit	10%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	80%			2027	\$153,200	5	\$1,900	
Molded Case Bkrs	10%			2044	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	70%			2026	\$56,500	5	\$400	
Locally Mounted	30%	2-4	\$24,200	2048	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$77,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	25%			2023	\$32,000	10	\$5,400	
Emergency, Battery	25%			2028	\$32,000	10	\$5,400	
Exit, Service	50%			2028	\$12,800	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	30%			2023	\$107,700	10	\$100	
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2036	**	1	\$10,000	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$17,000	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria , Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2028	\$174,900	5	\$27,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (1) 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler	100%	Now	\$576,000	2048	**	1	\$79,300	
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*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Defective Burners. Boiler Room.**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : (2) Boilers. Boilers Are Beyond Their Useful Life Cycle*

Distribution

Steam Piping/Pump	100%	2-4	\$393,500	2058	**			
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*Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Thermostats, Various Locations**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Steam And Condensate Piping Are Beyond Their Useful Life Cycle*

Terminal Devices

Air Handler	15%			2023	\$187,700	1	\$8,300	
Convactor/Radiator	85%			2026	\$405,000	1	\$24,400	

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2028	\$75,500	1	\$4,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : For Auditorium. Courtyard</i>								
Split Unit	10%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : R-410a</i>								
Window/Wall Unit	70%	0-2	\$13,000	2023	\$129,800	1		
<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations, Multiple Mechanical And/ Or Electrical Defects</i>								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2033	**	1	\$5,800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	\$16,100	2	\$6,200	
Evaporative Condenser	10%			2033	**	2	\$6,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$39,700	
No Component	20%							
Exhaust Fans								
Interior	20%			2023	\$63,300	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle</i>								
Roof	60%	0-2	\$88,700	2038	**	2	\$1,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof, Multiple Mechanical And/ Or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof, Exhaust Fans Are Beyond Their Useful Life Cycle</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$195,300	1		
Water Heater								
Gas Fired	100%			2026	\$54,300	2	\$1,300	
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$13,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%	Now	\$32,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd And 4th Floor. Student Rest Rooms, And Room# 113 And 115. Sluggish Operation</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%	Now	\$300	2028	\$13,600	4	\$1,900
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Mechanical Defects</i>								
	Sewage Ejector(s) Electric	100%			2028	\$25,600	4	\$3,500
	Backflow Preventer Generic	100%			2036	**	1	\$5,500
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%			2028	\$43,600	1-2	\$1,200
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Chemical System Generic	100%			2023	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 262 - BK
Address : 500 MACON STREET BTWN: STUYVESANT AVE., MALCOLM X
Borough : BROOKLYN **Agency's Number** : K262
Program / Asset # : BOE0554.000 / 1189 **Yr Built/Renovated** : 1961 / 2000
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1671 **Lot** : 19 **BIN** : 3046876

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,030,500	\$796,000
Interior Architecture	\$304,000	\$1,020,000
Electrical	\$245,500	\$910,100
Mechanical	\$60,000	\$1,150,500
Site Enclosure	\$43,100	
Site Pavements	\$78,800	
Total	\$1,762,000	\$3,876,500
Importance Code A	\$1,030,500	\$1,366,200
Importance Code B	\$510,500	\$2,510,400
Importance Code C	\$221,000	
Total	\$1,762,000	\$3,876,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$109,600		\$11,400	
Interior Architecture	\$150,700		\$11,800	\$11,100
Electrical	\$6,200	\$1,300	\$1,500	\$2,500
Mechanical	\$57,600	\$16,000	\$17,700	\$11,900
Site Pavements	\$39,500			
Total	\$363,500	\$17,300	\$42,500	\$25,500
Importance Code A	\$117,700	\$8,100	\$19,500	\$8,100
Importance Code B	\$170,500	\$9,200	\$23,000	\$17,400
Importance Code C	\$75,300			
Total	\$363,500	\$17,300	\$42,500	\$25,500



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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$16,300	
Masonry: Brick	65%	4+	\$22,700	LIFE	**	5	\$35,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria And Kitchen</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,600	
Metal Panel	30%			2050	**	5-10	\$112,000	
Windows								
Aluminum	95%	Now	\$774,400	2046	**	5	\$17,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Glass Block	5%	Now	\$4,900	LIFE	**	5	\$1,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$15,700	
Masonry: Brick	40%			LIFE	**	5-10	\$30,200	
Metal Rail	55%			2043	**	5-10	\$109,600	
Roof								
Built-Up (BUR)	35%	Now	\$189,500	2035	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium And Auditorium</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Kitchen</i>								
IRMA/Protected Membrane	60%	0-2	\$31,800	2030			\$636,200	
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Metal Panel	5%			2043	**	10	\$11,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$8,100	
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$55,300	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement Mechanical Room</i>					
Mosaic Tile	3%	Now	\$48,400	2043	**	5	\$4,700	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					
Sheet Vinyl/Rubber	5%	Now	\$4,000	2030	\$200,100	5	\$4,700	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Under Library Windows</i>					
Terrazzo	2%	4+	\$2,500	LIFE	**	5	\$2,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Main Entrance Vestibule</i>					
Vinyl Tile	65%	Now	\$37,300	2030	\$745,500	3	\$30,800	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Cafeteria And Throughout</i>					
Vinyl Tile 9" X 9"	5%	0-2	\$7,400	2025	\$74,300	3	\$2,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : First Floor Offices Throughout</i>					
Wood	10%			2058	**	5	\$23,700	
Interior Walls								
Ceramic Tile	5%	Now	\$31,000	2039	**	5	\$5,300	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Kitchen And Toilets Throughout</i>					
Concrete Masonry Unit	10%	4+	\$10,000	LIFE	**	5	\$8,400	
			<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Gymnasium</i>					
Glazed Ceramic Panel	5%	0-2	\$7,100	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Main Lobby</i>					
Plaster	55%	2-4	\$99,100	LIFE	**	5	\$34,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Classrooms Throughout</i>					
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Classrooms Throughout</i>					
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	20%	Now	\$50,200	2035	**	5	\$12,600		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Cafeteria And Corridors Throughout</i>									
Exposed Concrete	50%			LIFE	**	5-10	\$79,000		
Exposed Struc: Steel	5%			LIFE	**	10	\$12,600		
Plaster	25%	Now	\$22,100	LIFE	**	5	\$19,700		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Auditorium</i>									
Site Enclosure									
Fence/Gates									
Chain Link	25%			2050	**				
Iron Picket	75%	0-2	\$43,100	2050	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$23,200	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Along Macon Street</i>									
On-Site Walkways									
Cast in Place Concrete	75%	Now	\$37,800	2043	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	25%	2-4	\$40,900	LIFE	**				
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Exits Throughout</i>									
Parking/Driveway									
Cast in Place Concrete	100%	0-2	\$1,000	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : At Dumpsters</i>									
Activity Yard									
Asphalt	100%	Now	\$15,300	2033	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Side Yard</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West Side Yard</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Electrical Services Rated At 1,200 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2050	**	5	\$100	
Molded Case Bkrs	80%			2030	\$146,100	5	\$1,700	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2050	**	1		
Panelboards								
Molded Case Bkrs	90%			2029	\$172,400	5	\$1,900	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$64,500	5	\$400	
Locally Mounted	20%			2050	**	5	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Building</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2040	**	10	\$73,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%	Now	\$3,400	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : Light Fixtures Are Out</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$59,000	10	\$9,900	
Exit, Service	50%			2030	\$11,800	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Exterior Lighting								
LED	100%			2038	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2025

\$53,000

1

\$6,100

Fire/Smoke Detection

No Component

85%

Generic, Analog

15%

2025

\$136,000

1-3

\$7,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2040

* *

5

\$25,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : Two 7,500 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2028

\$530,700

1

\$81,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Boiler Burners Were Converted To Fire No. 4 Fuel Oil*

Distribution

Steam Piping/Pump

100%

2056

* *

*Other Observation, Extent : Light, Area Affected : 15%**Location : Various Locations**Explanation : Steam Traps Recent Installation*

Terminal Devices

Air Handler

20%

2025

\$230,600

1

\$10,100

Convactor/Radiator

80%

2035

* *

1

\$21,200

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

2%

2030

\$35,000

Window/Wall Unit

5%

0-2

\$8,500

2030

\$8,500

1

*Malfunctioning, Extent : Moderate, Area Affected : 15%**Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects, Rooms 309, 300*

Window/Wall Unit

28%

2025

\$47,800

1

No Component

65%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$72,400

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DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	20%			2030	\$58,300	2	\$500
	Roof	80%			2030	\$108,900	2	\$2,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2030	\$130,600	4	\$12,200
Sanitary Piping								
	Cast Iron	10%	0-2	\$60,000	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Basement, Heavy Internal Pipe Corrosion</i>								
	Cast Iron	90%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$8,500	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Yard And Roof</i>								
Sump Pump(s)								
	Non-Submersible	100%			2025	\$12,500	4	\$2,600
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
	Electric	100%			2025	\$23,600	4	\$4,900
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
	No Component	95%						
	Generic	5%			2035	**	1	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Boiler Feed</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY
Address : 95-16 89TH AVE.
Borough : QUEENS **Agency's Number** : Q262
Program / Asset # : BOE1071.000 / 14417 **Yr Built/Renovated** : 2008 / 2015
Area Sq Ft : 48,243 **Project Type** : EDUCATION
Date of Survey : 27-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8975 **Lot** : 100 **BIN** : 4860213

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,300	\$57,300
Interior Architecture	\$191,500	\$104,400
Electrical		\$44,200
Total	\$248,700	\$205,900
Importance Code A	\$57,300	\$57,300
Importance Code B		\$44,200
Importance Code C	\$191,500	\$104,400
Total	\$248,700	\$205,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,800			\$1,400
Interior Architecture	\$35,500		\$43,800	\$6,600
Electrical	\$2,700	\$1,400	\$2,500	\$1,400
Mechanical	\$21,300	\$5,300	\$10,300	\$5,300
Site Pavements	\$15,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$132,300	\$14,500	\$64,400	\$22,600
Importance Code A	\$52,400	\$2,100	\$2,600	\$3,600
Importance Code B	\$72,700	\$12,400	\$61,800	\$14,200
Importance Code C	\$7,300			\$4,800
Total	\$132,300	\$14,500	\$64,400	\$22,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY
Asset # : 14417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$114,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$11,800	
Window Wall	2%			2050	**	5	\$4,500	
Windows								
Aluminum	95%			2046	**	5	\$7,600	
Glass Block	5%			LIFE	**	5	\$500	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$48,800	
Masonry: Brick Cavity	45%			LIFE	**	5-10	\$16,200	
Metal Panel	5%			2050	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,300	
Roof								
IRMA/Protected Membrane	95%			2035	**	10	\$32,500	
Roll Roofing	5%			2029	\$7,500	5	\$2,900	
Soffits								
Exposed Struc: Steel	50%			LIFE	**	5		
Glass: Special Gauge	50%			LIFE	**	1		
Interior								
Floors								
Carpet	10%			2029	\$98,400	3	\$10,800	
Cast in Place Concrete	5%			LIFE	**	5	\$15,800	
Ceramic Tile	5%			2039	**	5	\$3,600	
Quarry Tile	5%			2043	**	5	\$5,400	
Vinyl Tile	75%			2035	**	3	\$20,300	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$9,700	
Glass: Single Pane	5%			LIFE	**	5	\$14,500	
Gypsum Board	90%			LIFE	**	5-10	\$295,900	
Ceilings								
AcousTileSusp.Lay-In	85%			2043	**	5	\$61,400	
Gypsum Board	10%			LIFE	**	5-10	\$24,800	
Metal Panel	5%			LIFE	**	5	\$9,000	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2050	**			
Iron Picket	70%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	10%			2039	**			
Cast in Place Concrete	90%			2043	**			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY

Asset # : 14417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	95%			2039	**			
Rubber Matting	5%	Now	\$15,200	2040	**			

Worn/Eroded, Extent : Severe, Area Affected : 100%

Location : Play Yard

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Three Vertical Sections

Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,100	

Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Lighting

Interior Lighting

Fluorescent	95%			2035	**	10	\$42,000	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	5%			2035	**	10	\$2,200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$5,800	
Exit, Service	50%			2035	**	1		

Exterior Lighting

HID	30%			2035	**	10		
No Component	70%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY

Asset # : 14417

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$1,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2050	**	1		
Natural Gas	90%			2050	**	1		
Conversion Equipment								
Furnace	90%			2035	**	1	\$21,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Units Providing Both Heat And Air Conditioning</i>								
Radiant Heater	10%			2035	**	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases And Entrances</i>								
<i>Explanation : 10 Electrical Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Units, 407c Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,600	
Exhaust Fans								
Roof	100%			2035	**	2	\$1,500	

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DEPARTMENT OF EDUCATION - 040
P. S. 262 Q/ P. S. 306 - Q NYC ACADEMY FOR DISCOVERY

Asset # : 14417

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2050	**	1	
Water Heater	Gas Fired	100%			2028	\$29,400	2	\$700
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)	Electric	100%			2035	**	4	\$1,900
Backflow Preventer	Generic	100%			2035	**	1	\$3,000
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler	Generic	100%			2050	**	1-2	\$13,500
Fire Pump	Generic	100%			2039	**	1	\$9,000
Chemical System	No Component	99%						
	Generic	1%			2028	\$300	1-3	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Address : 371 89TH STREET
Borough : BROOKLYN **Agency's Number** : K264
Program / Asset # : BOE1131.000 / 14877 **Yr Built/Renovated** :
Area Sq Ft : 1 **Project Type** : EDUCATION
Date of Survey : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 6062 **Lot** : 141 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$175,500
Interior Architecture		\$49,200
Total		\$224,700
Importance Code A		\$175,500
Importance Code C		\$49,200
Total		\$224,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,800	\$4,400		
Interior Architecture	\$28,300	\$43,600		\$3,700
Electrical				
Mechanical				
Total	\$78,100	\$48,000		\$3,700
Importance Code A	\$49,800	\$4,400		
Importance Code B	\$28,400	\$12,900		\$3,700
Importance Code C		\$30,800		
Total	\$78,100	\$48,000		\$3,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS

Asset # : 14877

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,800	
Glass Block	5%	Now	\$4,100	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway</i>								
Masonry: Brick	70%	4+	\$34,400	LIFE	**	5	\$53,400	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%			2055	**	5-10	\$78,600	
Window Wall	5%			2055	**	5	\$14,300	
Windows								
Aluminum	95%			2051	**	5	\$13,400	
Metal Louvers	5%			2042	**	10	\$4,400	
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$64,900	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,900	
Masonry: Brick	30%			LIFE	**	5	\$3,800	
Metal Panel	15%			2055	**	5	\$7,300	
Roof								
IRMA/Protected Membrane	90%			2037	**	10	\$31,700	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	10%			2055	**			
Soffits								
Exposed Struc: Steel	35%			LIFE	**	5	\$6,200	
Stucco Cement	65%			2046	**	5	\$9,200	
Interior								
Floors								
Carpet	5%			2028	\$53,700	3	\$5,900	
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	
Ceramic Tile	10%			2042	**	5	\$7,900	
Quarry Tile	5%			2046	**	5	\$5,900	
Vinyl Tile	70%			2037	**	3	\$20,700	
Wood	5%			2064	**	5	\$7,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	30%			2042	**	5	\$61,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$12,300	
Gypsum Board	40%			LIFE	**	5	\$49,200	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$50,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$22,700	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Asphalt	30%			2042	**			
Cast in Place Concrete	20%			2046	**			
Rubber Matting	50%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5		
<i>Liquid Leakage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement. Water Penetrates From Exterior Wall Into Incoming Feeders</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Service Room.</i>								
<i>Explanation : Electrical Service Is Rated 4000 Amperes, 120/208volt, 3 Phase, 4 Wire</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Knife Sw	5%			2051	**	5		
Molded Case Bkrs	95%			2051	**	5		
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10		
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	10%			2037	**	10		
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Lobby, Elevator Lobby Areas.</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting Emergency, Service	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Emergency Lights Are Circuited To 24 Hours Panelboard.</i>								
Exit, Service	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Exit Lights Are Circuited To 24 Hours Panelboard</i>								
Exterior Lighting Fluorescent	50%			2037	**	10		
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Entrance Area.</i>								
LED	50%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof.</i>								
<i>Explanation : LED Fixtures Mounted Above Doors.</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2057	**	5		
Alarm								
Security System Generic	100%			2037	**	1		
Fire/Smoke Detection Generic, Digital	100%	Now		2039	**	1-3		
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2055	**	1		
Conversion Equipment Furnace	40%			2037	**	1		
Hot Water Boiler	60%			2046	**	1		
Distribution Hot Wtr Piping/Pump	100%			2051	**	4		
Terminal Devices Convactor/Radiator	100%			2046	**	1		
Air Conditioning								
Energy Source Electricity	100%			2051	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	
Exhaust Fans								
	Roof	100%			2037	**	2	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
Water Heater								
	Gas Fired	100%			2028		2	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse Mechanical Room</i>				
				<i>Explanation : 200 Gallon Water Heater</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	
Sewage Ejector(s)								
	Electric	100%			2037	**	4	
Backflow Preventer								
	Generic	100%			2037	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 4th Floor</i>				
				<i>Explanation : 2 Units</i>				
Fire Suppression								
Sprinkler								
	Generic	100%			2055	**	1-2	
Fire Pump								
	Generic	100%			2042	**	1	
Chemical System								
	Wet	5%			2028	\$1,400	1-3	\$200
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : Chemical System R-104</i>				
	No Component	95%						

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DEPARTMENT OF EDUCATION - 040
P. S. 264 - BK BAY RIDGE ELEM. SCH FOR THE ARTS
Asset # : 14877

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL
Address : 213 EAST 63RD STREET BTWN: 2ND AVE - 3RD AVE.
Borough : MANHATTAN **Agency's Number** : M267
Program / Asset # : BOE1073.000 / 14419 **Yr Built/Renovated** : 1917 / 2008
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 16-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,7
Block : 1418 **Lot** : 7 **BIN** : 1087680

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$115,100
Interior Architecture	\$35,700	\$118,900
Electrical		\$50,400
Mechanical	\$77,300	
Total	\$113,000	\$284,500
Importance Code A		\$115,100
Importance Code B	\$113,000	\$86,200
Importance Code C		\$83,200
Total	\$113,000	\$284,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$500	\$2,600
Interior Architecture		\$3,900	\$7,900	\$3,200
Electrical	\$4,800	\$8,300	\$5,300	\$5,800
Mechanical	\$19,900	\$6,300	\$32,200	\$6,300
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$45,500	\$39,200	\$66,600	\$38,500
Importance Code A			\$600	\$2,600
Importance Code B	\$45,500	\$39,200	\$66,000	\$35,900
Importance Code C				
Total	\$45,500	\$39,200	\$66,600	\$38,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL
Asset # : 14419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$35,400	
Masonry: Brick	88%			LIFE	**	5	\$79,700	
Masonry: Granite	2%			LIFE	**	5	\$1,400	
Masonry: Limestone	5%			LIFE	**	5	\$3,400	
Windows								
Aluminum	80%			2049	**	5	\$2,800	
Aluminum	20%			2049	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Story, 5th Floor, Stairs</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$2,500	
Metal Panel	3%			2053	**	5	\$1,000	
Metal Security Bars	40%			2062	**			
Stucco Cement	7%			2044	**	5	\$1,600	
No Component	25%							
Roof								
Clay Tile	25%			2037	**	10	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East And West Bulkheads</i>								
<i>Explanation : Spanish Tile</i>								
IRMA/Protected Membrane	75%			2035	**	10	\$31,500	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Between Paver Joints - Mechanical Area</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,200	
Ceramic Tile	10%			2040	**	5	\$8,400	
Quarry Tile	5%			2044	**	5	\$6,300	
Vinyl Tile	75%			2035	**	3	\$23,600	
Wood	5%			2062	**	5	\$7,900	
Interior Walls								
Ceramic Tile	20%			2040	**	5	\$39,600	
Gypsum Board	70%			LIFE	**	5	\$83,200	
Masonry: Brick	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL
Asset # : 14419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2044	**	5	\$71,400	
Exposed Struc: Steel	8%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Bulkhead Ceilings</i>								
<i>Explanation : Steel Beams And Girders</i>								
Exposed Struc: Steel	7%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 6th/7th Floors</i>								
<i>Explanation : Metal Decking</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$200	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$16,900	
Generators								
Diesel	100%			2040	**	1	\$21,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 143 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,000	

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DEPARTMENT OF EDUCATION - 040
P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL

Asset # : 14419

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Main Tank	100%			2062	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Tank</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$50,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 And Compact</i>								
<hr/>								
Egress Lighting								
Exit, Service	50%			2035	**	1		
Exit, Battery	50%			2035	**	10	\$1,900	
<hr/>								
Exterior Lighting								
HID	20%			2035	**	10		
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$4,100	
<hr/>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$6,800	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2040	**	5	\$3,300	
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2053	**	4	\$4,100	
<hr/>								
Terminal Devices								
Air Handler	40%			2035	**	1	\$13,600	
Air Handler	10%	0-2	\$77,300	2037	**	1	\$3,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Custodian Office, Defective Building Management System</i>								
<hr/>								
Convactor/Radiator	50%			2044	**	1	\$8,900	

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DEPARTMENT OF EDUCATION - 040
P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL
Asset # : 14419

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	85%			2031	**	2	\$2,900	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Floor Mechanical Equipment Rooms</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Floor Mechanical Equipment Rooms</i>						
		<i>Explanation : Packaged Air Conditioning Units With Water Cooled Condensers</i>						
Ext Pkg Unit - Heating/Cooling	15%			2035	**	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Rooftop Packaged Air Conditioning Unit Serves Gymnasium</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2053	**	4	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 7th Floor Mechanical Equipment Room</i>						
		<i>Explanation : Condenser Water Pumps From Packaged Air Conditioner To Cooling Tower On The Roof</i>						
No Component	15%							
Heat Rejection								
Water Cooling Tower	85%			2031	**	2	\$47,100	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,700	
Exhaust Fans								
Interior	75%			2035	**	2	\$1,300	
Roof	25%			2035	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2053	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,200	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$2,200	
Backflow Preventer								
Generic	100%			2035	**	1	\$3,400	

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DEPARTMENT OF EDUCATION - 040
P. S. 267 / P. S. 59 -(MEETH) -M BEEKMAN HILL INTERNATIONAL
Asset # : 14419

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2 Units From Cellar To 6th Floor, 1 Unit From 6th To 8th Floor</i>				
				<i>Explanation : 3 Units</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2053	**	1-5	\$27,700
	Sprinkler							
	Generic	100%			2053	**	1-2	\$15,400
	Fire Pump							
	Generic	100%			2040	**	1	\$10,300
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 268 - BK
Address : 133 EAST 53RD STREET BTWN: WINTHROP ST., CLARKSON A
Borough : BROOKLYN **Agency's Number** : K268
Program / Asset # : BOE0557.000 / 2818 **Yr Built/Renovated** : 1953 / 2001
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 11-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4623 **Lot** : 28 **BIN** : 3100292

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$341,200	\$1,255,400
Interior Architecture	\$40,700	\$349,400
Electrical	\$154,700	\$725,900
Mechanical		\$670,000
Total	\$536,700	\$3,000,700
Importance Code A	\$341,200	\$1,255,400
Importance Code B	\$195,400	\$1,745,400
Total	\$536,700	\$3,000,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,100			
Interior Architecture	\$52,800		\$11,800	\$4,800
Electrical	\$7,500	\$2,000	\$2,200	\$2,400
Mechanical	\$63,800	\$12,300	\$15,200	\$12,300
Site Pavements	\$43,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$213,900	\$18,300	\$33,000	\$23,400
Importance Code A	\$49,100	\$7,000	\$7,000	\$7,000
Importance Code B	\$152,000	\$11,200	\$26,000	\$15,700
Importance Code C	\$12,800			\$700
Total	\$213,900	\$18,300	\$33,000	\$23,400



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DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$47,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Masonry: Limestone	10%			LIFE	**	5	\$4,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	70%			2046	**	5	\$22,600	
Glass Block	25%			LIFE	**	5	\$10,100	
Steel	5%	Now	\$90,200	2055	**	5	\$10,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10		
Masonry: Limestone	5%			LIFE	**	5-10		
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2043	**	5-10		
Roof								
Built-Up (BUR)	95%	Now	\$251,100	2030	\$1,255,400			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium And Cafeteria</i>								
Copper/Terne	5%			2058	**	10	\$11,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,300	
Ceramic Tile	3%			2039	**	5	\$1,600	
Terrazzo	2%			LIFE	**	5	\$1,700	
Vinyl Tile	30%			2035	**	3	\$6,000	
Vinyl Tile 9" X 9"	50%			2025	\$313,100	3	\$13,300	
Wood	5%			2058	**	5	\$5,000	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,100	
Marble Panels	5%			LIFE	**	10	\$500	
Plaster	55%			LIFE	**	5-10	\$12,200	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$3,300	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$8,400	2043	**	5	\$6,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
AcousTileSusp.Lay-In	15%			2043	**	5	\$14,500	
Exposed Concrete	15%			LIFE	**	5-10	\$18,200	
Plaster	60%	Now	\$40,700	LIFE	**	5	\$36,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkheads And Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Iron Picket	60%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$27,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East 53rd Street Side</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	60%	Now	\$13,400	2039	**			
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Play Equipment Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Equipment Area</i>								
<i>Explanation : Drains Are Inadequate</i>								
Cast in Place Concrete	30%			2043	**			
Rubber Matting	10%	Now	\$2,900	2030			\$28,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Equipment Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Electrical Service Switches Rated At 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	70%			2030	\$92,600	1		
Conduit	30%			2050	**	1		
Panelboards								
Molded Case Bkrs	50%			2046	**	5	\$900	
Molded Case Bkrs	50%	4+	\$3,600	2029	\$71,800	5	\$500	
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen Equipment Trip Circuits</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Gymnasium</i>								
<i>Explanation : Bad Circuit Breaker</i>								
Wiring								
Braided Cloth	50%	2-4	\$92,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$64,500	5	\$400	
Locally Mounted	20%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$158,800	10	\$61,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$51,100	10	\$8,600	
Exit, Service	50%			2025	\$10,200	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting Fluorescent	2%			2030	\$4,900	10	\$100	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Under Canopy And Exterior Soffits</i>					
HID	18%			2030	\$51,500	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Operated Via Timer</i>					
No Component	80%							
Alarm								
Security System No Component	70%							
Generic	30%			2035	**	1	\$8,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside And Hallways</i>					
			<i>Explanation : Surveillance Cameras</i>					
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2025	\$235,500	1-3	\$13,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Manual Pull Stations And Alarm Bells</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2040	**	1		
Conversion Equipment Steam Boiler	100%			2035	**	1	\$70,300	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boilers Retubed In Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	2-4	\$31,400	2040		**		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Unit Heating Coil In Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Faulty Floats At Water Fill Tank In Boiler</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Thermostats And Valves Throughout</i>								
<i>Explanation : Controls Issues.</i>								
Terminal Devices								
Air Handler	20%	Now	\$4,000	2030	\$199,700	1	\$7,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium Blower In Basement</i>								
<i>Explanation : Faulty Flexible Connector.</i>								
Convactor/Radiator	80%			2035		**	\$18,300	
Air Conditioning								
Energy Source								
Electricity	100%			2038		**		1
Conversion Equipment								
Exterior Pkg Unit - Cooling	1%	Now	\$5,800	2035		**		2
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Both Units Are Out Of Service Due To Defective Valves</i>								
Exterior Pkg Unit - Cooling Split Unit	14%			2035		**	\$600	2
Window/Wall Unit	10%			2030	\$151,600			
	20%	0-2	\$1,500	2025	\$29,600	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
No Component	55%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2035		**	\$6,600	1
Fan Coil - 2 Pipe	10%			2030	\$60,800	1	\$2,300	
No Component	75%							
Heat Rejection								
Dry Cooler	10%			2030	\$17,400	2	\$4,900	
No Component	90%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	40%	Now	\$5,200	LIFE	**	2-5	\$15,800
<i>Faulty Air Intake, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Air Dampers For Boiler No 2 And Hot Water Heater.</i>								
	No Component	60%						
Exhaust Fans								
	Interior	85%			2030	\$214,700	2	\$1,800
	Roof	15%			2030	\$17,700	2	\$300
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2040	**	1	
	Galvanized Steel	50%	Now	\$3,100	2035	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Main Water Service Valves In Basement</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Water Supply Piping In Basement</i>								
Water Heater								
	Gas Fired	100%			2028	\$43,300	2	\$1,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$3,000	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Area Drains Back Ups In Various Locations</i>								
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$1,500
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$2,800
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Ground Floor</i>								
<i>Explanation : 1 Freight</i>								
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2040	**	1-2	\$400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 268 - Q
Address : 92-07 175 STREET @JAMAICA AVENUE
Borough : QUEENS **Agency's Number** : Q268
Program / Asset # : BOE1036.000 / 13589 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 100,106 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,Ph
Block : 10215 **Lot** : 1 **BIN** : 4217573

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$124,300
Interior Architecture	\$305,700	\$59,900
Electrical	\$90,000	
Mechanical	\$61,100	\$719,300
Total	\$456,700	\$903,500
Importance Code A		\$124,300
Importance Code B	\$379,400	\$779,200
Importance Code C	\$77,300	
Total	\$456,700	\$903,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,100		\$44,600	\$6,500
Interior Architecture	\$31,200	\$4,800		\$14,400
Electrical	\$20,700	\$16,300	\$29,900	\$24,100
Mechanical	\$56,600	\$47,100	\$53,500	\$54,300
Site Pavements	\$14,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$157,400	\$76,000	\$135,900	\$107,300
Importance Code A	\$36,000	\$9,900	\$54,800	\$16,400
Importance Code B	\$121,400	\$63,600	\$81,100	\$90,800
Importance Code C		\$2,500		
Total	\$157,400	\$76,000	\$135,900	\$107,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	**	5	\$124,300		
Metal Panel	5%			2048	**	5-10	\$47,500		
Window Wall	5%			2048	**	5	\$25,900		
Windows									
Aluminum	95%			2044	**	5	\$13,100		
Metal Louvers	5%			2037	**	10	\$4,300		
Parapets									
Masonry: Brick	75%			LIFE	**	5	\$10,500		
Metal: Cage/Fence	20%			2041	**	5-10	\$21,700		
Pre-Cast Concrete	5%			LIFE	**	5	\$4,400		
Roof									
Built-Up (BUR)	40%			2033	**	10	\$18,700		
Paver: Asphalt	60%	Now	\$13,400	2037	**				
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>									
<i>Location : Play Area</i>									
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$4,200	LIFE	**	5	\$16,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Electrical Room</i>									
Ceramic Tile	3%			2037	**	5	\$4,500		
Quarry Tile	5%			2041	**	5	\$11,200		
Terrazzo	5%			LIFE	**	5	\$5,900		
Vinyl Tile	77%			2033	**	3	\$57,700		
Wood	5%			2056	**	5	\$14,000		
Interior Walls									
Ceramic Tile	5%			2037	**	5	\$5,000		
Concrete Masonry Unit	65%	Now	\$77,300	LIFE	**	5	\$26,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Rooms C31, C05</i>									
Gypsum Board	5%			LIFE	**	5	\$3,000		
SGFT/Glazed Masonry	25%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	80%			2041	**	5	\$119,900		
Exposed Struc: Steel	10%	Now	\$168,500	LIFE	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>									
<i>Location : Room C28</i>									
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Rooms C28a, C28b.</i>									
Gypsum Board	5%			LIFE	**	5	\$9,400		
Metal Panel	5%			LIFE	**	5	\$9,400		
Site Enclosure									
Fence/Gates									
Chain Link	90%			2048	**				
Iron Picket	10%			2063	**				

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$14,900	2041	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : 175th Avenue And Jamaica Avenue*

On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Activity Yard

Rubber Matting	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	60%			2048	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 3000 Amperes Main Disconnect Switch For The Entire Building*

Fused Disc Sw	30%			2048	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Amperes Main Disconnect Switch For The Mechanical Equipment*

Fused Disc Sw	10%			2048	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amperes Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$400	
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Raceway

Conduit	100%			2048	**	1		
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Panelboards

Fused Disc Sw	10%			2044	**	5	\$200	
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Molded Case Bkrs	90%			2044	**	5	\$2,400	
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Wiring

Thermoplastic	100%			2048	**	1		
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Motor Controllers

Locally Mounted	100%			2041	**	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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Stand-by Power

Transfer Switches

Automatic	100%			2041	**	1	\$30,800	
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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2041	**	1	\$38,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 458 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$22,300	
Fuel Storage								
Day Tank								
	50%			2044	**	5	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 100 Gallons</i>								
Main Tank	50%			2056	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 1500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	93%			2033	**	10	\$85,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2033	**	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Hallways</i>								
HID	2%			2033	**	10	\$100	
Egress Lighting								
Emergency, Service								
	60%			2033	**	1		
Exit, Service								
	40%			2033	**	1		
Exterior Lighting								
HID								
	100%			2033	**	10	\$300	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$2,900	
Alarm								
Security System								
Generic								
	100%			2033	**	1	\$37,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside Of The Building</i>								
<i>Explanation : Six CCTV Cameras</i>								
Fire/Smoke Detection								
Generic, Analog								
	100%			2033	**	1-3	\$63,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Gas Meter Room</i>								
<i>Explanation : Area of Concern: There Is An Electrical Radiant In Gas Meter Room.</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$99,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$22,100	2048	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Vacuum Pump</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	50%			2033	**	1	\$31,000	
Convactor/Radiator	40%			2041	**	1	\$12,900	
Unit Heater - Steam	10%			2033	**	4	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2033	**	1	\$44,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 95%</i>								
<i>Location : 2 Chillers, Penthouse</i>								
Split Unit	5%			2028	\$106,800			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Communication Rm & Elevator Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2048	**	4	\$4,700	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2033	**	1	\$58,800	
Fan Coil - 2 Pipe	5%			2028	\$95,200	1	\$1,600	
Heat Rejection								
Evaporative Condenser	5%			2028	\$15,500	2	\$3,500	
Dry Cooler	95%			2028	\$517,200	2	\$66,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	80%		2033	**	2	\$2,500	
	Roof	20%		2033	**	2	\$600	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2048	**	1		
	Water Heater							
	Gas Fired	100%		2023	\$61,100	2	\$1,500	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2028	\$15,300	4	\$2,100	
	Sewage Ejector(s)							
	Electric	100%		2028	\$28,800	4	\$4,000	
	Backflow Preventer							
	Generic	100%		2033	**	1	\$6,100	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To Penthouse.</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2048	**	1-5	\$52,300	
	Sprinkler							
	Generic	100%		2048	**	1-2	\$28,000	
	Fire Pump							
	Generic	100%		2037	**	1	\$18,700	
	Chemical System							
	Wet	100%		2026	\$27,900	1-3	\$4,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul-102</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 269 - BK
Address : 1957 NOSTRAND AVENUE @ FOSTER AVE.
Borough : BROOKLYN **Agency's Number** : K269
Program / Asset # : BOE0558.000 / 2617 **Yr Built/Renovated** : 1952 / 2001
Area Sq Ft : 81,000 **Project Type** : EDUCATION
Date of Survey : 01-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4994 **Lot** : 23 **BIN** : 3113780

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,224,500	\$114,900
Interior Architecture	\$657,300	
Electrical	\$673,800	\$1,133,200
Mechanical	\$761,300	\$1,884,900
Total	\$3,316,900	\$3,132,900
Importance Code A	\$1,748,700	\$154,400
Importance Code B	\$1,420,200	\$2,978,500
Importance Code C	\$148,000	
Total	\$3,316,900	\$3,132,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,600	\$35,900		\$6,500
Interior Architecture	\$122,800	\$17,100		\$16,600
Electrical	\$11,500	\$8,200	\$9,000	\$8,900
Mechanical	\$98,100	\$11,500	\$22,500	\$37,600
Site Enclosure	\$16,600			
Site Pavements	\$37,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$306,300	\$76,700	\$35,400	\$73,600
Importance Code A	\$15,600	\$43,900	\$8,000	\$14,700
Importance Code B	\$201,900	\$32,800	\$27,400	\$58,900
Importance Code C	\$88,900			
Total	\$306,300	\$76,700	\$35,400	\$73,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$1,500	
Masonry: Brick	93%	Now	\$185,000	LIFE	**	5	\$114,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Windows At Gymnasium, Cafeteria, Auditorium</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,900	
Pre-Cast Concrete	3%	Now	\$6,500	LIFE	**	5	\$12,000	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	92%	Now	\$922,100	2045	**	5	\$17,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout First Floor</i>								
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Aluminum	8%			2054	**	5	\$3,000	
Parapets								
Masonry: Brick	55%	Now	\$58,000	LIFE	**	5	\$9,400	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium, Cafeteria And Auditorium</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Metal Panel	15%			2039	**	5	\$9,900	
Metal Rail	15%			2042	**	5-10	\$46,400	
Metal: Cage/Fence	10%			2042	**	5-10	\$13,300	
Roof								
Copper/Terne	5%			2057	**	10	\$10,600	
IRMA/Protected Membrane	25%	Now	\$9,000	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Vent Penetrations</i>								
Modified Bitumen	70%			2034	**	10	\$59,300	
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$8,100	
Quarry Tile	5%			2034	**	5	\$12,100	
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	65%			2034	**	3	\$39,300	
Vinyl Tile 9" X 9"	15%	Now	\$28,400	2024	\$284,400	3	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landings</i>								
Wood	5%			2044	**	5	\$15,100	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$10,000	2032	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Kitchen</i>								
Concrete Masonry Unit	10%	Now	\$32,200	LIFE	**	5	\$5,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Plaster	55%	Now	\$63,900	LIFE	**	5	\$22,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs To Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads And Stairs</i>								
SGFT/Glazed Masonry	30%	Now	\$84,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Corridors Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Corridors Throughout</i>								
Ceilings								
AcousTile,Adhered	15%	Now	\$24,000	2034	**	5	\$12,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridors And Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5	\$12,600	
Fiber Board	20%	Now	\$11,200	2024	\$224,900			
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium, 3rd Floor Corridor</i>								
Plaster	15%	Now	\$16,900	LIFE	**	5	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium And 3rd Floor Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%	Now	\$16,600	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Rear Parking Lot</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$7,700	2042				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Side Of Building</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southwest Side Of Building</i>								

On-Site Walkways

Cast in Place Concrete	100%	Now	\$21,500	2042				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Rear Of Building</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	90%	Now	\$8,600	2032				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			2042				**

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$182,600	5	\$300	
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Raceway

Conduit	100%			2029	\$184,300	1		
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Panelboards

Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	90%			2028	\$172,400	5	\$1,900	

Wiring

Thermoplastic	100%			2029	\$272,800	1		
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Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$500	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$23,500	1	\$24,900	
Generators								
Natural Gas	100%			2025	\$129,600	1	\$31,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 135 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,000	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$71,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2029	\$9,300	1		
Exterior Lighting								
HID	100%			2024	\$326,600	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$78,500	1	\$9,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$268,700	1-3	\$15,400	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$25,100	
Conversion Equipment								
Steam Boiler	100%	0-2	\$524,200	2049	**	1	\$72,200	
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Main Units, 1 Donkey Boiler Gas Fired</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$137,100	2029	\$1,370,900	4	\$4,000	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Thermostats In The Building</i>								
Terminal Devices								
Air Handler	20%			2034	**	1	\$10,000	
Convactor/Radiator	80%	Now	\$34,700	2034	**	1	\$18,800	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Hallways, Staircase And Bathrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2030	\$151,400	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : 1 Unit</i>								
Window/Wall Unit	30%			2024	\$50,600	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,200	
Exhaust Fans								
Interior	70%			2029	\$201,700	2	\$1,700	
Roof	30%			2029	\$40,300	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	Now	\$3,600	2027	\$71,100	1		
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%	Now	\$49,400	2029	\$49,400	2	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$8,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sanitary Piping	Cast Iron	100%	Now	\$11,900	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Cross Bay</i>								
Storm Drain Piping	Cast Iron	100%	Now	\$16,900	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Area</i>								
Sump Pump(s)	Non-Submersible	100%			2024	\$12,400	4	\$1,700
Sewage Ejector(s)	Electric	100%			2029	\$23,300	4	\$4,800
Backflow Preventer	No Component	90%						
	Generic	10%			2034	**	1	\$500
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor To The Third Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler	No Component	97%						
	Generic	3%			2029	\$23,800	1-2	\$700
Chemical System	Generic	100%	Now	\$27,900	2029	\$27,900	1-3	\$3,400
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 270 - BK
Address : 241 EMERSON PLACE BTWN: WILLOUGHBY AVE, DEAD END
Borough : BROOKLYN **Agency's Number** : K270
Program / Asset # : BOE0559.000 / 2744 **Yr Built/Renovated** : 1958 / 2002
Area Sq Ft : 72,000 **Project Type** : EDUCATION
Date of Survey : 25-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1923 **Lot** : 1 **BIN** : 3331567

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$249,600	\$570,800
Interior Architecture	\$146,100	\$266,500
Electrical	\$167,100	\$723,500
Mechanical		\$1,217,800
Total	\$562,800	\$2,778,600
Importance Code A	\$249,600	\$1,076,300
Importance Code B	\$313,200	\$1,702,300
Total	\$562,800	\$2,778,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,000			
Interior Architecture	\$187,700		\$5,500	\$12,000
Electrical	\$2,200	\$800	\$1,000	\$1,900
Mechanical	\$58,500	\$11,200	\$17,000	\$14,000
Site Enclosure	\$1,200			
Site Pavements	\$31,100			
Total	\$343,800	\$12,000	\$23,500	\$27,900
Importance Code A	\$72,300	\$7,100	\$7,100	\$7,100
Importance Code B	\$145,600	\$4,900	\$16,400	\$20,800
Importance Code C	\$125,900			
Total	\$343,800	\$12,000	\$23,500	\$27,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$27,400	
Masonry: Brick Cavity	55%			LIFE	**	5	\$96,400	
<i>Painted Surfaces, Extent : Light, Area Affected : 20%</i>								
<i>Location : South And East Elevations</i>								
Metal/Glass Curt Wall	43%			LIFE	**	5	\$141,400	
Windows								
Aluminum	90%	Now	\$130,700	2046	**	5	\$14,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Window Guards</i>								
Glass Block	5%			LIFE	**	5	\$2,000	
Metal Louvers	5%			2039	**	10	\$10,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$45,200	
Masonry: Brick Cavity	80%	Now	\$12,500	LIFE	**	5	\$12,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Elevation By Emerson Place</i>								
Metal Rail	7%			2035	**	5-10	\$20,100	
Metal: Cage/Fence	3%			2035	**	5-10	\$3,700	
Roof								
Built-Up (BUR)	45%			2030	\$451,900	10	\$31,200	
IRMA/Protected Membrane	50%			2035	**	10	\$34,700	
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%			2026	\$15,300	5	\$5,800	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$64,600	
Ceramic Tile	5%	4+	\$15,300	2033	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st And 3rd Floor Bathrooms</i>								
Quarry Tile	5%			2043	**	5	\$11,100	
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	55%	Now	\$36,800	2035	**	3	\$30,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria Floor</i>								
Vinyl Tile 9" X 9"	10%			2025	\$173,600	3	\$7,400	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%			2045	**	5	\$27,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$11,100	
Concrete Masonry Unit	15%	Now	\$31,700	LIFE	**	5	\$5,300	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor Near Rooms B8 And B9</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor Near Rooms B8 And B9</i>								
Glazed Ceramic Panel	5%			LIFE	**	10	\$4,000	
Masonry: Brick	5%			LIFE	**	10	\$1,300	
Plaster	45%	4+	\$34,300	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$11,100	
Ceilings								
AcousTile,Adhered	25%	Now	\$36,600	2035	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$7,400	
Exposed Concrete	15%			LIFE	**	5-10	\$27,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$14,800	
Fiber Board	5%			2030	\$51,400			
Plaster	45%			LIFE	**	5-10	\$114,100	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	35%	Now	\$1,200	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Low Fence Located In Driveway</i>								
Iron Picket	65%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	20%	Now	\$4,100	2033	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Driveway Area</i>					
Cast in Place Concrete	80%	Now	\$27,000	2035	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Driveway Area</i>					
Activity Yard								
Asphalt	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$156,500	5	\$1,900	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	80%			2029	\$114,900	5	\$1,500	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2055	**	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Insulation Aged</i>					
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	85%			2035	**	10	\$56,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2035	**	10	\$6,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting Emergency, Battery	50%			2030	\$51,800	10	\$8,700	
Exit, Service	50%			2030	\$10,400	1		
Exterior Lighting HID	20%			2030	\$58,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2025	\$159,200	1-3	\$9,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%	0-2	\$7,100	2050	**	5	\$11,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 10,000 Gallons. Oil Heater Pumpset Leaking.</i>								
Conversion Equipment Steam Boiler	100%	2-4	\$9,300	2028	\$466,000	1	\$64,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units. Leaking Tubes In Boiler No. 2</i>								
Distribution Steam Piping/Pump	100%	0-2	\$15,900	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Leaky Steam Valves</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2025	\$202,500	1	\$8,900	
Convactor/Radiator	80%			2035	**	1	\$18,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2025	\$75,000	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,600	
Exhaust Fans								
Interior	40%			2030	\$102,500	2	\$900	
Roof	60%			2030	\$71,700	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2056	**	1		
Galvanized Steel	95%			2028	\$300,100	1		
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Water Service Valves In Basement</i>					
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$7,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$2,300	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$2,900	
Fixtures								
Generic	100%							
			<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$1,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 272 - BK
Address : 101-24 SEAVIEW AVENUE BTWN: EAST 101 ST., EAST 102 S
Borough : BROOKLYN **Agency's Number** : K272
Program / Asset # : BOE0561.000 / 1279 **Yr Built/Renovated** : 1957 / 2015
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 08-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 8329 **Lot** : 250 **BIN** : 3235262

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$120,800	\$47,800
Interior Architecture	\$894,600	\$238,000
Electrical	\$990,100	\$291,700
Mechanical	\$291,600	\$1,627,700
Total	\$2,297,100	\$2,205,200
Importance Code A	\$120,800	\$87,300
Importance Code B	\$2,176,300	\$2,080,000
Importance Code C		\$37,800
Total	\$2,297,100	\$2,205,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,300	\$17,700		
Interior Architecture	\$42,600	\$3,200		\$9,500
Electrical	\$42,000	\$1,700	\$1,500	\$2,200
Mechanical	\$36,300	\$11,100	\$23,400	\$11,100
Total	\$130,100	\$33,700	\$24,900	\$22,800
Importance Code A	\$17,400	\$25,600	\$7,900	\$7,900
Importance Code B	\$100,200	\$8,100	\$17,000	\$14,900
Importance Code C	\$12,500			
Total	\$130,100	\$33,700	\$24,900	\$22,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$12,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	88%			LIFE	**	5	\$47,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%			LIFE	**	5	\$800	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$5,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	97%			2042	**	5	\$35,400	
Glass Block	3%			LIFE	**	5	\$700	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$10,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%			2031	**	10	\$120,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Copper/Terne	3%			2041	**	10	\$9,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Ceramic Tile	5%	0-2	\$6,500	2035	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2026	\$200,100	5	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Rubber Pads</i>								
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	60%	Now	\$206,500	2021	\$688,200	3	\$28,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2031	**	3	\$9,500	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%	0-2	\$12,500	LIFE	**	5	\$4,200	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Glazed Ceramic Panel	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$37,800	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTile,Adhered	25%	0-2	\$15,700	2039	**	5	\$15,800	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

AcousTileSusp.Lay-In	5%			2031	**	5	\$6,300	
Exposed Concrete	67%			LIFE	**	5	\$13,200	
Exposed Struc: Steel	3%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Size - (2) 600 Amperes*

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$156,500	2056	**	5	\$200	
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*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Other Observation, Extent : Severe, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete Equipment*

Raceway

Conduit	100%			2026	\$132,200	1		
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Panelboards

Fused Disc Sw	10%			2042	**	5	\$200	
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Fused Toggle Switch	40%	2-4	\$57,500	2051	**	5	\$400	
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*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 40%**Location : Basement**Explanation : Obsolete Equipment*

Molded Case Bkrs	10%			2042	**	5	\$200	
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Molded Case Bkrs	40%			2034	**	5	\$800	
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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$148,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2046	**	1		
Motor Controllers								
Locally Mounted	100%	2-4	\$80,600	2046	**	5	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2036	**	10	\$68,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamps T-8</i>								
HID	2%			2021	\$2,700	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Type: Mercury, Sodium</i>								
Incandescent	5%			2021	\$47,400	2	\$100	
Egress Lighting								
Emergency, Service	50%			2021	\$21,000	1		
Exit, Service	25%			2031	**	1		
Exit, Service	25%			2021	\$5,800	1		
Exterior Lighting								
HID	100%			2021	\$322,600	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$51,700	1	\$6,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2021	\$176,900	1-3	\$10,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2036	**	5	\$24,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 12,000 Gallons Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$79,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$67,700	2026	\$1,354,000	4	\$3,900	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2026	\$225,000	1	\$9,900	
Convactor/Radiator	80%			2031	**	1	\$20,700	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2031	**	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rooftop Unit</i>								
Window/Wall Unit	5%			2021	\$8,300	1		
No Component	75%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$20,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Interior	60%			2021	\$170,800	2	\$1,500	
Roof	40%			2021	\$53,100	2	\$1,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2025	\$48,800	2	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2021	\$2,700	4	\$2,500
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2036	**	1-2	\$1,100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 273 - BK
Address : 923 JEROME ST. BTWN: WORTMAN AVE., COZINE AVE
Borough : BROOKLYN **Agency's Number** : K273
Program / Asset # : BOE0562.000 / 2540 **Yr Built/Renovated** : 1952 / 2010
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 28-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4401 **Lot** : 1 **BIN** : 3097973

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$196,300	\$120,800
Interior Architecture	\$404,000	\$134,000
Electrical	\$245,500	\$2,053,600
Mechanical	\$492,600	\$848,100
Total	\$1,338,400	\$3,156,500
Importance Code A	\$688,900	\$150,400
Importance Code B	\$343,200	\$3,006,100
Importance Code C	\$306,300	
Total	\$1,338,400	\$3,156,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$79,500		\$24,600	
Interior Architecture	\$138,100		\$10,000	\$1,400
Electrical	\$26,100	\$4,800	\$5,200	\$7,400
Mechanical	\$61,800	\$12,100	\$16,800	\$15,000
Site Enclosure	\$7,900			
Site Pavements	\$12,900			
Total	\$326,200	\$16,900	\$56,700	\$23,800
Importance Code A	\$79,500	\$7,500	\$32,200	\$7,500
Importance Code B	\$194,600	\$9,400	\$24,500	\$16,300
Importance Code C	\$52,200			
Total	\$326,200	\$16,900	\$56,700	\$23,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$241,600	
		<i>Efflorescence, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	5%			LIFE	**	5	\$9,500	
Windows								
Aluminum	95%			2046	**	5	\$26,300	
Glass Block	5%	Now	\$7,400	LIFE	**	5	\$900	
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Classroom 100 And Stairway C</i>						
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$45,900	
Masonry: Brick	80%			LIFE	**	5-10	\$88,400	
Metal Rail	10%			2043	**	5-10	\$29,200	
Roof								
Metal Panel	5%			2043	**	10	\$6,900	
Modified Bitumen	95%	0-2	\$20,800	2035	**			
		<i>Blisters, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$34,900	
		<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Basement Throughout</i>						
Ceramic Tile	5%	Now	\$35,400	2039	**	5	\$2,800	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Kitchen And Toilets Throughout</i>						
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Kitchen And Toilets Throughout</i>						
		<i>Patching Evident, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Kitchen And Toilets Throughout</i>						
		<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen And Toilets Throughout</i>						
Terrazzo	3%			LIFE	**	5	\$5,300	
Vinyl Tile	70%			2035	**	3	\$29,900	
Vinyl Tile 9" X 9"	10%	Now	\$26,800	2025	\$134,000	3	\$4,300	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Wood	5%	0-2	\$10,000	2045	**	5	\$5,300	
		<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Gymnasium</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$26,400	
Ceramic Tile	5%	Now	\$155,400	2033	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$16,900	
Glazed Ceramic Panel	5%			LIFE	**	10	\$9,500	
Plaster	55%			LIFE	**	5-10	\$98,600	
SGFT/Glazed Masonry	20%	Now	\$87,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Ceilings								
AcousTileConcealSpLn	20%	4+	\$3,900	2035	**	5	\$14,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$5,700	
Exposed Concrete	50%			LIFE	**	5-10	\$71,200	
Metal Panel	5%			LIFE	**	5	\$14,200	
Metal Panel	5%			LIFE	**	5	\$14,200	
Plaster	15%			LIFE	**	5-10	\$29,400	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%	4+	\$7,900	2065	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$12,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2043	**			
Masonry: Granite	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	25%			2039		**		
Rubber Matting	75%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	75%			2030	\$29,600	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Ampere And One 600 Ampere Main Disconnect Switch*

Fused Disc Sw	25%			2040	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$182,600	5	\$400	
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Raceway

Conduit	90%			2030	\$165,900	1		
Conduit	10%			2040	**	1		

Panelboards

Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	10%			2038	**	5	\$200	
Molded Case Bkrs	80%			2029	\$153,200	5	\$1,800	

Wiring

Braided Cloth	90%	2-4	\$245,500	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	10%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2028	\$80,600	5	\$600	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2038	**	10	\$48,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2038	**	10	\$4,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	4%			2025	\$36,100	2	\$100	
LED	20%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$54,800	10	\$9,200	
Exit, Service	50%			2025	\$11,000	1		
Exterior Lighting								
HID	100%			2025	\$346,800	10	\$300	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2030	\$951,000	1-3	\$54,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$149,600	5	\$23,600	
Conversion Equipment								
Steam Boiler	100%	4+	\$492,600	2050	**	1	\$67,800	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$33,700	2040	**			
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Condensate Pumps In Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
Terminal Devices								
Air Handler	35%			2030	\$374,600	1	\$16,500	
Convactor/Radiator	65%			2035	**	1	\$16,000	

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
	Electricity	100%		2038	**	1		
Conversion Equipment								
	Split Unit	5%		2030	\$81,200			
	Window/Wall Unit	25%		2025	\$39,700	1		
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$67,200	
Exhaust Fans								
	Interior	75%		2030	\$203,100	2	\$1,700	
	Roof	25%		2025	\$31,600	2	\$600	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2040	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2040	**	4	\$7,500	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2030	\$13,100	4	\$2,700	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2040	**	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 273 - Q
Address : 88-07 102ND STREET
Borough : QUEENS **Agency's Number** : Q273
Program / Asset # : BOE1112.000 / 14568 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 33,789 **Project Type** : EDUCATION
Date of Survey : 16-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9288 **Lot** : 101 **BIN** : 4000000

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$85,100	\$48,400
Interior Architecture	\$89,700	\$48,900
Total	\$174,700	\$97,300
Importance Code A	\$85,100	\$48,400
Importance Code C	\$89,700	\$48,900
Total	\$174,700	\$97,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,600	\$4,800		
Interior Architecture	\$20,800	\$25,900	\$18,000	
Electrical	\$3,200	\$2,300	\$3,500	\$2,300
Mechanical	\$18,400	\$3,700	\$6,500	\$3,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$59,900	\$44,500	\$35,900	\$13,900
Importance Code A	\$11,400	\$6,300	\$1,800	\$1,500
Importance Code B	\$43,900	\$38,300	\$22,500	\$12,400
Importance Code C	\$4,700		\$11,600	
Total	\$59,900	\$44,500	\$35,900	\$13,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$96,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$16,600	
Windows								
Aluminum	100%			2052	**	5	\$9,500	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$42,900	
Pre-Cast Concrete	10%	4+	\$1,300	LIFE	**	5	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Parapet</i>								
<i>Explanation : Cap Flashing Dislodged And Missing</i>								
Roof								
IRMA/Protected Membrane	100%			2038	**	10	\$33,100	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	5%			2031	**	3	\$3,800	
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
Ceramic Tile	5%			2043	**	5	\$2,500	
Quarry Tile	5%			2047	**	5	\$3,800	
Vinyl Tile	80%			2038	**	3	\$15,200	
Interior Walls								
Ceramic Tile	20%			2043	**	5	\$23,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300	
Gypsum Board	70%			LIFE	**	5-10	\$138,600	
Ceilings								
AcousTileSusp.Lay-In	90%			2047	**	5	\$45,500	
Exposed Struc: Steel	5%			LIFE	**	10	\$5,100	
Gypsum Board	5%			LIFE	**	5-10	\$8,700	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%			2074	**			
Retaining Walls								
Cast in Place Concrete	100%			2074	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	55%			2039	**			
Rubber Matting	45%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Seven Vertical Sections</i>								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$900	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$29,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$4,100	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2035	**	10		
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$1,000	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2035 ** 1-3 \$20,800

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

10% 2056 ** 1

Natural Gas

90% 2050 ** 1

Conversion Equipment

Furnace

90% 0-2 \$1,400 2035 ** 1 \$13,500

Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 4 Rooftop Package Units. Defective Temperature Control Boards

Radiant Heater

10% 2035 ** 2 \$1,600

Other Observation, Extent : Light, Area Affected : 100%

Location : Staircases And Hallways

Explanation : 16 Eletrical Radiants

Air Conditioning

Energy Source

Electricity

100% 2052 ** 1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

100% 2035 ** 2 \$2,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 4 Rooftop Units Using 407c Refrigerant

Ventilation

Distribution

Ductwork/Diffusers

20% 0-2 \$3,100 LIFE ** 2-5 \$3,800

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Building Management System, Throughout

Ductwork/Diffusers

80% LIFE ** 2-5 \$23,900

Exhaust Fans

Roof

100% 2035 ** 2 \$1,000

Plumbing

H/C Water Piping

Brass/Copper

10% 0-2 \$500 2056 ** 1

Booster Pump w/Tank, Extent : Moderate, Area Affected : 10%

Location : Leaking, Basement Water Meter Room

Brass/Copper

90% 2056 ** 1

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 273 - Q

Asset # : 14568

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	20%	0-2	\$1,600	2028	\$4,100	2	\$100	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside The Hot Water Tank, It Causes Leaking, Tank Replacement Needed</i>								
Gas Fired	80%			2028	\$16,500	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	0-2	\$500	2035	**	4	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Defective Unit.</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$2,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2056	**	1-2	\$9,500	
Fire Pump								
Generic	100%			2043	**	1	\$6,300	
Chemical System								
No Component	98%							
Generic	2%			2028	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 274 - BK
Address : 800 BUSHWICK AVENUE @ KOSCIUSZKO ST.
Borough : BROOKLYN **Agency's Number** : K274
Program / Asset # : BOE0563.000 / 1280 **Yr Built/Renovated** : 1961 / 2007
Area Sq Ft : 103,000 **Project Type** : EDUCATION
Date of Survey : 26-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3241 **Lot** : 37 **BIN** : 3073752

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$359,400	\$104,400
Interior Architecture	\$1,531,300	\$88,600
Electrical	\$159,300	\$501,000
Mechanical	\$645,300	\$1,821,800
Total	\$2,695,300	\$2,515,800
Importance Code A	\$359,400	\$771,000
Importance Code B	\$2,282,400	\$1,707,400
Importance Code C	\$53,500	\$37,400
Total	\$2,695,300	\$2,515,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,900	\$7,300	\$17,800	
Interior Architecture	\$56,600	\$2,300	\$3,900	\$9,600
Electrical	\$2,100	\$14,400	\$2,800	\$3,200
Mechanical	\$49,300	\$58,800	\$28,500	\$17,800
Total	\$115,900	\$82,700	\$52,900	\$30,700
Importance Code A	\$18,100	\$17,500	\$28,200	\$10,200
Importance Code B	\$78,700	\$65,300	\$24,700	\$20,500
Importance Code C	\$19,100			
Total	\$115,900	\$82,700	\$52,900	\$30,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Ceramic Tile	3%			2047	**	10	\$2,200	
Masonry: Brick	87%	0-2	\$217,200	LIFE	**	5	\$67,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd And 3rd Floor Windows - Underside Of Sill</i>								
Metal Panel	5%			2047	**	5-10	\$26,600	
Pre-Cast Concrete	5%	Now	\$6,800	LIFE	**	5	\$12,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Sills - Bushwick Ave Elevation - 2nd, 3rd Floors</i>								
Windows								
Aluminum	98%			2043	**	5	\$33,100	
Metal Louvers	2%	Now	\$1,100	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	55%			LIFE	**	5	\$7,200	
Metal Panel	5%			2053	**	5	\$2,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Metal Rail	40%			2044	**	5-10	\$94,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%			2032	**	10	\$85,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,800	
Ceramic Tile	5%	Now	\$31,900	2036	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$38,300	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Treads At Main Entry And Stairwells</i>								
Vinyl Tile	20%			2032	**	3	\$11,600	
Vinyl Tile 9" X 9"	50%	Now	\$181,600	2022	\$907,800	3	\$28,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Wood	10%	Now	\$163,100	2042	**	5	\$14,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$9,100	
Glazed Ceramic Panel	5%	4+	\$19,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	4+	\$53,500	LIFE	**	5	\$37,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$133,300	2047	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, First Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria, First Floor Corridor</i>								
AcousTileConcealSpLn	15%			2040	**	5	\$28,900	
AcousTileSusp.Lay-In	3%			2032	**	5	\$4,600	
Exposed Concrete	10%			LIFE	**	5	\$2,400	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%	Now	\$53,800	2037	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	2%	0-2	\$5,500	LIFE	**	5	\$3,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Plaster	53%			LIFE	**	5	\$51,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Bolted Pressure Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$400	
Raceway								
Conduit	80%			2027	\$178,200	1		
Conduit	20%			2053	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$9,600	5	\$100	
Molded Case Bkrs	10%			2026	\$19,200	5	\$300	
Molded Case Bkrs	85%			2049	**	5	\$2,300	
Wiring								
Braided Cloth	50%	2-4	\$159,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2053	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$300	
Locally Mounted	50%			2044	**	5	\$300	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected To The Main Water Pipe</i>								
Generic	50%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected To The Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$92,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$12,400	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$83,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$66,500	1	\$7,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$12,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$31,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : (2) 7500 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$666,600	1	\$102,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$7,600	
Terminal Devices								
Air Handler	20%			2022	\$289,700	1	\$12,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	65%			2025	\$358,400	1	\$21,600	
Convactor/Radiator	15%	0-2	\$82,700	2047	**	1	\$4,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout, Defective Climate Control System</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2025	\$107,300	1		
Window/Wall Unit	5%	0-2	\$10,700	2027	\$10,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	45%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Cafeteria And Auditorium Need Air Conditioning In Summer</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400	
Exhaust Fans								
Interior	20%			2022	\$73,300	2	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Roof	80%	Now	\$6,800	2022	\$136,800	2	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Basement Fan Room</i>								

Plumbing

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DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2025	\$452,000	1	
Water Heater	Gas Fired	100%	0-2	\$62,800	2027	\$62,800	2	\$1,200
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room, Defective Hot Water Heater</i>								
HW Heat Exchanger	Steam Fired	100%			2027	\$164,000	4	\$10,200
Sanitary Piping	Cast Iron	98%			LIFE	**	1	
	Cast Iron	2%	Now	\$15,100	LIFE	**	1	
<i>Damaged, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Above Oil Tank Room, Badly Damaged Floor Drain And Floor Drain Piping</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2032	**	4	\$2,200
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : System Was Recently Refurbished</i>								
Sewage Ejector(s)	Electric	100%			2032	**	4	\$4,100
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : System Was Recently Refurbished</i>								
Fixtures	Generic	100%						
Fire Suppression								
Sprinkler	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,400
Chemical System	Generic	100%			2022	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 274 - BK MINISCHOOL
Address : 800 BUSHWICK AVENUE @ KOSCIUSZKO ST.
Borough : BROOKLYN **Agency's Number** : K876
Program / Asset # : BOE0563.010 / 1281 **Yr Built/Renovated** : 1972 / 2010
Area Sq Ft : 10,620 **Project Type** : EDUCATION
Date of Survey : 26-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3241 **Lot** : 37 **BIN** : 3073752

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$74,900	\$60,600
Mechanical	\$383,700	
Total	\$458,600	\$60,600
Importance Code A	\$74,900	\$60,600
Importance Code B	\$383,700	
Total	\$458,600	\$60,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$1,300
Interior Architecture	\$13,500		\$1,800	\$400
Electrical	\$400	\$1,500	\$200	\$300
Mechanical	\$21,700	\$26,000	\$1,500	\$500
Total	\$35,500	\$27,500	\$3,500	\$2,500
Importance Code A	\$500	\$26,000	\$500	\$1,800
Importance Code B	\$35,000	\$1,500	\$3,000	\$700
Importance Code C				
Total	\$35,500	\$27,500	\$3,500	\$2,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK MINISCHOOL

Asset # : 1281

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$8,300	
Metal Panel	90%			2053	**	5-10	\$103,000	
Windows								
Aluminum	100%			2049	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Roof								
Metal Panel	100%			2040	**	10	\$60,600	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2040	**	5	\$800	
Mosaic Tile	2%			2044	**	5	\$800	
Vinyl Tile	90%			2035	**	3	\$5,500	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
Gypsum Board	65%			LIFE	**	5	\$5,600	
Metal Panel	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	50%	2-4	\$13,500	2032	**	5	\$3,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor And Classrooms</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	45%			2040	**	5	\$7,000	
Exposed Struc: Steel	5%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$23,700	1		
Panelboards								
Fused Disc Sw	25%			2026	\$8,000	5	\$100	
Molded Case Bkrs	75%			2026	\$23,900	5	\$200	
Wiring								
Thermoplastic	100%			2027	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$100	
Ground								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
P. S. 274 - BK MINISCHOOL
Asset # : 1281

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Ground

Grounding Devices
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation***Lighting**

Interior Lighting
Fluorescent

100%

2037

* *

10

\$9,900

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Egress Lighting

Emergency, Battery

50%

2032

* *

10

\$1,300

Exit, Service

50%

2032

* *

1

Exterior Lighting

HID

20%

2037

* *

10

No Component

80%

Alarm

Security System

No Component

80%

Generic

20%

2027

\$6,900

1

\$800

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2027

\$23,500

1-3

\$1,400

Mechanical

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2037

* *

1

Conversion Equipment

Furnace

100%

2022

\$25,400

1

\$5,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ceiling Duct Mounted**Explanation : 2 Units***Air Conditioning**

Energy Source

Electricity

100%

2043

* *

1

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DEPARTMENT OF EDUCATION - 040
P. S. 274 - BK MINISCHOOL
Asset # : 1281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	95%			2021	\$383,700	2	\$600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
	Int Pkg Unit - Heating/Cooling	5%	0-2	\$11,500	2032	**	2	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Equipment Room, 1 Of 2 Defective Fan Bearings</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
Water Heater								
	Electric	100%	Now	\$9,500	2027	\$9,500	4	\$100
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Janitor Closet</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 276 - BK
Address : 1070 EAST 83 STREET @AVENUE K
Borough : BROOKLYN **Agency's Number** : K276
Program / Asset # : BOE0565.000 / 1284 **Yr Built/Renovated** : 1964 / 2008
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 05-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8034 **Lot** : 1 **BIN** : 3225637

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$189,700	\$178,100
Interior Architecture	\$1,185,900	\$38,100
Electrical		\$516,800
Mechanical	\$115,300	\$929,200
Total	\$1,491,000	\$1,662,300
Importance Code A	\$189,700	\$178,100
Importance Code B	\$1,170,200	\$1,484,200
Importance Code C	\$131,000	
Total	\$1,491,000	\$1,662,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,100			
Interior Architecture	\$67,900			\$11,100
Electrical	\$27,500	\$8,400	\$7,500	\$9,300
Mechanical	\$14,500	\$15,400	\$36,500	\$13,500
Total	\$122,000	\$23,800	\$44,000	\$33,900
Importance Code A	\$19,700	\$7,600	\$7,600	\$7,800
Importance Code B	\$73,700	\$16,200	\$36,400	\$26,100
Importance Code C	\$28,600			
Total	\$122,000	\$23,800	\$44,000	\$33,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$17,600		
Masonry: Brick	95%			LIFE	**	5	\$71,300		
Windows									
Aluminum	100%	2-4	\$189,700	2044	**	5	\$5,300		
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast in Place Concrete	60%			LIFE	**	5	\$45,600		
Masonry: Brick	25%			LIFE	**	5	\$1,800		
Metal Rail	15%			2041	**	5-10	\$19,900		
Roof									
Modified Bitumen	100%			2036	**	10	\$61,200		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$36,900	LIFE	**	5	\$24,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Slab Within Boiler Room</i>									
Ceramic Tile	5%			2031	**	5	\$5,500		
Terrazzo	5%	Now	\$5,500	LIFE	**	5	\$4,300		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Lobby</i>									
Vinyl Tile	25%			2033	**	3	\$13,900		
Vinyl Tile 9" X 9"	55%	Now	\$215,200	2023	\$717,300	3	\$22,900		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : 1st, 2nd And 3rd Floor Classrooms</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : 1st, 2nd And 3rd Floor Classrooms</i>									
Interior Walls									
Cast in Place Concrete	10%	Now	\$131,000	LIFE	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Areaways Along 82nd And 83rd Streets, Rooms B3 And B16</i>									
Ceramic Tile	5%	Now	\$28,600	2031	**	5	\$2,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Base Of Walls In Kitchen And Bathrooms</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900		
Plaster	65%			LIFE	**	5	\$18,900		
SGFT/Glazed Masonry	15%			LIFE	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	23%	Now	\$22,000	2033	**	5	\$15,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$11,100	
Exposed Concrete	10%			LIFE	**	5	\$1,700	
Exposed Struc: Steel	2%			LIFE	**			
Plaster	55%	0-2	\$85,500	LIFE	**	5	\$38,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 311, 313 And 317</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2048	**			
Iron Picket	30%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Under Construction	100%							
Activity Yard								
Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 2000 And 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	85%			2028	\$112,400	1		
Conduit	15%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2050	**	5	\$100	
Molded Case Bkrs	85%			2027	\$122,100	5	\$1,700	
Molded Case Bkrs	10%			2050	**	5	\$200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$18,600	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	75%			2028	\$139,200	1		
Thermoplastic	15%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$23,700	
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	97%			2036	**	10	\$68,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	3%			2036	**			
Egress Lighting								
Emergency, Service	25%			2036	**	1		
Emergency, Battery	25%			2028	\$27,700	10	\$4,600	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$74,600	1	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$48,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Classrooms, Cafeteria, Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2058	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Boiler Room Is Under Renovation Process.</i>								
Conversion Equipment								
Steam Boiler	100%			2048	**	1	\$76,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Brand New Units Replacement Not Fully Complete Yet.</i>								
Distribution								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Boiler Room Is Under Renovation Process.</i>								
Terminal Devices								
Air Handler	20%			2028	\$216,500	1	\$9,500	
Convactor/Radiator	70%			2026	\$288,600	1	\$17,400	
Fan Coil Unit/Heat	10%			2023	\$115,300	1	\$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2033	**	1	\$7,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
Window/Wall Unit	10%			2023	\$16,000	1		
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2048	**	4	\$800	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	\$51,800	1	\$9,500	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2033	**	2	\$10,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	40%			2028	\$109,600	2	\$900	
Roof	60%			2028	\$76,700	2	\$1,400	
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%			2026	\$101,400	1		
Water Heater								
Gas Fired	100%			2028	\$47,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$2,400	
Sewage Ejector(s)								
Electric	100%			2038	**	4	\$4,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2028	\$37,700	1-2	\$1,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 277 - BK
Address : 2529 GERRITSEN AVE. BTWN: AVE. X, BIJOU AVE.
Borough : BROOKLYN **Agency's Number** : K277
Program / Asset # : BOE0566.000 / 2539 **Yr Built/Renovated** : 1953 / 2005
Area Sq Ft : 52,000 **Project Type** : EDUCATION
Date of Survey : 10-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8590 **Lot** : 650 **BIN** : 3242369

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$320,300	\$79,500
Interior Architecture	\$250,700	\$87,500
Electrical	\$339,600	\$348,900
Mechanical		\$887,300
Site Pavements	\$50,000	
Total	\$960,700	\$1,403,100
Importance Code A	\$320,300	\$79,500
Importance Code B	\$640,300	\$1,323,700
Total	\$960,700	\$1,403,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,200			
Interior Architecture	\$88,900		\$8,800	\$1,700
Electrical	\$33,100	\$1,500	\$1,700	\$2,200
Mechanical	\$27,500	\$2,200	\$6,500	\$2,200
Site Enclosure	\$800			
Site Pavements	\$29,100			
Total	\$222,600	\$3,700	\$16,900	\$6,100
Importance Code A	\$43,200			
Importance Code B	\$114,900	\$3,700	\$15,600	\$5,300
Importance Code C	\$64,500		\$1,300	\$800
Total	\$222,600	\$3,700	\$16,900	\$6,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	11%	Now	\$146,900	LIFE	**	5	\$4,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Stair Walls</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 204</i>								
Masonry: Brick	84%			LIFE	**	5	\$69,600	
Masonry: Limestone	5%			LIFE	**	5	\$3,100	
Windows								
Aluminum	100%			2046	**	5	\$4,500	
Parapets								
Masonry: Brick	95%	2-4	\$97,400	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$5,100	
Roof								
Built-Up (BUR)	11%	Now	\$76,000	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 114, Auditorium And Kitchen</i>								
Built-Up (BUR)	84%			2035	**	10	\$40,100	
Copper/Terne	5%			2058	**	10	\$6,000	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	17%			LIFE	**	5	\$55,300	
Ceramic Tile	5%			2033	**	5	\$3,700	
Terrazzo	5%			LIFE	**	5	\$5,800	
Traffic Topping	3%	Now	\$14,800	2040	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room 121</i>								
Vinyl Tile	60%			2035	**	3	\$16,700	
Vinyl Tile 9" X 9"	10%			2030	\$87,500	3	\$3,700	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$1,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,200	
Folding Partition	2%			2038	**	5	\$2,600	
Glazed Ceramic Panel	2%			LIFE	**	10	\$900	
Plaster	55%	Now	\$24,800	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Expansion Joint Between 1953 And 1968 Construction</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell Roof Level</i>								
SGFT/Glazed Masonry	28%			LIFE	**	10	\$7,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%			2035	**	5	\$22,300	
Exposed Concrete	8%	4+	\$204,400	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Exposed Concrete	57%			LIFE	**	5-10	\$53,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$7,400	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	2-4	\$100	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gerritsen Avenue</i>								
Chain Link	50%			2040	**			
Iron Picket	45%			2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$600	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East ADA Ramps</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$50,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	40%			2033	**			
Cast in Place Concrete	6%	0-2	\$24,800	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Of School</i>								
Cast in Place Concrete	49%			2035	**			
Pavers/Stone	5%	0-2	\$4,300	2033	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entry</i>								
Activity Yard								
Rubber Matting	100%			2030				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2030	\$6,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
Not Accessible								
	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Area Not Accessible Due To Asbestos Removal Work; However, We Were Informed The Equipment Is Obsolete.</i>								
Switchgear / Switchboard								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Area Not Accessible Due To Asbestos Removal Work; However, We Were Informed The Equipment Is Obsolete And In Bad Condition.</i>								
Raceway								
Conduit	100%			2030	\$132,200	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$100	
Fused Knife Sw	10%	0-2	\$11,200	2055	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Fused Toggle Switch	10%	0-2	\$11,200	2055	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	65%			2029	\$72,600	5	\$900	
Molded Case Bkrs	10%			2038	**	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent	95%			2035	**	10	\$45,300	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	2%			2038	**	10	\$1,000	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Basement*

Incandescent	3%			2025		2	\$18,500	
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Egress Lighting

Emergency, Battery	50%			2038	**	10	\$5,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Exit Lighting Fixtures Were Replaced In 2016.*

Exit, Service	50%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Fixtures Were Replaced In 2018.*

Exterior Lighting

LED	100%			2038	**			
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Alarm

Security System

No Component	70%							
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Generic	30%			2025		1	\$5,800	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System Only; Motion Sensors*

Fire/Smoke Detection

No Component	70%							
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Generic, Analog	30%	0-2	\$172,500	2040	**	1-3	\$8,700	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Alarm System; Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Under Construction	100%							
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Conversion Equipment

Under Construction	100%							
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Distribution

Under Construction	100%							
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Terminal Devices

Air Handler	25%			2025	\$182,800	1	\$8,000	
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Convactor/Radiator	75%			2028	\$208,800	1	\$12,600	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2030	\$42,100	2	\$300
	Window/Wall Unit	80%			2025	\$86,700	1	
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,900
Exhaust Fans								
	Interior	75%			2025	\$138,800	2	\$1,200
	Roof	25%			2025	\$21,600	2	\$400
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2028	\$228,200	1	
Water Heater								
	Under Construction	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Gas Fired Replacement For Steam Fired Heat Exchanger.</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$7,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2 Of 8 Toilet Rooms</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2025	\$7,900	4	\$1,600
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2040	**	1-2	\$700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 277 - BX
Address : 519 ST ANNS AVENUE @E. 148 STREET
Borough : BRONX **Agency's Number** : X027
Program / Asset # : BOE0174.000 / 478 **Yr Built/Renovated** : 1897 / 2013
Area Sq Ft : 72,000 **Project Type** : EDUCATION
Date of Survey : 11-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2274 **Lot** : 23 **BIN** : 2000114

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$61,300	\$328,900
Interior Architecture	\$750,000	\$196,900
Electrical	\$471,500	\$611,700
Mechanical	\$244,400	\$101,200
Site Pavements		\$145,700
Total	\$1,527,100	\$1,384,500
Importance Code A	\$61,300	\$328,900
Importance Code B	\$1,088,000	\$921,100
Importance Code C	\$377,800	\$134,500
Total	\$1,527,100	\$1,384,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,600		\$41,600	\$5,500
Interior Architecture	\$52,000		\$3,500	\$6,200
Electrical	\$2,900	\$2,700	\$18,300	\$2,000
Mechanical	\$14,400	\$13,500	\$10,100	\$10,700
Site Pavements	\$1,900			
Total	\$114,800	\$16,100	\$73,400	\$24,400
Importance Code A	\$50,700	\$7,100	\$48,800	\$12,600
Importance Code B	\$62,200	\$9,000	\$24,600	\$11,800
Importance Code C	\$1,900			
Total	\$114,800	\$16,100	\$73,400	\$24,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$164,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facades</i>								
Masonry: Brick	40%			LIFE	**	5	\$56,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Masonry: Limestone	2%			LIFE	**	5	\$2,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facades</i>								
Metal Panel	3%			2048	**	5-10	\$28,900	
Stucco Cement	35%			2041	**	5	\$122,500	
Windows								
Aluminum	70%	0-2	\$22,900	2044	**	5	\$12,800	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	30%			2044	**	5	\$11,000	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$47,500	
Masonry: Brick	50%			LIFE	**	5	\$6,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof								
Copper/Terne	30%	Now	\$20,700	2043	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rms 503, 502, 513</i>								
Modified Bitumen	70%			2033	**	10	\$33,700	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	2-4	\$2,800	LIFE	**	5	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$12,900	2031	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	3%			2041	**	5	\$5,600	
Terrazzo	2%			LIFE	**	5	\$2,000	
Vinyl Tile	35%	Now	\$158,700	2033	**	3	\$16,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2038	**	3	\$7,000	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$73,400	2038	**	3	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	1%			2043	**	5	\$2,300	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	24%			2056	**	5	\$56,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%	Now	\$96,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$47,200	2031	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Masonry: Brick	5%	Now	\$111,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Metal Panel	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Main Stair</i>								
<i>Explanation : Metal Wainscott In Entry Lobby And Main Stair</i>								
Plaster	27%	Now	\$123,400	LIFE	**	5	\$43,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor Classrooms, Lobby</i>								
Plaster	55%			LIFE	**	5	\$88,000	
Plaster	2%			LIFE	**	5	\$3,200	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$5,400	2033	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 12%</i>								
<i>Location : Throughout</i>								
Masonry: Infill Arch	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Explanation : Exposed Terracotta Block</i>								
Plaster	80%	Now	\$140,000	LIFE	**	5	\$62,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2048	**			
Iron Picket	90%			2063	**			
Free Standing Walls								
Masonry: Brick	90%			2048	**			
No Component	10%							
Retaining Walls								
Cast in Place Concrete	100%			2063	**			

Site Pavements

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	100%	4+	\$1,900	2033	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Various*

Activity Yard

Asphalt	70%			2031	**			
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Cast in Place Concrete	10%			2033	**			
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Rubber Matting	20%			2028	\$145,700			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2038	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2038	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	5	\$300	
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Raceway

Conduit	80%			2028	\$105,800	1		
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Conduit	20%			2038	**	1		
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Panelboards

Fused Disc Sw	7%			2027	\$10,100	5	\$100	
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Fused Disc Sw	3%			2036	**	5	\$100	
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Molded Case Bkrs	70%			2036	**	5	\$1,300	
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Molded Case Bkrs	20%			2027	\$28,700	5	\$400	
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Wiring

Braided Cloth	60%	2-4	\$111,400	2053	**	1		
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2028	\$55,700	1		
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Thermoplastic	10%			2038	**	1		
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Motor Controllers

Locally Mounted	100%			2026	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	74%			2038	**	10	\$48,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2033	**	10	\$13,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2038	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	2%			2023				
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2028		10	\$8,700	
Exit, Service	50%			2028		1		
Exterior Lighting								
HID	100%			2023		10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023		1	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028		1-3	\$13,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : #2 Oil And 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$71,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$60,900	2038	**	4	\$3,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Condensate Pumps, Boiler Room</i>								
Terminal Devices								
Air Handler	10%	Now	\$5,100	2028	\$101,200	1	\$4,000	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Motor - 1st Floor</i>								
Convactor/Radiator	90%			2033	**	1	\$20,900	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$120,000	1		
No Component	20%							
Ventilation								
Exhaust Fans								
Interior	10%			2028	\$25,600	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Electric	100%			2023	\$63,400	4	\$400	
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$10,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$11,000	4	\$1,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,000	
Chemical System								
No Component	80%							
Generic	20%			2026	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 279 - BK
Address : 1070 EAST 104 STREET BTWN: AVE. J, AVE. K
Borough : BROOKLYN **Agency's Number** : K279
Program / Asset # : BOE0568.000 / 1286 **Yr Built/Renovated** : 1959 / 2010
Area Sq Ft : 104,000 **Project Type** : EDUCATION
Date of Survey : 05-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 8230 **Lot** : 1 **BIN** : 3326733

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$525,300	\$47,700
Interior Architecture	\$371,900	\$815,600
Electrical	\$327,600	\$633,800
Mechanical	\$642,000	
Total	\$1,866,900	\$1,497,200
Importance Code A	\$525,300	\$47,700
Importance Code B	\$1,306,400	\$1,449,500
Importance Code C	\$35,200	
Total	\$1,866,900	\$1,497,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,300	\$33,000		\$4,800
Interior Architecture	\$136,800	\$4,900	\$19,500	\$9,700
Electrical	\$35,700	\$4,200	\$2,900	\$3,300
Mechanical	\$46,100	\$16,400	\$23,900	\$35,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$263,800	\$66,400	\$54,200	\$60,800
Importance Code A	\$46,300	\$41,700	\$8,800	\$13,500
Importance Code B	\$172,300	\$24,600	\$45,500	\$47,300
Importance Code C	\$45,200			
Total	\$263,800	\$66,400	\$54,200	\$60,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$18,600	
Masonry: Brick	20%			LIFE	**	5	\$15,900	
Masonry: Brick Cavity	38%	4+	\$24,200	LIFE	**	5	\$30,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Auditorium, Gymnasium, Parapets</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	32%			LIFE	**	5	\$47,700	
Windows								
Aluminum	95%			2042	**	5	\$66,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%			2035	**	10	\$21,700	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$11,400	
Metal Rail	5%			2039	**	5-10	\$12,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$8,500	
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping Stone</i>								
Roof								
Built-Up (BUR)	65%			2034	**	10	\$68,300	
Copper/Terne	5%			2061	**	10	\$13,100	
Modified Bitumen	30%	2-4	\$456,900	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$17,300	LIFE	**	5	\$17,000	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Crawl Space Under Auditorium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Crawl Space Under Auditorium</i>								
<i>Explanation : Heaving Due To Water Pressure Under Slab</i>								
Ceramic Tile	5%	0-2	\$16,100	2035	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$6,100	
Vinyl Tile	50%	0-2	\$141,400	2026	\$707,000	3	\$29,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium, Various Locations In Corridors</i>								
Vinyl Tile	25%			2031	**	3	\$14,600	
Wood	10%	4+	\$109,700	2054	**	5	\$14,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$17,300	2035	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	0-2	\$27,900	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,400	
Gypsum Board	15%			LIFE	**	5	\$21,100	
Plaster	35%	0-2	\$35,200	LIFE	**	5	\$24,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors, Classrooms</i>								
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	\$30,900	2031	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2043	**	5	\$38,900	
Exposed Concrete	32%	4+	\$85,600	LIFE	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	3%			LIFE	**			
Fiber Board	10%	4+	\$5,400	2026	\$108,600			
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	10%	0-2	\$21,800	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium And Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$400	
Raceway								
Conduit	50%			2046	**	1		
Conduit	50%			2026	\$111,400	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$100	
Molded Case Bkrs	45%			2042	**	5	\$1,200	
Molded Case Bkrs	50%			2025	\$95,800	5	\$1,400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2024	\$61,400	5	\$400	
Locally Mounted	50%			2039	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	40%			2031	**	10	\$38,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Section Of The Building</i>								
Fluorescent	56%			2021	\$137,100	10	\$53,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections Of The Building</i>								
Fluorescent	3%			2026	\$7,300	10	\$2,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Cases</i>								
Incandescent	1%			2021	\$12,300	2		
Egress Lighting								
Emergency, Battery	25%			2021	\$37,400	10	\$6,300	
Emergency, Battery	25%			2031	**	10	\$6,300	
Exit, Service	25%			2031	**	1		
Exit, Service	25%			2021	\$7,500	1		
Exterior Lighting								
HID	100%			2026	\$419,300	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	**	1-3	\$19,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	70%			2046	**	5	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 - 10,000 Gallon Tank</i>								
Natural Gas	30%			2046	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	30%			2031	**	1	\$15,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Roof Mounted Units On New Addition</i>								
Steam Boiler	70%			2031	**	1	\$72,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement In The Older Section Of The Building</i>								
<i>Explanation : 2 Steam Boiler Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>								
Distribution								
Central Plant Steam Piping/Pmp	50%			2046	**	4	\$3,800	
Central Plant Steam Piping/Pmp	50%			2036	**	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement In The Older Section Of The Building</i>								
<i>Explanation : The Steam And Condensate Piping Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>								
Terminal Devices								
Air Handler	20%			2021	\$292,500	1	\$12,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Of Old Section Of The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement In The Older Section Of The Building</i>								
<i>Explanation : The Air Handling Equipment Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>								
Convactor/Radiator	30%			2031	**	1	\$10,100	
Convactor/Radiator	20%			2039	**	1	\$6,700	
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered Under The Cooling Section Of This Report</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2031	**	2	\$1,900	
Window/Wall Unit	70%			2024	\$151,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2021	\$74,000	2	\$600	
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement Of Old Section Of The Building</i>					
			<i>Explanation : Equipment Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>					
Roof	5%	Now	\$4,300	2031	**	2	\$100	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof, 3 Burnt-out Fan Motors</i>					
Roof	40%			2031	**	2	\$1,300	
Roof	35%			2021	\$60,400	2	\$1,100	
			<i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2046	**	1		
Galvanized Steel	70%			2031	**	1		
Water Heater								
Gas Fired	100%	Now	\$6,300	2021	\$63,400	2	\$1,200	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement Of The Older Section Of The Building</i>					
			<i>Explanation : Equipment Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>					
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$10,300	
Sanitary Piping								
Cast Iron	30%			LIFE	**	1		
Cast Iron	70%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	30%			LIFE	**	1		
Cast Iron	70%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	70%			2031	**	4	\$1,500	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Equipment Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>					
Submersible	30%	Now	\$1,100	2021	\$1,100	4	\$700	
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Crawl Space Below First Floor</i>					
			<i>Explanation : Equipment Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	100%	Now	\$3,000	2031	**	4	\$4,100
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Pump</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Equipment Have Been Condemned Due To Super Storm Sandy And Are Slated For 100% Replacement</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Hydraulic	50%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor Of New Wing of the Building</i>								
<i>Explanation : 2 Units</i>								
	Hydraulic	50%			LIFE	**		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : Equipment Have Been Condemned Due To Super Storm Sandy And Are Slated For 100 Percent Replacement</i>								
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%			2046	**	1-5	\$15,700
Sprinkler								
	No Component	60%						
	Generic	40%			2046	**	1-2	\$11,700
Fire Pump								
	No Component	70%						
	Generic	30%			2035	**	1	\$5,800
Chemical System								
	No Component	50%						
	Generic	50%			2024	\$14,000	1-3	\$2,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 279 - BX
Address : 2100 WALTON AVE. @ E.181 ST
Borough : BRONX **Agency's Number** : X279
Program / Asset # : BOE0984.000 / 4149 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 93,416 **Project Type** : EDUCATION
Date of Survey : 16-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3178 **Lot** : 14 **BIN** : 2103867

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,277,100	\$292,300
Interior Architecture	\$321,600	\$143,000
Electrical		\$716,300
Mechanical		\$3,129,500
Site Pavements	\$147,500	
Total	\$1,746,100	\$4,281,100
Importance Code A	\$1,277,100	\$292,300
Importance Code B	\$386,200	\$3,943,700
Importance Code C	\$82,800	\$45,200
Total	\$1,746,100	\$4,281,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$81,700		\$11,500	
Interior Architecture	\$75,500		\$6,600	\$24,400
Electrical	\$21,500	\$9,100	\$11,200	\$9,600
Mechanical	\$77,700	\$35,100	\$29,600	\$34,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$261,200	\$49,100	\$63,700	\$73,100
Importance Code A	\$101,400	\$9,300	\$20,700	\$9,300
Importance Code B	\$103,400	\$39,900	\$43,000	\$60,400
Importance Code C	\$56,500			\$3,400
Total	\$261,200	\$49,100	\$63,700	\$73,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%			LIFE	**	5	\$173,900	
Metal Panel	5%			2050	**	5-10	\$39,900	
Pre-Cast Concrete	15%	Now	\$61,400	LIFE	**	5	\$56,500	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Ledge Detail Below Clerstory Windows At Gymnasium And Stair Bulkheads</i>								
Window Wall	5%	Now	\$29,800	2050	**	5	\$10,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Bulkhead</i>								
Windows								
Aluminum	95%	Now	\$1,088,600	2055	**	5	\$12,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$8,000	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5-10	\$29,300	
Masonry: Brick Cavity	45%			LIFE	**	5-10	\$47,000	
Metal Security Bars	5%			2058	**			
Metal: Cage/Fence	5%			2043	**	5-10	\$5,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$19,200	
Roof								
IRMA/Protected Membrane	40%			2030		10	\$17,500	
Modified Bitumen	60%	4+	\$19,000	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 502 And 402</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roofs</i>								
<i>Explanation : Liquid Coating Applied To Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2026	\$95,300	3	\$14,000	
Cast in Place Concrete	5%	2-4	\$1,600	LIFE	**	5	\$15,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Basement Near Sump Pump</i>								
Ceramic Tile	5%			2039	**	5	\$7,000	
Vinyl Tile	80%	Now	\$101,500	2035	**	3	\$41,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Floor Drain In Cafeteria</i>								
Wood	5%			2058	**	5	\$13,100	
Interior Walls								
Cast in Place Concrete	5%	Now	\$23,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Elevator Machine Room And Boiler Pit</i>								
Ceramic Tile	5%			2039	**	5	\$6,800	
Concrete Masonry Unit	10%	Now	\$16,200	LIFE	**	5	\$5,500	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair To Mechanical Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Interior Bulkheads In All 3 Stairwells</i>								
Gypsum Board	55%			LIFE	**	5-10	\$128,000	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$17,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2043	**	5	\$90,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$14,000	
Gypsum Board	30%			LIFE	**	5-10	\$144,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	20%	Now	\$38,900	2045		**		
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout Play Yard</i>					
Cast in Place Concrete	70%	Now	\$108,600	2043		**		
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout Play Area</i>					
Rubber Matting	10%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040		**	5	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2040		**	5	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Three Vertical Sections</i>					
Raceway								
Conduit	100%			2040		**	1	
Panelboards								
Fused Disc Sw	15%			2038		**	5	\$300
Molded Case Bkrs	85%			2038		**	5	\$2,100
Wiring								
Thermoplastic	100%			2040		**	1	
Motor Controllers								
Locally Mounted	100%			2035		**	5	\$600
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$2,700
Stand-by Power								
Transfer Switches								
Automatic	100%			2035		**	1	\$28,700
Generators								
Diesel	100%			2033		**	1	\$36,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated At 260 Kilowatts</i>					
Batteries								
Nickel Cadmium	100%			2025	\$1,600		5	\$20,800

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	10%			2038	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 30 Gallons Rated Capacity</i>								
Main Tank	90%			2045	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2030	\$206,800	10	\$80,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2030	\$4,400	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
HID	2%			2030	\$3,200	10	\$100	
Incandescent	2%			2030	\$22,200	2		
Egress Lighting								
Emergency, Service	50%			2030	\$24,500	1		
Exit, Service	50%			2030	\$13,500	1		
Exterior Lighting								
HID	30%			2025	\$113,000	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$309,900	1-3	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Toilets And Gymnasium</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	15%	0-2	\$300	2040	**	1		
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Petrometer</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 10,000 Gallon Oil Tanks</i>								
Interruptible Gas/Dual Fuel	85%			2040	**	1		
Conversion Equipment								
Steam Boiler	50%	0-2	\$15,100	2035	**	1	\$41,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Refeed Tank And Chemical Tank Boiler Room, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Steam Boiler	50%			2035	**	1	\$46,300	
Distribution								
Steam Piping/Pump	10%	0-2	\$12,400	2040	**			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Condemn Vacuum Pump Has Not Yet Been Replaced To Complete The Construction Project 2 Years Ago.</i>								
Steam Piping/Pump	90%			2040	**			
Terminal Devices								
Air Handler	45%			2030	\$591,100	1	\$26,000	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : No. 4, 5 And 6 Units Are Under Repairing</i>								
Convactor/Radiator	45%			2035	**	1	\$13,600	
Fan Coil Unit/Heat	10%			2030	\$139,900	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$792,900	1	\$43,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8 Units, Penthouses</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	\$1,044,500	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$188,300	2	\$65,100	
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,500	
Exhaust Fans								
Interior	95%			2030	\$315,700	2	\$2,700	
Roof	5%			2038	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	\$3,500	2040	**	1		
<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : And Leaking Badly, The Hot Water Circulation Pump In Boiler Room.</i>								
Brass/Copper	95%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$57,000	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$14,200	4	\$3,000	
Backflow Preventer								
Generic	100%			2035	**	1	\$5,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$47,100	
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$2,600	
Chemical System								
No Component	99%							
Generic	1%			2028	\$300	1-3		

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 28 - BX
Address : 1861 ANTHONY AVENUE @ E. TREMONT AVE.
Borough : BRONX **Agency's Number** : X028
Program / Asset # : BOE0175.000 / 479 **Yr Built/Renovated** : 1897 / 2011
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 12-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2804 **Lot** : 31 **BIN** : 2007603

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$253,300
Interior Architecture	\$671,500	\$182,500
Electrical	\$543,200	\$744,300
Mechanical	\$113,600	\$492,600
Total	\$1,328,300	\$1,672,700
Importance Code A		\$292,800
Importance Code B	\$995,100	\$1,259,900
Importance Code C	\$333,200	\$120,100
Total	\$1,328,300	\$1,672,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$5,300	\$18,300	
Interior Architecture	\$22,600	\$11,700	\$3,100	\$7,800
Electrical	\$1,700	\$36,400	\$1,000	\$900
Mechanical	\$24,200	\$33,600	\$10,500	\$22,400
Total	\$48,500	\$87,000	\$33,000	\$31,000
Importance Code A	\$7,700	\$13,100	\$26,000	\$7,700
Importance Code B	\$29,000	\$73,800	\$7,000	\$23,300
Importance Code C	\$11,800			
Total	\$48,500	\$87,000	\$33,000	\$31,000



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DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$87,500	
Masonry: Brick	84%			LIFE	**	5	\$117,600	
Masonry: Fieldstone	3%			LIFE	**	5	\$3,200	
Masonry: Limestone	2%			LIFE	**	5	\$2,100	
Stucco Cement	3%			2032	**	5	\$10,500	
Windows								
Aluminum	100%			2043	**	5	\$36,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,800	
Masonry: Brick	95%			LIFE	**	5	\$11,700	
Roof								
Modified Bitumen	100%			2035	**	10	\$48,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,700	
Ceramic Tile	5%	Now	\$129,200	2042	**	5	\$3,100	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Throughout</i>
Quarry Tile	5%	Now	\$95,800	2040	**	5	\$4,700	
								<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Throughout</i>
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Throughout</i>
Slate	5%			LIFE	**	5	\$6,600	
Vinyl Tile	20%			2035	**	3	\$9,400	
Vinyl Tile	50%	Now	\$113,400	2032	**	3	\$23,400	
								<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Room 515 And Throughout</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Corridors</i>
Wood	10%			2042	**	5	\$23,400	
Interior Walls								
Gypsum Board	5%	Now	\$11,800	LIFE	**	5	\$16,000	
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout</i>
								<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Throughout</i>
Masonry: Brick	15%	0-2	\$333,200	LIFE	**			
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>
								<i>Location : Throughout</i>
								<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Throughout</i>
Metal Panel	5%			LIFE	**			
Plaster	75%			LIFE	**	5	\$120,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2040	**	5	\$6,200	
AcousTileSusp.Lay-In	10%	0-2	\$10,800	2032	**	5	\$6,200	

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout**Staining/Discoloring, Extent : Light, Area Affected : 5%**Location : Throughout*

Metal Panel	5%			LIFE	**	5	\$7,800	
Plaster	80%			LIFE	**	5	\$62,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2027	\$35,600	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2027	\$4,000	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$156,500	5	\$300	
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Raceway

Conduit	95%			2027	\$125,600	1		
Conduit	5%			2047	**	1		

Panelboards

Fused Disc Sw	2%			2043	**	5		
Fused Disc Sw	10%			2026	\$14,400	5	\$200	
Molded Case Bkrs	15%			2043	**	5	\$300	
Molded Case Bkrs	73%			2026	\$104,900	5	\$1,500	

Wiring

Thermoplastic	10%			2047	**	1		
Thermoplastic	90%			2027	\$167,100	1		

Motor Controllers

Locally Mounted	100%			2025	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100	
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$70,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2022	\$18,500	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$56,200	10	\$9,400	
Exit, Service	30%			2022	\$6,700	1		
Exit, Service	20%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$314,500	10	\$200	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$172,500	1-3	\$9,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2037	**	5	\$24,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 7500 Gallons Each</i>								
Conversion Equipment Steam Boiler	100%			2040	**	1	\$77,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$66,000	2037	**	4	\$3,800	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout The Basement</i>								
Terminal Devices								
Convactor/Radiator	90%			2025	\$375,800	1	\$22,700	
Fan Coil Unit/Heat	10%	Now	\$5,800	2027	\$116,800	1	\$2,300	
<i>Broken, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Auditorium</i>								
Air Conditioning								
Energy Source Electricity	10%			2043	**	1		
No Component	90%							

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DEPARTMENT OF EDUCATION - 040

P. S. 28 - BX

Asset # : 479

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2025	\$16,300	1		
No Component	90%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2032	**	1	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : One Unit</i>						
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2032	**	2	\$2,700	
Air Cooled Condenser Unit	95%			2032	**	2	\$51,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2022	\$47,600	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 225 Gallon Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,100	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement And Yard</i>						
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,600	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 280 - Q
Address : 34-20 94TH STREET
Borough : QUEENS **Agency's Number** : Q280
Program / Asset # : BOE1113.000 / 14569 **Yr Built/Renovated** : 1939 / 2010
Area Sq Ft : 27,918 **Project Type** : EDUCATION
Date of Survey : 19-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1454 **Lot** : 18 **BIN** : 4035799

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,200	
Interior Architecture	\$188,500	
Electrical		\$9,700
Mechanical	\$39,300	\$253,800
Total	\$262,900	\$263,500
Importance Code A	\$35,200	
Importance Code B	\$227,700	\$263,500
Total	\$262,900	\$263,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$186,000			
Interior Architecture	\$49,200		\$4,200	\$7,100
Electrical	\$2,700	\$1,900	\$2,500	\$1,900
Mechanical	\$29,100	\$4,500	\$6,500	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$271,000	\$10,300	\$17,100	\$17,000
Importance Code A	\$188,700	\$2,600	\$2,600	\$2,600
Importance Code B	\$65,100	\$7,700	\$14,500	\$9,900
Importance Code C	\$17,300			\$4,500
Total	\$271,000	\$10,300	\$17,100	\$17,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Bronze/Brass	5%			LIFE	**	10	\$35,200		
Masonry: Brick	50%			LIFE	**	5	\$45,000		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : This Building Was Formerly A Private School - Recently Converted To City Public School</i>									
Masonry: Brick Cavity	45%			LIFE	**	5	\$40,500		
Windows									
Aluminum	95%	4+	\$9,700	2046	**	5	\$5,400		
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Room 224</i>									
Steel	5%	Now	\$31,700	2055	**	5	\$3,600		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Stairs 1932 Wing</i>									
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Stairs 1932 Wing</i>									
Parapets									
Masonry: Brick	45%			LIFE	**	5-10	\$22,800		
Masonry: Brick Cavity	40%	0-2	\$29,200	LIFE	**	5	\$3,000		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Interior Face Of 1966 Wing</i>									
Masonry: Limestone	5%			LIFE	**	5-10	\$4,500		
Metal Rail	5%	Now	\$2,100	2035	**	5	\$2,600		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 1966 Wing</i>									
Pre-Cast Concrete	5%			LIFE	**	5	\$4,700		
Roof									
IRMA/Protected Membrane	85%	Now	\$32,800	2035	**				
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 1966 Wing</i>									
Modified Bitumen	10%			2038	**	10	\$1,500		
Skylight, Metal/Glass	5%	Now	\$11,900	2050	**				
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Stair A And B 1932 Wing</i>									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2029	\$11,300	3	\$1,200	
Cast in Place Concrete	5%			LIFE	**	5	\$9,000	
Ceramic Tile	5%			2039	**	5	\$2,100	
Quarry Tile	5%			2043	**	5	\$3,100	
Terrazzo	10%			LIFE	**	5	\$6,500	
Vinyl Tile	43%			2035	**	3	\$6,700	
Vinyl Tile 9" X 9"	30%	Now	\$145,900	2040	**	3	\$4,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1966 Wing</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 1966 Wing</i>								
Interior Walls								
Ceramic Tile	20%			2039	**	5	\$9,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	
Gypsum Board	10%			LIFE	**	5-10	\$7,600	
Plaster	20%	Now	\$1,500	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room B01</i>								
SGFT/Glazed Masonry	40%			LIFE	**	10	\$9,000	
Ceilings								
AcousTileConcealSpLn	5%			2035	**	5	\$2,600	
Exposed Concrete	30%	2-4	\$42,600	LIFE	**	5	\$1,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 305, 306, Of 1966 Wing</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Boiler Room And Room C04 Electric Room</i>								
<i>Explanation : Missing Fireproofing</i>								
Plaster	55%	4+	\$15,900	LIFE	**	5	\$14,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair C And D 1932 Wing; Room B01</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	98%			2043	**			
Masonry: Granite	2%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

60%

2039

* *

Rubber Matting

40%

2035

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2050

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2050

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Four Vertical Sections*

Raceway

Conduit

100%

2050

* *

1

Panelboards

Fused Disc Sw

2%

2046

* *

5

Molded Case Bkrs

98%

2046

* *

5

\$700

Wiring

Thermoplastic

100%

2050

* *

1

Motor Controllers

Locally Mounted

80%

2043

* *

5

\$200

Locally Mounted

20%

2028

\$9,700

5

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$800

Lighting

Interior Lighting

Fluorescent

99%

2035

* *

10

\$25,300

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID

1%

2035

* *

10

Egress Lighting

Emergency, Battery

50%

2035

* *

10

\$3,400

Exit, Service

50%

2035

* *

1

Exterior Lighting

HID

30%

2035

* *

10

No Component

70%

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$17,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

90%

2040

* *

5

\$7,800

Natural Gas

10%

2050

* *

1

Conversion Equipment

Furnace

10%

2035

* *

1

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Roof**Explanation : 1 Rooftop Package Unit*

Steam Boiler

90%

2035

* *

1

\$24,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

90%

0-2

\$11,100

2030

\$111,100

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various Locations In Old Wing.**Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : On Top Of The Boiler, Boiler Room**Loose, Extent : Moderate, Area Affected : 20%**Location : Radiator Control Valves, Throughout*

No Component

10%

Terminal Devices

Air Handler

10%

0-2

\$39,300

2040

* *

1

\$1,600

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Auditorium**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Auditorium*

Convactor/Radiator

80%

2028

\$119,600

1

\$7,200

No Component

10%

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2035	**	2	\$200
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1 Unit On Lower Roof</i>				
	Split Unit	10%			2035	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 3 Units. R-410a</i>				
	Window/Wall Unit	60%			2025	\$34,900	1	
	No Component	20%						
Terminal Devices								
	Fan Coil - 2 Pipe	10%			2035	**	1	\$900
	No Component	90%						
Heat Rejection								
	Dry Cooler	10%			2035	**	2	\$1,900
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,600
Exhaust Fans								
	Roof	50%			2030	\$23,200	2	\$400
	Roof	50%			2038	**	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2028	\$17,000	2	\$400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	50%			LIFE	**	1	
	No Component	50%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location :</i>				
				<i>Explanation : Exterior Gutters</i>				
Sump Pump(s)								
	Non-Submersible	100%	0-2	\$4,300	2040	**	4	\$600
				<i>Corroded, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Housing Assembly, Boiler Room</i>				
				<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Sewage Ejector(s)								
	Electric	100%			2025	\$8,000	4	\$1,700

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DEPARTMENT OF EDUCATION - 040

P. S. 280 - Q

Asset # : 14569

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement To Ground Floor. The Gate Is Broken.</i>						
		<i>Explanation : 1 Freight Unit</i>						
No Component	90%							
Fire Suppression								
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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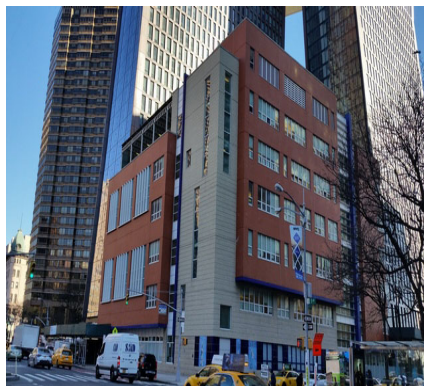
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 281 - M
Address : 425 EAST 35TH STREET
Borough : MANHATTAN **Agency's Number** : M281
Program / Asset # : BOE1141.000 / 14887 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 93,376 **Project Type** : EDUCATION
Date of Survey : 07-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5,6,PH
Block : 967 **Lot** : 2 **BIN** : 1089385

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$187,000
Interior Architecture	\$128,800	\$190,500
Electrical		\$83,100
Mechanical		\$57,000
Total	\$128,800	\$517,600
Importance Code A		\$187,000
Importance Code B	\$60,200	\$200,200
Importance Code C	\$68,600	\$130,300
Total	\$128,800	\$517,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,100			
Interior Architecture	\$21,400	\$23,600		\$6,600
Electrical	\$14,900	\$14,500	\$12,800	\$17,800
Mechanical	\$41,500	\$23,300	\$51,500	\$21,300
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$111,700	\$75,200	\$78,100	\$59,400
Importance Code A	\$24,700	\$4,600	\$4,600	\$4,600
Importance Code B	\$65,600	\$70,600	\$73,500	\$54,800
Importance Code C	\$21,400			
Total	\$111,700	\$75,200	\$78,100	\$59,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Elevation</i>								
<i>Explanation : Glazed Terra Cotta</i>								
Masonry: Brick Cavity	90%			LIFE	**	5	\$105,500	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$11,000	
Metal Panel	3%			2055	**	5-10	\$24,200	
Windows								
Aluminum	100%			2051	**	5	\$40,200	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$81,500	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,600	
Masonry: Brick	45%			LIFE	**	5	\$7,900	
Roof								
Plaza Roof: Stone Panels	100%			2055	**			
Soffits								
Metal Panel	100%			2055	**	5-10	\$29,200	
Interior								
Floors								
Ceramic Tile	15%			2042	**	5	\$21,000	
Terrazzo	5%			LIFE	**	5	\$5,500	
Vinyl Tile	75%			2037	**	3	\$39,300	
Wood	5%			2064	**	5	\$13,100	
Interior Walls								
Ceramic Tile	40%			2042	**	5	\$137,200	
Concrete Masonry Unit	25%			LIFE	**	5	\$34,300	
Folding Partition	5%			2051	**	5	\$42,900	
Gypsum Board	30%			LIFE	**	5	\$61,700	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	**	5	\$120,400	
Gypsum Board	10%			LIFE	**	5	\$16,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Cast in Place Concrete	95%			2046	**			
Rubber Matting	5%			2037	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2055	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2055	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5- Vertical Sections</i>								
Raceway								
	Conduit	100%			2055	**	1	
Panelboards								
	Fused Disc Sw	30%			2051	**	5	\$600
	Molded Case Bkrs	70%			2051	**	5	\$1,700
Wiring								
	Thermoplastic	100%			2055	**	1	
Motor Controllers								
	Locally Mounted	20%			2046	**	5	\$100
	Variable Frequency Drive	80%			2046	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,400
Stand-by Power								
Transfer Switches								
	Automatic	100%			2046	**	1	\$28,700
Generators								
	Diesel	100%			2042	**	1	\$36,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 352 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$3,500
Fuel Storage								
	Day Tank	10%			2051	**	5	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 60 Gallons Rated Capacity</i>								
	Main Tank	90%			2064	**	5	\$2,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2037	**	10	\$81,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Service Exit, LED	50%			2037	**	1		
	50%			2064	**	1		
Exterior Lighting								
Fluorescent	20%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front, Rear</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling No Component	70%							
Generic	30%			2064	**	5	\$800	
Alarm								
Security System No Component	70%							
Generic	30%			2037	**	1	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Front</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2037	**	1-3	\$57,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2055	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	70%			2037	**	1	\$32,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Rooftop Units</i>						
Hot Water Boiler	30%			2046	**	1	\$13,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	30%			2051	**	4	\$1,400	
No Component	70%							
Terminal Devices								
Convactor/Radiator	20%			2046	**	1	\$6,000	
Fan Coil Unit/Heat	10%			2037	**	1	\$3,000	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2037	**	1	\$39,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Multi-stacks. R-410a</i>						
Split Unit	10%			2037	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units. R-410a</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2055	**	4	\$4,100	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2037	**	1	\$52,000	
Fan Coil - 2 Pipe	10%			2037	**	1	\$3,000	
Heat Rejection								
Air Cooled Condenser Unit	10%			2037	**	2	\$6,500	
Water Cooling Tower	90%			2033	**	2	\$84,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,100	
Exhaust Fans								
Interior	10%			2037	**	2	\$300	
Roof	90%			2037	**	2	\$2,600	
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 281 - M

Asset # : 14887

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2055	**	1		
Water Heater Gas Fired	100%			2028	\$57,000	2	\$1,400	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2037	**	1	\$5,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 6th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2055	**	1-5	\$47,100	
Sprinkler								
Generic	100%			2055	**	1-2	\$26,200	
Fire Pump								
Generic	100%			2042	**	1	\$17,400	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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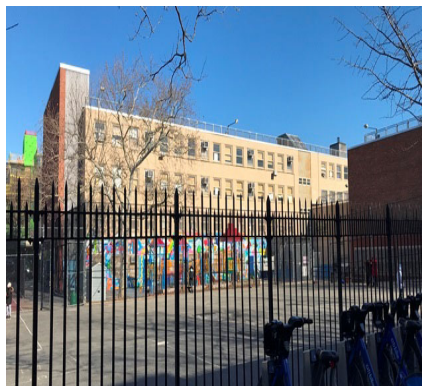
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 282 - BK
Address : 180 6TH AVENUE @ BERKELEY PL
Borough : BROOKLYN **Agency's Number** : K282
Program / Asset # : BOE0570.000 / 1288 **Yr Built/Renovated** : 1962 / 2001
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 950 **Lot** : 24 **BIN** : 3019597

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,279,000	\$131,000
Interior Architecture	\$489,800	\$35,300
Electrical	\$569,500	\$740,000
Mechanical	\$324,700	\$1,601,100
Total	\$2,663,000	\$2,507,400
Importance Code A	\$1,382,000	\$170,500
Importance Code B	\$1,281,000	\$2,301,600
Importance Code C		\$35,300
Total	\$2,663,000	\$2,507,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,700	\$11,400		\$3,100
Interior Architecture		\$18,600	\$6,300	\$22,400
Electrical	\$11,100	\$2,700	\$3,400	\$4,900
Mechanical	\$100,200	\$14,100	\$23,700	\$27,600
Total	\$127,000	\$46,900	\$33,500	\$57,900
Importance Code A	\$19,100	\$20,000	\$8,600	\$11,900
Importance Code B	\$107,900	\$26,800	\$21,700	\$46,100
Importance Code C			\$3,200	
Total	\$127,000	\$46,900	\$33,500	\$57,900



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DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	\$391,300	LIFE	**	5	\$48,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Lintels At All Elevations</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Lintels At All Elevations</i>								
Masonry: Brick Cavity	7%	Now	\$30,400	LIFE	**	5	\$3,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C</i>								
Metal Panel	3%			2049	**	5-10	\$11,200	
Windows								
Aluminum	100%			2045	**	5	\$36,400	
Parapets								
Metal Rail	100%	0-2	\$15,700	2042	**	5	\$78,300	
<i>Deformed/Dented, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Roof Railing Penetrations - Pitch Pockets Failed</i>								
Roof								
Built-Up (BUR)	95%	Now	\$857,200	2034	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium, Room 211</i>								
Metal Panel	5%			2042	**	10	\$11,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,600	
Ceramic Tile	5%			2038	**	5	\$6,300	
Terrazzo	2%			LIFE	**	5	\$2,000	
Vinyl Tile	43%			2034	**	3	\$20,400	
Vinyl Tile 9" X 9"	30%	Now	\$445,800	2039	**	3	\$14,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2057	**	5	\$23,700	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$6,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Marble Panels	3%			LIFE	**			
Plaster	56%			LIFE	**	5	\$35,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	3%			LIFE	**	5	\$25,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Acous Tile, Adhered	23%			2034	**	5	\$29,100	
Acous Tile Susp. Lay-In	5%			2034	**	5	\$6,300	
Exposed Concrete	45%			LIFE	**	5	\$8,900	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2024	\$44,000			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Gypsum Board	10%			LIFE	**	5	\$15,800	
Metal Panel	2%			LIFE	**	5	\$3,200	
Plaster	5%			LIFE	**	5	\$3,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair E</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2049	**			
Iron Picket	70%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2029	\$164,400	5	\$300	
Fused Disc Sw	10%			2049	**	5		
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Fused Disc Sw	5%			2028	\$9,600	5	\$100	
Molded Case Bkrs	10%			2045	**	5	\$200	
Molded Case Bkrs	80%			2028	\$153,200	5	\$1,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$163,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2049	**	1		
Thermoplastic	30%			2029	\$81,800	1		
Motor Controllers								
Locally Mounted	90%			2027	\$72,600	5	\$500	
Variable Frequency Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2034	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	96%			2034	**	10	\$76,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2024	\$1,500	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : HID Lighting Observed</i>								
LED	1%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$62,600	10	\$10,500	
Exit, Service	50%			2029	\$12,500	1		
Exterior Lighting								
HID	20%			2024	\$70,200	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$84,300	1	\$9,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 2-4

\$173,200 2039

* *

1-3

\$14,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Equipment, Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$27,000

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement*

Conversion Equipment

Steam Boiler

61% 0-2

\$103,000 2034

* *

1

\$47,300

*Insul. Deteriorating, Extent : Severe, Area Affected : 100%**Location : Boiler Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Steam Boiler

39%

2049

* *

1

\$33,600

Distribution

Steam Piping/Pump

100% Now

\$76,900 2029

\$384,700

*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : Boiler Room**Leak Evident, Extent : Severe, Area Affected : 100%**Location : Both Vacuum Pumps**Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Vacuum Pumps In Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 75%**Location : Throughout*

Terminal Devices

Air Handler

20%

2029

\$244,700

1

\$10,800

Convactor/Radiator

80%

2027

\$372,600

1

\$22,500

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2029	\$147,700	1	\$8,100
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
	Split Unit	2%			2029	\$37,100		
	Window/Wall Unit	40%			2024	\$72,500	1	
	No Component	38%						
Distribution								
	CW & CHW Wtr	20%			2039	**	4	\$900
	Pipe/Pump							
	No Component	80%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2029	\$121,000	1	\$10,800
	No Component	80%						
Heat Rejection								
	Air Cooled Condenser Unit	20%			2029	\$21,700	2	\$12,100
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$16,000	LIFE	**	2-5	\$48,500
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Louver</i>								
Exhaust Fans								
	Interior	50%			2029	\$154,800	2	\$1,300
	Roof	50%			2024	\$72,200	2	\$1,300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Insulation Needed On Main Water Supply Line</i>								
HW Heat Exchanger								
	Steam Fired	100%	Now	\$27,700	2029	\$138,500	4	\$8,600
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Connection Pipes</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$31,800	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	

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DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$13,300	2039	**	4	\$1,800	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2029	\$17,000	1-2	\$500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 284 - BK
Address : 220 WATKINS STREET BTWN: SUTTER AVE., DEAD END
Borough : BROOKLYN **Agency's Number** : K284
Program / Asset # : BOE0571.000 / 1275 **Yr Built/Renovated** : 1906 / 2011
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 12-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3544 **Lot** : 1 **BIN** : 3326517

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,405,000	\$115,900
Interior Architecture	\$208,300	\$1,118,000
Electrical		\$891,600
Mechanical	\$971,600	\$1,479,400
Total	\$2,585,000	\$3,605,000
Importance Code A	\$1,405,000	\$115,900
Importance Code B	\$1,107,700	\$3,489,100
Importance Code C	\$72,300	
Total	\$2,585,000	\$3,605,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$73,600			
Interior Architecture	\$136,700			\$13,200
Electrical	\$15,100	\$3,400	\$3,700	\$4,300
Mechanical	\$66,900	\$12,700	\$15,600	\$12,700
Site Enclosure	\$6,400			
Site Pavements	\$14,100			
Total	\$312,700	\$16,200	\$19,400	\$30,200
Importance Code A	\$85,500	\$9,100	\$9,100	\$9,100
Importance Code B	\$172,600	\$7,100	\$10,300	\$21,100
Importance Code C	\$54,700			
Total	\$312,700	\$16,200	\$19,400	\$30,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,200	
Masonry: Brick	83%	Now	\$507,800	LIFE	**	5	\$78,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Wall 3rd And 4th Floors And Stair H</i>								
Masonry: Limestone	10%			LIFE	**	5	\$14,200	
Metal Panel	2%	Now	\$1,500	2050	**	5	\$3,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair H</i>								
Windows								
Aluminum	100%	Now	\$654,800	2046	**	5	\$14,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$205,400	LIFE	**	5	\$16,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$10,700	
Roof								
Built-Up (BUR)	70%	Now	\$30,300	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Roof Drain</i>								
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Roof Drain</i>								
Paver: Asphalt	11%	Now	\$25,100	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Level Over Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Level Over Basement</i>								
Paver: Asphalt	19%			2039	**	10	\$17,000	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	5%	Now	\$7,000	2033	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Toilet And Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Toilets Throughout</i>								
Panel/Paver: Cer/Brk	2%	Now	\$34,000	2038	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Floor</i>								
Sheet Vinyl/Rubber	2%	0-2	\$1,700	2035	**	5	\$2,000	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
Traffic Topping	3%	Now	\$2,700	2030	\$53,900	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	68%	Now	\$41,800	2030	\$836,900	3	\$34,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	4+	\$8,000	2025	\$159,500	3	\$5,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%			2045	**	5	\$12,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$31,100	2033	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs Throughout And Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs Throughout, Kitchen And Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs Throughout, Kitchen And Toilets</i>								
Masonry: Brick	10%			LIFE	**	10	\$3,200	
Plaster	80%	Now	\$72,300	LIFE	**	5	\$25,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Toilet And Staff Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium Corridor, 3rd And 4th Floor North Walls, Stair H And Pool</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Corridor, 3rd And 4th Floor North Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Corridor, 3rd And 4th Floor North Walls, Stair H</i>								
Ceilings								
AcousTile,Adhered	7%	0-2	\$94,200	2050	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTile,Adhered	3%			2050	**	5	\$4,100	
Exposed Concrete	10%			LIFE	**	5-10	\$16,900	
Plaster	80%	Now	\$30,400	LIFE	**	5	\$67,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Toilet And Staff Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%	4+	\$2,300	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Concrete Masonry Unit	100%	Now	\$4,100	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Side Entry Level</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%			2043	**			
Pavers/Stone	50%			2039	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$14,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Steps</i>								

Parking/Driveway

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	80%			2033	**			
Rubber Matting	20%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Boiler Rooms</i>								
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$400	
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Raceway

Conduit	80%			2030	\$147,400	1		
Conduit	20%			2050	**	1		

Panelboards

Fused Disc Sw	1%			2046	**	5		
Molded Case Bkrs	70%			2029	\$134,100	5	\$1,700	
Molded Case Bkrs	29%			2046	**	5	\$700	

Wiring

Braided Cloth	70%			2029	\$191,000	1		
Thermoplastic	30%			2050	**	1		

Motor Controllers

Locally Mounted	80%			2028	\$64,500	5	\$500	
Locally Mounted	20%			2043	**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,700	
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Lighting

Interior Lighting

Fluorescent	98%			2030	\$212,300	10	\$82,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 98%</i>								
<i>Location : Throughout The Building</i>								

LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Swimming Pool</i>								
<i>Explanation : LED Lighting</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	5%			2030	\$2,400	1		
Emergency, Battery	45%			2025	\$59,600	10	\$10,000	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$300	
Alarm								
Security System								
Generic	50%			2035	**	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2035	**	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%	4+	\$11,900	2035	**	1	\$82,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. 3 Tubes In Each Unit Plugged.</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	20%			2025	\$258,700	1	\$11,400	
Convactor/Radiator	70%			2035	**	1	\$20,800	
Fan Coil Unit/Heat	10%			2025	\$137,800	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	\$153,400	1		
No Component	20%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$24,400
	No Component	70%						
Exhaust Fans								
	Interior	20%			2025	\$65,500	2	\$600
	Roof	80%	4+	\$6,100	2025	\$122,200	2	\$1,800
				<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$137,200	2030	\$685,800	1	
				<i>Broken, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Main Service In Basement North West</i>				
				<i>Corroded, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Main Service Valves In Basement South West.</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 60%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Riser Valves Not Holding.</i>				
Water Heater								
	Gas Fired	50%			2025	\$28,100	2	\$700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Domestic Water Heater</i>				
	Gas Fired	50%	Now	\$28,100	2030	\$28,100	2	\$500
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Pool Heater In Basement</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$3,800	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Sump Pump(s)								
	Non-Submersible	100%	Now	\$4,200	2040	**	4	\$1,900
				<i>Broken, Extent : Severe, Area Affected : 33%</i>				
				<i>Location : 1 Of 3 In Basement</i>				
				<i>Controller Not Working, Extent : Moderate, Area Affected : 33%</i>				
				<i>Location : 1 Of 3 With Alarm And Controls Issues In Basement.</i>				
				<i>Leak Evident, Extent : Severe, Area Affected : 33%</i>				
				<i>Location : 1 Of 3 In Basement</i>				
Pool Filter/Treatment								
	Sand	100%	Now	\$834,500	2050	**	4	\$22,800
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Fixtures								
	Generic	100%						
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%		2030	\$27,000	1-2	\$800	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 286 - BK(CMHC-P811K/SIE I)
Address : 2525 HARING STREET BTWN: AVE. Y, AVE.Z
Borough : BROOKLYN **Agency's Number** : K286
Program / Asset # : BOE0573.000 / 1260 **Yr Built/Renovated** : 1959 / 2014
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 10-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7447 **Lot** : 1 **BIN** : 3204767

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$68,600
Interior Architecture	\$320,500	\$92,700
Electrical	\$531,200	\$771,600
Mechanical		\$2,178,500
Total	\$851,700	\$3,111,400
Importance Code A		\$108,100
Importance Code B	\$716,200	\$2,949,300
Importance Code C	\$135,500	\$54,100
Total	\$851,700	\$3,111,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$94,700		\$10,700	
Interior Architecture	\$80,800		\$14,500	\$5,700
Electrical	\$5,300	\$6,800	\$7,100	\$8,200
Mechanical	\$56,700	\$18,800	\$25,900	\$16,800
Site Enclosure	\$2,700			
Site Pavements	\$7,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$251,400	\$29,600	\$62,000	\$34,700
Importance Code A	\$102,000	\$7,300	\$18,000	\$7,300
Importance Code B	\$130,400	\$22,200	\$44,000	\$23,000
Importance Code C	\$19,000			\$4,400
Total	\$251,400	\$29,600	\$62,000	\$34,700



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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$8,500	
Glazed Ceramic Panel	3%			LIFE	**	5	\$11,900	
Masonry: Brick Cavity	60%			LIFE	**	5	\$51,000	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$47,800	
Metal Panel	5%			2050	**	5-10	\$14,600	
Windows								
Aluminum	98%			2046	**	5	\$31,700	
Glass Block	2%			LIFE	**	5	\$800	
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5-10	\$3,500	
Masonry: Brick Cavity	70%	Now	\$14,000	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Parapet</i>								
Metal Rail	20%	4+	\$2,300	2028	\$23,100	5	\$5,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	7%			2043	**	5-10	\$2,200	
Roof								
Built-Up (BUR)	67%			2035	**	10	\$68,600	
Copper/Terne	3%			2045	**	10	\$7,700	
Metal Panel	5%			2043	**	10	\$9,400	
Modified Bitumen	25%			2035	**	10	\$25,600	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$48,500	
Ceramic Tile	3%	2-4	\$6,900	2039	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$3,500	
Terrazzo	3%			LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	67%			2038	**	3	\$27,900	
Vinyl Tile 9" X 9"	10%	Now	\$130,400	2040	**	3	\$4,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Wood	5%			2058	**	5	\$10,400	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$8,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$23,300	
Plaster	62%			LIFE	**	5-10	\$153,200	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$36,300	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Acous Tile, Adhered	25%			2035	**	5	\$27,700	
Exposed Concrete	45%			LIFE	**	5-10	\$62,400	
Exposed Struc: Steel	3%			LIFE	**	10	\$6,700	
Fiber Board	5%			2030	\$38,700			
Metal Panel	2%			LIFE	**	5	\$5,500	
Plaster	20%			LIFE	**	5-10	\$38,100	

Site Enclosure

Fence/Gates

Iron Picket	100%			2065	**			
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Retaining Walls

Cast in Place Concrete	100%	0-2	\$2,700	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : ADA Ramp</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	95%	2-4	\$3,100	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Of Building</i>								

Masonry: Granite	5%	0-2	\$4,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	30%			2030	\$47,000	5	\$100	
Fused Disc Sw	10%			2050	**	5		
Molded Case Bkrs	60%			2030	\$93,900	5	\$1,200	

Raceway

Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2046	**	5	\$100	
Fused Disc Sw	5%			2029	\$7,200	5	\$100	
Molded Case Bkrs	80%			2029	\$114,900	5	\$1,600	
Molded Case Bkrs	10%			2046	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$74,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Thermoplastic	50%			2030	\$92,800	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$23,500	1	\$22,800	
Generators								
Natural Gas	100%	2-4	\$129,600	2045	**	1	\$25,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 100 Kilowatt. It Is Operational But It Is Obsolete.</i>								
Batteries								
Lead/Acid	100%	2-4	\$1,600	2025	\$1,600	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Obsolete Battery.</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$64,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2025	\$2,500	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : HID Fixtures Are In Satisfactory Condition.</i>								
Incandescent	3%			2025	\$26,300	2	\$100	
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	40%			2025	\$8,500	1		
Exterior Lighting								
HID	40%			2025	\$119,400	10	\$100	
No Component	60%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Analog

40% 2-4

\$327,300 2040

* *

1-3

\$16,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors**Explanation : The Fire Alarm System Is Obsolete.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2050

* *

5

\$22,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$73,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two No. 4 Oil Burning Steam Boilers*

Distribution

Steam Piping/Pump

100%

0-2

\$6,500

2030

\$327,200

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Vacuum Pump In Basement*

Terminal Devices

Air Handler

20%

2025

\$208,100

1

\$9,200

Convactor/Radiator

80%

2028

\$316,900

1

\$19,100

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Reciprocating

30%

2030

\$188,400

1

\$10,300

Compr/Chiller

*R-22 Refrigerant, Extent : Moderate, Area Affected : 100%**Location : Roof*

Exterior Pkg Unit -

Cooling

70%

2030

\$419,500

2

\$3,200

*R-22 Refrigerant, Extent : Moderate, Area Affected : 100%**Location : Roof*

Distribution

CW & CHW Wtr

100%

2040

* *

4

\$3,600

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

20%

2038

* *

1

\$9,200

Fan Coil - 2 Pipe

80%

2038

* *

1

\$19,100

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DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	30%			2035	**	2	\$15,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,300	
Exhaust Fans								
Interior	80%			2025	\$210,600	2	\$1,800	
Roof	20%			2025	\$24,600	2	\$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	\$324,700	1		
Water Heater								
Electric	100%			2028	\$65,200	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120 Gallon Tank</i>								
HW Heat Exchanger								
Steam Fired	100%			2030	\$117,800	4	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Unit No Longer Used. Abandoned In Place.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$7,700	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Crawl Space</i>								
<i>Explanation : Back Ups And Flooding During Heavy Rains</i>								
Sump Pump(s)								
Submersible	100%			2023	\$2,500	4	\$2,300	
Sewage Ejector(s)								
Compressed Air	100%			2050	**	4	\$1,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,000
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>								

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 287 - BK
Address : 50 NAVY STREET @NASSAU ST.
Borough : BROOKLYN **Agency's Number** : K287
Program / Asset # : BOE0574.000 / 1261 **Yr Built/Renovated** : 1953 / 2008
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 22-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 111 **Lot** : 1 **BIN** : 3000203

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,382,400	\$87,100
Interior Architecture	\$1,254,200	\$42,200
Electrical	\$323,600	\$405,700
Mechanical	\$128,800	\$1,415,300
Site Enclosure	\$38,400	
Site Pavements	\$146,500	\$488,200
Total	\$5,273,900	\$2,438,500
Importance Code A	\$3,382,400	\$623,500
Importance Code B	\$1,612,000	\$1,772,800
Importance Code C	\$279,600	\$42,200
Total	\$5,273,900	\$2,438,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,600			\$10,800
Interior Architecture	\$66,400	\$3,300	\$27,900	\$800
Electrical	\$6,100	\$5,200	\$4,800	\$6,000
Mechanical	\$126,700	\$10,900	\$30,200	\$14,800
Site Enclosure	\$7,400			
Site Pavements	\$6,300			
Total	\$253,500	\$19,400	\$62,900	\$32,500
Importance Code A	\$50,700	\$7,700	\$7,900	\$18,500
Importance Code B	\$189,200	\$11,700	\$55,000	\$13,900
Importance Code C	\$13,700			
Total	\$253,500	\$19,400	\$62,900	\$32,500



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DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$3,200	
Masonry: Brick	84%	Now	\$561,100	LIFE	**	5	\$87,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$654,600	LIFE	**	5	\$3,900	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$60,500	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Front</i>								
Marble Panels	1%	Now	\$29,300	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	60%			2044	**	5	\$21,600	
Aluminum	40%	Now	\$645,600	2053	**	5	\$7,200	
<i>Air Infiltration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$393,900	LIFE	**	5	\$6,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$11,300	LIFE	**	5	\$400	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%			2023		10	\$68,900	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,000	
Ceramic Tile	5%			2037	**	5	\$6,600	
Terrazzo	5%	Now	\$32,900	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steps</i>								
Vinyl Tile	5%			2033	**	3	\$3,300	
Vinyl Tile 9" X 9"	65%			2023	\$1,013,100	3	\$32,300	
Wood	10%			2043	**	5	\$24,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	
Plaster	65%	Now	\$241,100	LIFE	**	5	\$42,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : First And Second Floors, Stair Cases</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	Now	\$32,700	2033	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	10%			2033	**	5	\$9,500	
Exposed Concrete	50%			LIFE	**	5	\$7,400	
Plaster	20%			LIFE	**	5	\$11,800	
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	\$38,400	2048	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Concord Street, Next To Park</i>								
Iron Picket	20%	Now	\$7,400	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Front Of Building</i>								
Site Pavements								
Public Sidewalk								
Under Construction	100%							
On-Site Walkways								
Asphalt	70%	Now	\$3,800	2031	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Play Yard</i>								
Cast in Place Concrete	30%	Now	\$2,500	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2041	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

100% Now \$146,500 2028 \$488,200

*Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%**Location : Play Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

80% 2028 \$31,600 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 600 Ampere Main Disconnect Switches*

Fused Disc Sw

20% 2048 * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Knife Sw

100% Now \$156,500 2058 * * 5 \$200

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Electrical Room Basement*

Raceway

Conduit

95% 2028 \$125,600 1

Conduit

5% 2048 * * 1

Panelboards

Fused Disc Sw

10% 2027 \$14,400 5 \$200

Molded Case Bkrs

70% 2027 \$100,500 5 \$1,400

Molded Case Bkrs

20% 2044 * * 5 \$400

Wiring

Braided Cloth

90% 2-4 \$167,100 2053 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10% 2048 * * 1

Motor Controllers

Locally Mounted

100% 2026 \$80,600 5 \$500

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,100

Lighting

Interior Lighting

Fluorescent

94% 2038 * * 10 \$67,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED

6% 2038 * *

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DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$9,400	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$200	

Alarm

Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$49,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$24,200	

Conversion Equipment

Steam Boiler	100%	Now	\$10,100	2026	\$504,800	1	\$69,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Both Burners</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Distribution

Steam Piping/Pump	100%	Now	\$6,900	2028	\$344,900			
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1 Vacuum Pump, Basement</i>								

Terminal Devices

Air Handler	20%	Now	\$11,000	2028	\$219,400	1	\$8,700	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flexible Connections, Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Coil Of Air Handler For Auditorium, Basement Fan Room</i>								

Convactor/Radiator	80%	Now	\$16,700	2033	**	1	\$18,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Underneath Of Auditorium</i>								

Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	5%			2033	**		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Lower Roof</i>						
		<i>Explanation : R-410a</i>						
	Window/Wall Unit	50%			2023	\$81,300	1	
		<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various</i>						
	No Component	45%						
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2033	**	1	\$1,300
	No Component	95%						
Heat Rejection								
	Evaporative Condenser	5%			2033	**	2	\$2,700
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500
Exhaust Fans								
	Interior	80%	Now	\$22,200	2028	\$222,000	2	\$1,500
		<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Various</i>						
	Roof	5%			2028	\$6,500	2	\$100
	No Component	15%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Roof Fans Were Removed</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2023	\$47,600	2	\$1,100
HW Heat Exchanger								
	Steam Fired	100%			2028	\$124,200	4	\$7,700
Sanitary Piping								
	Cast Iron	100%	0-2	\$28,500	LIFE	**	1	
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
Storm Drain Piping								
	Cast Iron	100%	Now	\$16,300	LIFE	**	1	
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
		<i>Cracked, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Cause Serious Flooding In The Crossbay Of Basement Fan Room When It Rains</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	0-2	\$11,900	2038	**	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : The Housing Of The Unit, Boiler Room</i>								
Sewage Ejector(s) Electric	100%	Now	\$2,200	2028	\$22,500	4	\$3,100	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1 Pump, Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2028	\$22,900	1-2	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 288 - BK
Address : 2950 WEST 25 STREET BTWN: MERMAID AVE., SURF AVE.
Borough : BROOKLYN **Agency's Number** : K288
Program / Asset # : BOE0575.000 / 1262 **Yr Built/Renovated** : 1962 / 2015
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 09-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7054 **Lot** : 45 **BIN** : 3189538

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,082,500	\$585,600
Interior Architecture	\$1,024,000	\$103,300
Electrical	\$542,800	\$186,900
Mechanical	\$841,600	\$1,555,100
Total	\$3,490,900	\$2,430,900
Importance Code A	\$1,082,500	\$625,100
Importance Code B	\$2,408,400	\$1,805,800
Total	\$3,490,900	\$2,430,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,600			
Interior Architecture	\$44,600	\$3,000		\$14,500
Electrical	\$12,600	\$3,000	\$3,600	\$2,300
Mechanical	\$85,300	\$6,200	\$12,500	\$4,500
Total	\$154,100	\$12,200	\$16,100	\$21,300
Importance Code A	\$11,800			
Importance Code B	\$142,300	\$12,200	\$16,100	\$21,300
Importance Code C				
Total	\$154,100	\$12,200	\$16,100	\$21,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$29,000	
Masonry: Brick Cavity	37%	Now	\$183,000	LIFE	**	5	\$45,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Brick Cavity	50%			LIFE	**	5	\$61,800	
Masonry: Limestone	3%			LIFE	**	5	\$2,800	
Metal Panel	5%			2046	**	5-10	\$42,500	
Windows								
Aluminum	75%	Now	\$250,600	2042	**	5	\$14,000	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	25%	4+	\$520,700	2051	**	5	\$58,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Gymnasium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Gymnasium</i>								
Parapets								
Masonry: Brick Cavity	20%			LIFE	**	5	\$3,400	
Masonry: Limestone	10%			LIFE	**	5	\$2,200	
Metal Rail	70%			2039	**	5-10	\$216,500	
Roof								
IRMA/Protected Membrane	60%	Now	\$43,300	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair B, Gymnasium, Lower Roof</i>								
IRMA/Protected Membrane	40%			2026	\$288,400	10	\$33,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$52,900	
Ceramic Tile	3%	Now	\$10,000	2035	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	3%			2039	**	5	\$7,300	
Sheet Vinyl/Rubber	5%			2031	**	5	\$12,100	
Vinyl Tile	15%			2031	**	3	\$9,100	
Vinyl Tile 9" X 9"	54%			2021	\$1,024,000	3	\$43,500	
Wood	5%			2041	**	5	\$15,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2035	**	5	\$6,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,400	
Plaster	50%			LIFE	**	5	\$20,300	
SGFT/Glazed Masonry	25%			LIFE	**			

Ceilings

AcousTileConcealSpLn	10%			2031	**	5	\$20,200	
Exposed Concrete	60%			LIFE	**	5	\$15,100	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	25%			LIFE	**	5	\$50,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	20%			2052	**	5	\$400	
Under Construction	80%							

Raceway

Conduit	80%			2026	\$147,400	1		
Conduit	20%			2052	**	1		

Panelboards

Fused Disc Sw	5%			2048	**	5	\$100	
Molded Case Bkrs	95%			2048	**	5	\$2,100	

Wiring

Thermoplastic	100%			2052	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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Lighting

Interior Lighting

Fluorescent	93%			2034	**	10	\$69,900	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	5%			2034	**	10	\$3,800	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

LED	2%			2034	**			
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2021	\$59,000	10	\$9,900	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2021	\$330,600	10	\$300	

Alarm

Security System								
No Component	70%							
Generic	30%			2021	\$79,500	1	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								

Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Boiler Room Is Under Construction, 1 Temporary Steam Boiler Being Used.</i>								

Conversion Equipment								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Boiler Room Is Under Construction, 1 Temporary Steam Boiler Being Used.</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$1,387,800	4	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Room Is Under Construction.</i>								

Terminal Devices								
Air Handler	20%			2031	**	1	\$10,100	
Convactor/Radiator	80%	Now	\$17,600	2024	\$351,200	1	\$19,100	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various</i>								

Air Conditioning

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2034	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2031	**	1	\$5,700
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Roof</i>				
	Window/Wall Unit	10%			2021	\$17,100	1	
				<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Various</i>				
	No Component	75%						
Terminal Devices								
	Air Handler/Dir Expansion	15%			2031	**	1	
	No Component	85%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2031	**	2	\$8,600
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700
Exhaust Fans								
	Interior	20%			2026	\$58,300	2	\$500
	Roof	80%	Now	\$5,400	2026	\$108,900	2	\$1,600
				<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2024	\$359,800	1	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$130,600	2056	**	4	\$8,100
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2021	\$12,500	4	\$2,600
Fixtures								
	Generic	100%						
				<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2026	\$16,100	1-2	\$500	
Chemical System								
	Generic	100%		2021	\$27,900	1-3	\$4,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 289 - BK
Address : 900 ST. MARKS AVENUE @KINGSTON AVE.
Borough : BROOKLYN **Agency's Number** : K289
Program / Asset # : BOE0576.000 / 1263 **Yr Built/Renovated** : 1958 / 2011
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 04-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1229 **Lot** : 28 **BIN** : 3031050

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$556,800	\$869,400
Interior Architecture	\$806,300	\$152,500
Electrical	\$504,400	\$637,000
Mechanical	\$1,816,000	\$480,200
Site Pavements	\$40,300	\$43,500
Total	\$3,723,800	\$2,182,700
Importance Code A	\$1,158,700	\$908,900
Importance Code B	\$2,468,600	\$1,273,800
Importance Code C	\$96,600	
Total	\$3,723,800	\$2,182,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$7,800	
Interior Architecture	\$94,000	\$2,100	\$27,000	
Electrical	\$19,600	\$3,700	\$3,800	\$3,100
Mechanical	\$38,700	\$15,800	\$66,000	\$18,500
Site Pavements	\$63,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$223,300	\$29,500	\$112,600	\$29,500
Importance Code A		\$9,200	\$17,200	\$9,200
Importance Code B	\$175,900	\$20,300	\$95,300	\$20,300
Importance Code C	\$47,400			
Total	\$223,300	\$29,500	\$112,600	\$29,500



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	68%	0-2	\$211,800	LIFE	**	5	\$52,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Lintels</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,200	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$43,800	
Windows								
Aluminum	85%	0-2	\$96,800	2044	**	5	\$10,800	
<i>Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Aluminum	15%	0-2	\$170,900	2053	**	5	\$1,900	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium Windows</i>								
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5	\$7,500	
Metal/Glass Curt Wall	30%			2038	**	5	\$13,400	
Metal Panel	5%			2048	**	5	\$2,200	
Roof								
Built-Up (BUR)	100%	Now	\$77,300	2028	\$772,700			
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner Of Roof Adjacent To South Courtyard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joints Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,200	
Ceramic Tile	5%	0-2	\$86,900	2043	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bathrooms Need To Be Upgraded</i>								
Quarry Tile	5%	Now	\$25,800	2033	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%	0-2	\$20,900	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridors And Entry Lobby</i>								
Vinyl Tile	20%			2028	\$152,500	3	\$6,300	
Vinyl Tile 9" X 9"	55%			2023	\$543,400	3	\$17,300	
Wood	5%			2043	**	5	\$7,900	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$22,100	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Foundation Wall Adjacent To St. Marks Avenue</i>								
Ceramic Tile	5%	Now	\$96,600	2043	**	5	\$1,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bathrooms Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,600	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	45%	0-2	\$25,300	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Within Corridors At Expansion Joint Transitions</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	5%			LIFE	**	5	\$13,100	
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$8,400	
AcousTileConcealSpLn	25%			2033	**	5	\$26,300	
Exposed Concrete	55%	0-2	\$79,400	LIFE	**	5	\$7,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Within Corridors At Expansion Joint Transitions</i>								
Plaster	10%			LIFE	**	5	\$5,300	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	\$40,300	2041	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Sidewalk Flags Along St. Marks And Kingston Avenues</i>								
Pavers/Stone	20%	Now	\$31,700	2031	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Adjacent To Curbs Along St. Marks And Kingston Avenues</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Cast in Place Concrete	70%	0-2	\$31,300	2033	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyards</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyards</i>								
Rubber Matting	30%			2028			\$43,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Molded Case Bkrs	70%			2028	\$127,800	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Section</i>								
Raceway								
Conduit	90%			2028	\$165,900	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5	\$100	
Molded Case Bkrs	90%			2027	\$172,400	5	\$2,200	
Molded Case Bkrs	5%			2036	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	80%			2026	\$64,500	5	\$500	
Locally Mounted	20%	2-4	\$16,100	2048	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$83,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$67,000	10	\$11,200	
Exit, Service	50%			2028	\$13,400	1		
Exterior Lighting								
HID	30%			2023	\$112,500	10	\$100	
No Component	70%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2023

\$90,100

1

\$10,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$17,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria And Basement**Explanation : Alarm Bells, Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2028

\$182,800

5

\$28,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

0-2

\$601,900

2048

* *

1

\$82,900

*Corroded, Extent : Moderate, Area Affected : 30%**Location : The Shells**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Both Burners**Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$8,200

2038

* *

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Return Line, Various In Basement.*

Terminal Devices

Air Handler

50%

2023

\$653,900

1

\$28,800

Convactor/Radiator

30%

2026

\$149,400

1

\$9,000

Fan Coil Unit/Heat

20%

2023

\$278,600

1

\$6,000

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, R-410a</i>								
Window/Wall Unit	15%			2023	\$29,100	1		
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2033	**	1	\$1,500	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2033	**	2	\$3,200	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900	
Exhaust Fans								
Interior	40%			2023	\$132,300	2	\$1,100	
Roof	60%			2023	\$92,600	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%	Now	\$10,200	2033	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Cross Bay</i>								
Water Heater								
Gas Fired	100%			2023	\$56,700	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
HW Heat Exchanger								
Steam Fired	100%			2028	\$148,100	4	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$14,200	2038	**	4	\$2,000	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
Sewage Ejector(s)								
Electric	100%			2038	**	4	\$5,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Passenger Unit From 1st To 3rd Floor, 1 Freight Unit From Basement To 1st Floor</i>						
		<i>Explanation : 2 Units. The Freight Has Been Down For One And Half Years.</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038		**	1-2	\$1,300

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 29 - BX
Address : 758 COURTLANDT AVENUE @E. 156 STREET
Borough : BRONX **Agency's Number** : X029
Program / Asset # : BOE0176.000 / 480 **Yr Built/Renovated** : 1963 / 2011
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 29-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2403 **Lot** : 1 **BIN** : 2001736

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$581,300	\$171,600
Interior Architecture	\$1,107,600	
Electrical	\$403,600	\$921,300
Mechanical	\$112,500	\$501,000
Total	\$2,205,000	\$1,593,900
Importance Code A	\$581,300	\$211,100
Importance Code B	\$1,623,700	\$1,382,800
Total	\$2,205,000	\$1,593,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$11,200
Interior Architecture	\$7,000	\$12,900		\$1,800
Electrical	\$2,100	\$2,400	\$2,100	\$2,400
Mechanical	\$14,400	\$40,600	\$23,800	\$12,000
Total	\$23,600	\$55,800	\$25,900	\$27,400
Importance Code A	\$8,500	\$8,700	\$8,500	\$19,700
Importance Code B	\$11,800	\$47,200	\$17,400	\$7,700
Importance Code C	\$3,400			
Total	\$23,600	\$55,800	\$25,900	\$27,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$34,200	
Masonry: Brick Cavity	95%			LIFE	**	5	\$129,800	
Windows								
Aluminum	100%			2049	**	5	\$22,500	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$13,700	
Metal Rail	30%	4+	\$167,600	2047	**	5	\$41,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Main Wing</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Main Wing</i>								
Roof								
Built-Up (BUR)	70%			2032	**	10	\$57,400	
Modified Bitumen	30%	Now	\$356,300	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Gymnasium</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	
Ceramic Tile	5%			2036	**	5	\$7,400	
Terrazzo	5%			LIFE	**	5	\$5,700	
Vinyl Tile	70%			2022		3	\$934,600	
Vinyl Tile 9" X 9"	10%	Now	\$173,000	2037	**	3	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor, Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor, Cafeteria</i>								
Wood	5%			2055	**	5	\$13,800	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$6,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,400	
Masonry: Brick	5%			LIFE	**			
Granite Panels	2%			LIFE	**			
Plaster	53%			LIFE	**	5	\$21,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%			2040	**	5	\$55,200	
Exposed Concrete	60%			LIFE	**	5	\$13,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Plaster	10%			LIFE	**	5	\$9,200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	20%			2026	\$38,300	5	\$400	
Molded Case Bkrs	75%			2026	\$143,600	5	\$1,800	
Molded Case Bkrs	5%			2043	**	5	\$100	
Wiring								
Braided Cloth	75%	2-4	\$204,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$54,600	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$80,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	40%			2027	\$51,800	10	\$8,700	
Emergency, Battery	10%			2035	**	10	\$2,200	
Exit, Service	40%			2027	\$10,400	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	20%			2027	\$72,600	10	\$100	
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$10,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2-4

\$199,000

2037

* *

1-3

\$10,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Manual Pull Station And Alarm Bells Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$27,900

Conversion Equipment

Hot Water Boiler

10%

2032

* *

1

\$4,500

*Other Observation, Extent : Light, Area Affected : 10%**Location : Boiler Room**Explanation : 1 Unit, For Auditorium*

Steam Boiler

90%

2032

* *

1

\$80,200

*Other Observation, Extent : Light, Area Affected : 90%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

10%

2035

* *

4

\$400

Central Plant Steam

90%

2037

* *

4

\$6,000

Piping/Pmp

Terminal Devices

Air Handler

20%

2027

\$253,100

1

\$11,100

Convactor/Radiator

80%

2032

* *

1

\$23,300

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

60%

2022

\$112,500

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

70%

LIFE

* *

2-5

\$35,100

No Component

30%

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	10%			2027	\$32,000	2	\$300	
Roof	70%			2027	\$104,600	2	\$1,900	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$143,300	4	\$8,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$13,700	4	\$2,900	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$26,400	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 290 - BK
Address : 135 SCHENCK AVENUE BTWN: FULTON ST., ATLANTIC AVE
Borough : BROOKLYN **Agency's Number** : K290
Program / Asset # : BOE0577.000 / 1264 **Yr Built/Renovated** : 1979 / 2002
Area Sq Ft : 45,000 **Project Type** : EDUCATION
Date of Survey : 12-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 3949 **Lot** : 18 **BIN** : 3087821

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$153,500	\$162,100
Interior Architecture	\$48,000	\$543,600
Electrical	\$181,400	\$388,500
Mechanical	\$1,016,200	\$975,800
Total	\$1,399,200	\$2,070,100
Importance Code A	\$444,700	\$162,100
Importance Code B	\$906,500	\$1,860,000
Importance Code C	\$48,000	\$48,000
Total	\$1,399,200	\$2,070,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,100		\$12,100	
Interior Architecture	\$92,200		\$23,900	\$6,800
Electrical	\$27,100	\$800	\$1,100	\$1,400
Mechanical	\$43,300	\$15,200	\$27,600	\$10,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$180,800	\$20,000	\$68,500	\$22,400
Importance Code A	\$14,100	\$4,500	\$16,500	\$4,500
Importance Code B	\$124,700	\$15,600	\$52,000	\$17,900
Importance Code C	\$41,900			
Total	\$180,800	\$20,000	\$68,500	\$22,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$158,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2050	**	5-10	\$60,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress</i>								
Windows								
Aluminum	100%			2046	**	5	\$9,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$87,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2043	**	5-10	\$13,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$18,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$38,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2043	**	5	\$7,700	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$44,800	
Ceramic Tile	5%			2033	**	5	\$3,400	
Vinyl Tile	80%			2030	\$495,600	3	\$27,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$22,100	
Concrete Masonry Unit	68%			LIFE	**	5	\$96,000	
Metal Panel	25%			LIFE	**	10	\$19,900	
Operable Wall	2%			2040	**	5	\$12,400	
Ceilings								
AcousTileConcealSpLn	20%			2035	**	5	\$17,100	
AcousTileSusp.Lay-In	65%			2043	**	5	\$44,400	
Exposed Struc: Steel	10%			LIFE	**	10	\$13,600	
Gypsum Board	5%			LIFE	**	5-10	\$11,700	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2040	**			
Iron Picket	50%			2050	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2050	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	70%			2039	**			
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Rubber Matting	30%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$22,200	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	80%			2030	\$104,400	5	\$200	
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Fused Disc Sw	20%			2040	**	5		
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Raceway

Conduit	90%			2030	\$66,700	1		
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Conduit	10%			2040	**	1		
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Panelboards

Fused Disc Sw	12%			2029	\$13,400	5	\$100	
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Molded Case Bkrs	78%			2029	\$87,100	5	\$900	
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Molded Case Bkrs	10%			2038	**	5	\$100	
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Wiring

Thermoplastic	90%			2030	\$87,800	1		
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Thermoplastic	10%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2035	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Water Main*

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	2%			2030	\$2,100	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	98%			2038	**	10	\$40,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps Type Lighting Fixtures Installed In 2015.</i>								
Egress Lighting								
Emergency, Battery Exit, Service	50%			2025	\$32,400	10	\$5,400	
	50%	0-2	\$20,200	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Incandescent Fixture Which Required Frequent Maintenance.</i>								
Exterior Lighting								
HID	100%	2-4	\$181,400	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Obsolete Lighting Fixtures Which Required Constant Maintenance.</i>								
Alarm								
Security System								
No Component Generic	80%							
	20%			2035	**	1	\$3,400	
Fire/Smoke Detection								
No Component Generic, Analog	80%							
	20%			2035	**	1-3	\$5,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2030	\$88,400	5	\$13,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank Of 10,000 Gallons</i>								
Conversion Equipment Steam Boiler	100%	4+	\$291,200	2050	**	1	\$40,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2030	\$199,000			

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	4+	\$381,900	2040	**	1	\$18,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units Of 100 Tons Each</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2030	\$27,400	4	\$1,700	
Ductwork/Diffusers	50%			LIFE	**	2	\$36,600	
Terminal Devices								
Air Handler/Cool/Ht	100%	4+	\$252,300	2030	\$504,700	1	\$25,000	
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Thermostats Inadequate To Control Heat</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%	4+	\$90,700	2040	**	2	\$25,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Air Condenser Units On Extended Life</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,700	
Exhaust Fans								
Interior	70%	0-2	\$5,600	2030	\$112,100	2	\$800	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Fans In The Basement</i>								
Roof	30%			2025	\$22,400	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2040	**	1		
Galvanized Steel	75%	Now	\$14,800	2035	**	1		
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves In Basement And Booster Pumps</i>								
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Main At Valves</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Main At Valves</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	HW Heat Exchanger Steam Fired	100%		2030	\$71,700	4	\$6,700	
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%		2030	\$6,900	4	\$1,400	
	Sewage Ejector(s) Electric	100%		2030	\$13,000	4	\$2,700	
	Fixtures Generic	100%	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>					
Vertical Transport								
	Elevators Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement To 4th Floor</i> <i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe Generic	100%		2040	**	1-5	\$22,700	
	Sprinkler No Component Generic	95%		2040	**	1-2	\$600	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 290 - M
Address : 311 EAST 82 STREET @SECOND AVE.
Borough : MANHATTAN **Agency's Number** : M190
Program / Asset # : BOE0113.000 / 2768 **Yr Built/Renovated** : 1903 / 2008
Area Sq Ft : 49,523 **Project Type** : EDUCATION
Date of Survey : 28-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1545 **Lot** : 5 **BIN** : 1049876

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$75,100	\$46,600
Interior Architecture	\$160,300	\$439,100
Electrical	\$237,700	\$258,500
Mechanical	\$164,800	\$311,900
Total	\$637,900	\$1,056,100
Importance Code A	\$75,100	\$46,600
Importance Code B	\$446,400	\$1,009,500
Importance Code C	\$116,400	
Total	\$637,900	\$1,056,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,000		\$20,200	\$3,600
Interior Architecture	\$54,900		\$3,000	\$9,700
Electrical	\$1,800	\$1,800	\$15,800	\$1,900
Mechanical	\$33,400	\$7,300	\$41,400	\$7,600
Total	\$96,100	\$9,200	\$80,400	\$22,700
Importance Code A	\$10,900	\$4,900	\$25,200	\$8,500
Importance Code B	\$49,000	\$4,300	\$55,100	\$14,200
Importance Code C	\$36,200			
Total	\$96,100	\$9,200	\$80,400	\$22,700



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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$27,400	
Masonry: Brick	85%	0-2	\$75,100	LIFE	**	5	\$46,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 501, 507</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Windows								
Aluminum	100%			2044	**	5	\$7,100	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$8,200	
Metal Rail	5%			2041	**	5-10	\$9,900	
Pre-Cast Concrete	20%			LIFE	**	5	\$13,800	
Roof								
Built-Up (BUR)	90%			2033	**	10	\$20,200	
Copper/Terne	5%			2056	**	10	\$2,800	
Skylight, Metal/Glass	5%			2048	**	10	\$3,700	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,800	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	5%			2031	**	5	\$3,200	
Panel/Paver: Cer/Brk	5%			2044	**	5	\$7,300	
Terrazzo	5%			LIFE	**	5	\$2,500	
Vinyl Tile	75%	4+	\$43,900	2028	\$439,100	3	\$18,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Landings And Classrooms</i>								
Wood	5%			2043	**	5	\$6,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	4+	\$28,800	2031	**	5	\$4,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells - Perimeter Walls</i>								
Folding Partition	3%			2036	**	5	\$14,700	
Glass: Single Pane	5%			LIFE	**	5	\$7,300	
Glass: Single Pane	2%			LIFE	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Corridor</i>								
<i>Explanation : Stained Glass Interior Windows.</i>								
Masonry: Brick	15%			LIFE	**			
Masonry: Fieldstone	5%	0-2	\$70,300	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Foundation Walls</i>								
<i>Explanation : Water Penetration</i>								
Plaster	55%	Now	\$46,100	LIFE	**	5	\$32,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Girls Bathroom In Cafeteria</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Girls Bathroom In Cafeteria</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,000	
Masonry:Vault Struct	5%	4+	\$6,300	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Plaster	80%			LIFE	**	5	\$32,200	
Plaster	5%	Now	\$9,000	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Ceilings Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Closets In Room 501, 507, 508 And Girls Bathroom</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2038	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Rubber Matting	50%			2028				
Traffic Topping	50%			2028				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2048	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2048	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 100 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$200
Raceway								
	Conduit	80%			2028	\$59,300	1	
	Conduit	20%			2048	**	1	
Panelboards								
	Fused Disc Sw	8%			2027	\$8,900	5	\$100
	Fused Disc Sw	2%			2044	**	5	
	Molded Case Bkrs	60%			2027	\$67,000	5	\$800
	Molded Case Bkrs	30%			2044	**	5	\$400
Wiring								
	Thermoplastic	80%			2028	\$78,000	1	
	Thermoplastic	20%			2048	**	1	
Motor Controllers								
	Locally Mounted	80%			2041	**	5	\$300
	Locally Mounted	20%			2026	\$9,700	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$700
Lighting								
Interior Lighting								
	Fluorescent	98%			2036	**	10	\$44,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	2%			2023	\$2,300	10	\$900
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Janitors Closet</i>								
Egress Lighting								
	Emergency, Battery	50%			2023	\$35,700	10	\$6,000
	Exit, Service	50%			2023	\$7,100	1	
Exterior Lighting								
	HID	100%			2023	\$199,700	10	\$200
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2033	**	1	\$5,600

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DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$9,400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Steam Boiler

100%

2033

* *

1

\$49,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Natural Gas Fired Steam Boiler**1 Abandoned In Place Coal Burning Steam Boiler*

Distribution

Steam Piping/Pump

100%

Now

\$4,400

2028

\$219,000

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Boiler Room**Explanation : Corroded And Leaking At Vacuum Pump And Refeeding Tank.*

Terminal Devices

Convactor/Radiator

90%

Now

\$4,800

2033

* *

1

\$13,000

*Leak Evident, Extent : Light, Area Affected : 2%**Location : Exit C At 2nd Fl. Stairwell, 4th And 5th Fl. Girl's And Boy's Bath Rooms.*

Unit Heater - Steam

10%

2028

\$17,700

4

\$500

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Split Unit

5%

2028

\$52,900

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : Roof*

Window/Wall Unit

80%

2023

\$82,600

1

No Component

15%

Terminal Devices

Fan Coil - 2 Pipe

5%

2028

\$40,000

1

\$800

No Component

95%

Heat Rejection

Evaporative Condenser

5%

2028

\$6,500

2

\$1,700

No Component

95%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$27,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$82,200	2038	**	2	\$1,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$30,200	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Instantaneous With 750 Gallon Storage</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$18,100	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2033	**	1	\$3,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2048	**	1-2	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 295 / M.S. 443 - BK (K845)
Address : 330 18 STREET @ PROSPECT EXPY.
Borough : BROOKLYN **Agency's Number** : K845
Program / Asset # : BOE0402.010 / 1396 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 31-Oct-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 880 **Lot** : 1 **BIN** : 3331274

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$425,700	\$121,500
Interior Architecture	\$1,565,300	\$294,800
Electrical	\$227,300	\$119,400
Mechanical	\$209,500	\$925,100
Total	\$2,427,900	\$1,460,800
Importance Code A	\$425,700	\$121,500
Importance Code B	\$1,330,200	\$1,226,500
Importance Code C	\$671,900	\$112,900
Total	\$2,427,900	\$1,460,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,900			
Interior Architecture	\$35,100		\$10,200	\$12,900
Electrical	\$2,400	\$3,900	\$2,400	\$13,300
Mechanical	\$15,400	\$11,200	\$18,400	\$11,200
Site Pavements	\$24,700			
Total	\$99,400	\$15,100	\$31,000	\$37,400
Importance Code A	\$30,300	\$8,400	\$8,400	\$8,600
Importance Code B	\$69,100	\$6,700	\$16,200	\$28,800
Importance Code C			\$6,400	
Total	\$99,400	\$15,100	\$31,000	\$37,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,800	
Masonry: Brick	90%	Now	\$272,900	LIFE	**	5	\$84,700	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Openings</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%	4+	\$65,800	2045	**	5	\$14,700	
<i>Hardware Missing, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$36,700	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$8,300	
Roof								
Built-Up (BUR)	55%			2034	**	10	\$50,300	
Copper/Terne	5%			2057	**	10	\$11,400	
Paver: Asphalt	25%	4+	\$21,900	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 19th Street</i>								
Plaza Roof: Stone Panels	15%			2049	**			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%	4+	\$33,600	LIFE	**	5	\$66,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$7,600	
Mosaic Tile	2%			2034	**	5	\$7,600	
Vinyl Tile	8%			2039	**	3	\$6,000	
Vinyl Tile	40%	Now	\$549,200	2039	**	3	\$22,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Upper Levels</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	25%	0-2	\$266,300	2032	**	5	\$35,400	
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 310</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$12,800	
Masonry: Brick	10%	Now	\$320,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Northeast Side Of Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement, Under Small Cafeteria</i>								
Plaster	80%	Now	\$351,600	LIFE	**	5	\$61,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair G, Bulkhead</i>								
Wood	5%			LIFE	**	5	\$51,300	
Ceilings								
Exposed Concrete	15%	0-2	\$77,900	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	85%			LIFE	**	5	\$80,300	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

30%

2039

* *

Iron Picket

70%

2064

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

Activity Yard

Asphalt

100% Now

\$24,700

2042

* *

*Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : Side Play Yard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 1600 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw

100%

2039

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3- Vertical Sections*

Raceway

Conduit

50%

2029

\$92,100

1

Conduit

45%

2039

* *

1

Conduit

5%

2049

* *

1

Panelboards

Fused Disc Sw

5%

2037

* *

5

\$100

Molded Case Bkrs

90%

2037

* *

5

\$2,000

Molded Case Bkrs

5%

2045

* *

5

\$100

Wiring

Thermoplastic

85%

2039

* *

1

Thermoplastic

10%

2029

\$27,300

1

Thermoplastic

5%

2049

* *

1

Motor Controllers

Locally Mounted

100%

2034

* *

5

\$600

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,200

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2034	**	10	\$76,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$10,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2024	\$68,500	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Back And Front</i>								
<i>Explanation : Control By Photo Cell</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$82,400	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Staircases</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2029	\$375,800			
Terminal Devices								
Convactor/Radiator	100%			2027	\$455,100	1	\$27,500	
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Window/Wall Unit	50%			2024	\$88,600	1	
	No Component	50%						
Dehumidifier								
	Not Accessible	100%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,400
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Not Useful Due To Air Handler Unit Out Of Service In Basement</i>								
Exhaust Fans								
	Interior	40%	Now	\$121,000	2039	**	2	\$800
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Roof	30%			2029	\$42,300	2	\$800
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$51,800	2	\$1,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2021	\$2,900	4	\$2,700
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2039	**	1-2	\$500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 297 - BK
Address : 700 PARK AVENUE @ TOMPKINS AVE.
Borough : BROOKLYN **Agency's Number** : K297
Program / Asset # : BOE0582.000 / 1269 **Yr Built/Renovated** : 1959 / 1999
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1739 **Lot** : 11 **BIN** : 3048508

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$609,100	\$46,700
Interior Architecture	\$267,500	
Electrical	\$1,008,000	\$284,800
Mechanical	\$347,400	\$1,167,100
Total	\$2,232,000	\$1,498,600
Importance Code A	\$715,200	\$577,400
Importance Code B	\$1,516,700	\$921,200
Total	\$2,232,000	\$1,498,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,500	\$18,100		\$10,200
Interior Architecture	\$73,700	\$12,600	\$3,200	\$2,400
Electrical	\$2,800	\$2,600	\$2,600	\$15,600
Mechanical	\$21,100	\$11,300	\$18,200	\$11,300
Total	\$99,000	\$44,700	\$23,900	\$39,500
Importance Code A	\$1,500	\$26,300	\$8,100	\$18,500
Importance Code B	\$72,600	\$18,400	\$12,700	\$21,000
Importance Code C	\$24,900		\$3,200	
Total	\$99,000	\$44,700	\$23,900	\$39,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	86%	4+	\$75,200	LIFE	**	5	\$46,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair And Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair And Chimney</i>								
Masonry: Limestone	2%			LIFE	**	5	\$800	
Metal Panel	10%			2049	**	5-10	\$37,300	
Granite Panels	2%			LIFE	**	5	\$800	
Windows								
Aluminum	100%	Now	\$326,100	2045	**	5	\$18,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Original Aluminum. Windows, Single Pane.</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$8,800	
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Rail	15%			2042	**	5-10	\$29,900	
Roof								
IRMA/Protected Membrane	98%	Now	\$207,800	2034	**			
<i>Gryl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	Now	\$1,500	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$4,100	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Interior								
Floors								
	Carpet	5%			2028	\$86,100	3	\$9,500
	Cast in Place Concrete	5%			LIFE	**	5	\$13,800
	Ceramic Tile	5%	Now	\$6,500	2038	**	5	\$3,200
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 2nd Floor Toilets, Kitchen</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Toilets, Kitchen</i>							
	Terrazzo	5%			LIFE	**	5	\$4,900
	Vinyl Tile	60%			2034	**	3	\$28,400
	Vinyl Tile 9" X 9"	15%	Now	\$44,600	2024	\$222,900	3	\$7,100
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	Wood	5%	Now	\$4,400	2044	**	5	\$5,900
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Gymnasium</i>							
Interior Walls								
	Ceramic Tile	3%			2038	**	5	\$6,300
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Kitchen And 2nd Floor Toilets</i>							
	Concrete Masonry Unit	10%	Now	\$24,900	LIFE	**	5	\$8,400
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Bulkhead Stair, Basement</i>							
	Marble Panels	2%			LIFE	**		
	Plaster	55%			LIFE	**	5	\$34,700
	SGFT/Glazed Masonry	30%			LIFE	**		
Ceilings								
	AcousTile,Adhered	20%	2-4	\$25,100	2034	**	5	\$12,600
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Patching Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	Exposed Concrete	55%			LIFE	**	5	\$10,900
	Metal Panel	5%	0-2	\$5,600	LIFE	**	5	\$7,900
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Kitchen</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Kitchen</i>							
	Plaster	20%	Now	\$7,100	LIFE	**	5	\$15,800
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Gymnasium</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Gymnasium</i>							

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	**			
Iron Picket	95%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	7%			2028	\$13,400	5	\$100	
Fused Disc Sw	3%			2045	**	5	\$100	
Molded Case Bkrs	70%			2045	**	5	\$1,500	
Molded Case Bkrs	20%			2028	\$38,300	5	\$400	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2034	**	10	\$72,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2034	**			
Egress Lighting								
Emergency, Battery	20%			2034	**	10	\$4,000	
Emergency, Battery	30%			2024	\$35,400	10	\$5,900	
Exit, Service	40%			2034	**	1		
Exit, Service	10%			2024	\$2,400	1		
Exterior Lighting								
HID	100%			2024	\$330,600	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$79,500	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$272,000	1-3	\$15,600	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 12000 Gallons</i>								
Conversion Equipment Steam Boiler	100%	0-2	\$106,100	2027	\$530,700	1	\$73,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Number One And Two In The Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$138,800	2039	**	4	\$4,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Thermostats, Various Areas</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2029	\$230,600	1	\$10,100	
Convactor/Radiator	80%			2034	**	1	\$21,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2024	\$102,500	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,700	
Exhaust Fans								
Interior	20%			2029	\$58,300	2	\$500	
Roof	80%			2029	\$108,900	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%	0-2	\$10,800	2027	\$107,900	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Circulating Pump In The Boiler Room</i>								
<i>Explanation : Domestic Water Circulating Pump Not Working</i>								
HW Heat Exchanger								
Steam Fired	100%			2029	\$130,600	4	\$12,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$12,500	4	\$2,600	
Sewage Ejector(s)								
Electric	100%			2029	\$23,600	4	\$4,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$24,100	1-2	\$700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 298 - BK
Address : 85 WATKINS STREET BTWN: PITKIN AVE., GLENMORE AVE.
Borough : BROOKLYN **Agency's Number** : K298
Program / Asset # : BOE0583.000 / 1270 **Yr Built/Renovated** : 1960 / 2010
Area Sq Ft : 81,000 **Project Type** : EDUCATION
Date of Survey : 12-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 3507 **Lot** : 7 **BIN** : 3080768

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$615,400	\$274,400
Interior Architecture	\$277,000	\$254,400
Electrical		\$2,455,700
Mechanical	\$788,400	\$1,116,500
Total	\$1,680,700	\$4,101,000
Importance Code A	\$1,139,600	\$310,000
Importance Code B	\$368,000	\$3,753,300
Importance Code C	\$173,200	\$37,700
Total	\$1,680,700	\$4,101,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,200		\$8,900	
Interior Architecture	\$147,400		\$9,200	\$5,400
Electrical	\$12,300	\$7,600	\$7,800	\$9,900
Mechanical	\$28,400	\$13,000	\$14,700	\$11,900
Site Enclosure	\$12,000			
Site Pavements	\$4,900			
Total	\$219,200	\$20,500	\$40,600	\$27,300
Importance Code A	\$14,200	\$8,000	\$16,900	\$8,000
Importance Code B	\$129,900	\$12,500	\$23,700	\$19,200
Importance Code C	\$75,100			
Total	\$219,200	\$20,500	\$40,600	\$27,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$107,700	
Masonry: Brick Cavity	80%			LIFE	**	5	\$183,900	
Metal Panel	10%			2050	**	5-10	\$79,000	
Windows								
Aluminum	95%	Now	\$469,600	2046	**	5	\$13,100	
<i>Crwrt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,700	
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$11,100	
Metal Panel	10%			2050	**	5	\$1,600	
Metal Rail	20%			2043	**	5-10	\$14,700	
Metal Security Bars	15%			2065	**			
Pre-Cast Concrete	15%			LIFE	**	5	\$7,700	
Roof								
Built-Up (BUR)	95%			2035	**	10	\$71,200	
Copper/Terne	5%			2065	**	10	\$9,400	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	**	5	\$64,500	
Ceramic Tile	5%			2039	**	5	\$6,100	
Terrazzo	3%	Now	\$3,700	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair In Lobby</i>								
Vinyl Tile	60%			2035	**	3	\$27,600	
Vinyl Tile 9" X 9"	15%	Now	\$43,300	2025	\$216,700	3	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms Throughout</i>								
Wood	5%			2045	**	5	\$11,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$18,500	2039	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Kitchen</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Kitchen</i>								
Concrete Masonry Unit	10%	2-4	\$11,900	LIFE	**	5	\$10,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Boiler Room</i>								
Glazed Ceramic Panel	10%			LIFE	**	10	\$22,600	
Marble Panels	5%			LIFE	**	10	\$5,000	
Plaster	50%			LIFE	**	5-10	\$106,900	
SGFT/Glazed Masonry	20%	0-2	\$104,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs 1 And 2 Between 2nd And 3rd Floors</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$13,300	2043	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
Exposed Concrete	45%			LIFE	**	5-10	\$69,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$12,300	
Fiber Board	5%			2035	**			
Metal Panel	5%			LIFE	**	5	\$15,400	
Plaster	15%			LIFE	**	5-10	\$31,700	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%	0-2	\$12,000	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$4,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps To Playground</i>								
Masonry: Granite	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	75%			2039		**		
Rubber Matting	25%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2030	\$35,600	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 90%**Location : Electrical Room**Explanation : Two 600 Ampere Main Disconnect Switches*

Fused Disc Sw	10%			2050	**	5		
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*Other Observation, Extent : Light, Area Affected : 10%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency Lighting*

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$182,600	5	\$300	
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Raceway

Conduit	100%			2030	\$184,300	1		
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Panelboards

Fused Toggle Switch	2%			2029	\$3,800	5		
Molded Case Bkrs	80%			2029	\$153,200	5	\$1,700	
Molded Case Bkrs	18%			2046	**	5	\$400	

Wiring

Thermoplastic	80%			2030	\$218,200	1		
Thermoplastic	20%			2050	**	1		

Motor Controllers

Locally Mounted	100%			2028	\$80,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,400	
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Lighting

Interior Lighting

Fluorescent	90%			2035	**	10	\$66,900	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%**Location : Throughout The Building*

Fluorescent	5%			2035	**	10	\$3,700	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 5%**Location : Basement*

LED	5%			2035	**			
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting

Emergency, Service	10%			2030	\$4,300	1		
Emergency, Battery	40%			2030	\$46,700	10	\$7,800	
Exit, Service	1%			2025	\$200	1		
Exit, Battery	49%			2035	**	10	\$2,700	

Exterior Lighting

HID	1%	Now	\$700	2030	\$3,300			
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*Sensor/Timer Malfunction, Extent : Light, Area Affected : 1%**Location : Electrical Room*

HID	99%			2030	\$323,300	10	\$200	
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Alarm

Security System

Generic	100%			2030	\$261,600	1	\$30,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Analog	3%	Now	\$1,300	2025	\$26,900	1-3	\$1,400	
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*Devices Damaged, Extent : Light, Area Affected : 1%**Location : Basement**Other Observation, Extent : Light, Area Affected : 1%**Location : Basement**Explanation : Pull Station Number 17 Is Not Operational*

Generic, Analog	97%			2025	\$868,800	1-3	\$49,900	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4	100%			2030	\$159,200	5	\$25,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler	100%	0-2	\$524,200	2050	**	1	\$72,200	
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Both Boilers In Boiler Room.**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. Boiler No 1 Has No Pressuretrol And Shell Is Deteriorating.*

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DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$35,800	2030	\$358,200			
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Vacuum Pump In South Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Vacuum Pumps</i>								
Terminal Devices								
Air Handler	25%	Now	\$56,900	2025	\$284,700	1	\$11,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cafeteria Unit In Basement Fan Room</i>								
Convactor/Radiator	70%			2035	**	1	\$18,300	
Unit Heater - Steam	5%			2030	\$14,500	4	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$50,600	2025	\$84,400	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$28,600	
No Component	60%							
Exhaust Fans								
Interior	30%			2025	\$86,500	2	\$700	
Roof	70%			2025	\$94,100	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$120,800	2040	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Faulty Branch Valves</i>								
Water Heater								
Gas Fired	100%			2028	\$49,400	2	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$3,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Area Drain Backs Up In Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2030	\$12,400	4	\$2,600	
Sewage Ejector(s) Electric	100%	Now	\$11,700	2030	\$23,300	4	\$3,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%	2-4	\$400	2030	\$20,600	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Points Of Service. South Service Valve Corroding.</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component Generic	97%			2040	**	1-2	\$700	
Chemical System No Component Generic	98%	2%	Now	2025	\$600	1-3	\$100	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control Valve Manually Operated In Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 299 - BK
Address : 88 WOODBINE STREET BTWN: EVERGREEN AVE., BUSHWICK A
Borough : BROOKLYN **Agency's Number** : K299
Program / Asset # : BOE0584.000 / 1271 **Yr Built/Renovated** : 1960 / 2006
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 06-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3358 **Lot** : 1 **BIN** : 3076734

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$589,900	\$351,900
Interior Architecture	\$451,900	\$564,100
Electrical	\$218,900	\$865,500
Mechanical	\$106,300	\$917,000
Total	\$1,367,100	\$2,698,400
Importance Code A	\$589,900	\$387,400
Importance Code B	\$526,900	\$2,311,000
Importance Code C	\$250,200	
Total	\$1,367,100	\$2,698,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$81,200			
Interior Architecture	\$150,500		\$7,900	\$5,500
Electrical	\$14,500	\$2,900	\$4,100	\$3,900
Mechanical	\$90,300	\$14,600	\$21,900	\$12,500
Site Enclosure	\$11,600			
Total	\$348,100	\$17,400	\$33,900	\$21,900
Importance Code A	\$89,700	\$8,400	\$8,400	\$8,400
Importance Code B	\$187,900	\$9,000	\$25,500	\$13,500
Importance Code C	\$70,500			
Total	\$348,100	\$17,400	\$33,900	\$21,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$25,500	
Masonry: Brick	95%	Now	\$83,100	LIFE	**	5	\$51,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$326,100	2046	**	5	\$18,200	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%	Now	\$17,000	LIFE	**	5	\$5,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$3,100	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	45%			2043	**	5-10	\$89,700	
Roof								
Built-Up (BUR)	70%	Now	\$126,300	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Cafeteria, Rooms 421, 425</i>								
Copper/Terne	5%	Now	\$17,900	2058	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair K And L</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwell C And D</i>								
IRMA/Protected Membrane	25%	Now	\$26,500	2030	\$265,100			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$8,100	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,500	LIFE	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$31,400	2039	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout, Boys Toilets Second, Third, And Fourth Floors</i>								
Terrazzo	2%			LIFE	**	5	\$3,900	
Vinyl Tile	50%			2035	**	3	\$23,700	
Vinyl Tile 9" X 9"	35%	Now	\$104,000	2025	\$520,100	3	\$16,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2045	**	5	\$11,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$28,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$92,900	2033	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Boys Restrooms</i>								
Concrete Masonry Unit	10%	Now	\$49,900	LIFE	**	5	\$8,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium, Bulkheads, Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium, Bulkheads</i>								
Glazed Ceramic Panel	5%	Now	\$35,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Wall</i>								
Marble Panels	5%			LIFE	**	10	\$4,200	
Plaster	40%	Now	\$72,000	LIFE	**	5	\$25,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	Now	\$25,100	2043	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%			2035	**	5	\$15,800	
AcousTileSusp.Lay-In	7%			2035	**	5	\$8,800	
Exposed Concrete	45%	Now	\$97,700	LIFE	**	5	\$8,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Room 106</i>								
Exposed Struc: Steel	3%			LIFE	**	10	\$7,600	
Fiber Board	5%	Now	\$4,400	2030	\$44,000			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	0-2	\$17,700	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	20%	2-4	\$100	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	80%	2-4	\$11,500	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	60%			2050	**			
Masonry: Brick	40%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2043	**			
Pavers/Stone	5%			2039	**			
On-Site Walkways								
Cast in Place Concrete	90%			2035	**			
Pavers/Stone	10%			2039	**			
Activity Yard								
Asphalt	80%			2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	20%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2030	\$35,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches.</i>								
Fused Disc Sw	10%			2040	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$182,600	5	\$2,200	
Raceway								
Conduit	97%			2030	\$178,800	1		
Conduit	3%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	80%			2029	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$81,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2030	\$163,700	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	70%			2043	**	5	\$400	
Locally Mounted	30%			2028	\$24,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	5%			2040	**	10	\$3,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Basement</i>								
Fluorescent	85%			2038	**	10	\$66,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps Type Lamps Installed In 2016.</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Auditorium, Kindergarten</i>								
<i>Explanation : LED Fixtures Installed In 2016.</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$61,200	10	\$10,300	
Exit, Service	50%			2025	\$12,200	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

40% Now \$137,100 2040 * *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Exterior Fixtures Are Not Operational.*

No Component

60%

Alarm

Fire/Smoke Detection

No Component

40%

Generic, Digital

60%

2035

* *

1-3

\$31,400

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2056

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$84,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

98%

2050

* *

4

\$6,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Central Plant Steam Piping/Pmp

2%

0-2

\$28,800

2060

* *

4

\$100

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, Defective Vacuum Pumping System*

Terminal Devices

Air Handler

20%

2025

\$239,000

1

\$10,500

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Basement Fan Room*

Convactor/Radiator

80%

2028

\$364,000

1

\$22,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	2%			2028	\$3,500	1		
Window/Wall Unit	60%	Now	\$106,300	2030	\$106,300	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	38%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,000	
Exhaust Fans								
Interior	20%			2025	\$60,500	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Roof	15%	Now	\$21,200	2040	**	2	\$300	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Roof	65%			2025	\$91,700	2	\$1,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$51,800	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,800	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,400	
Backflow Preventer								
Generic	100%			2035	**	1	\$5,200	
Fixtures								
Generic	100%							
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%		2040		**	1-2	\$700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 30 - BX
Address : 510 EAST 141 STREET @BROOK AVENUE
Borough : BRONX **Agency's Number** : X030
Program / Asset # : BOE0177.000 / 481 **Yr Built/Renovated** : 1924 / 2012
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 07-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2267 **Lot** : 15 **BIN** : 2000077

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$59,000	\$183,500
Interior Architecture	\$601,800	\$172,300
Electrical	\$497,800	\$718,400
Mechanical	\$703,800	\$1,006,400
Total	\$1,862,300	\$2,080,500
Importance Code A	\$540,100	\$223,000
Importance Code B	\$936,800	\$1,816,200
Importance Code C	\$385,500	\$41,400
Total	\$1,862,300	\$2,080,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,400			
Interior Architecture	\$3,800	\$13,200	\$1,400	\$9,000
Electrical	\$600	\$2,000	\$2,600	\$13,400
Mechanical	\$16,600	\$10,300	\$16,600	\$35,500
Total	\$35,400	\$25,400	\$20,500	\$57,800
Importance Code A	\$14,400	\$7,400	\$7,400	\$7,500
Importance Code B	\$21,000	\$18,100	\$13,100	\$50,300
Importance Code C				
Total	\$35,400	\$25,400	\$20,500	\$57,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$53,500	
Masonry: Brick	95%			LIFE	**	5	\$130,000	
Windows								
Aluminum	100%			2051	**	5	\$28,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,900	
Masonry: Brick	90%			LIFE	**	5	\$11,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,000	
Roof								
Built-Up (BUR)	100%			2034	**	10	\$59,000	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,200	
Ceramic Tile	3%	Now	\$69,100	2044	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%			2034	**	3	\$18,800	
Vinyl Tile	27%			2039	**	3	\$15,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%			2029	\$130,900	3	\$4,200	
Wood	5%			2069	**	5	\$10,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$182,100	2044	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	67%	0-2	\$118,200	LIFE	**	5	\$41,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	Now	\$85,200	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Expansion Joints Throughout</i>								
<i>Explanation : Vertical Cracks</i>								
Ceilings								
AcousTileConcealSpLn	10%			2042	**	5	\$13,900	
AcousTileConcealSpLn	5%	Now	\$48,000	2049	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%			LIFE	**	5	\$7,000	
Metal Panel	5%	Now	\$99,200	LIFE	**	5	\$7,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$27,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Masonry: Fieldstone	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$182,600	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	95%			2029	\$175,100	1		
Conduit	5%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	90%			2028	\$172,400	5	\$2,000	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2029	\$68,200	1		
Thermoplastic	5%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$65,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
HID	1%			2024	\$1,300	10		
Incandescent	1%			2024	\$8,800	2		
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10	\$100	
No Component	70%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

80%

Generic

20%

2024

\$54,300

1

\$6,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors And Panic Doors*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 0-2

\$185,800

2039

* *

1-3

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System, Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2039

* *

5

\$23,000

Conversion Equipment

Steam Boiler

100% 0-2

\$481,100

2049

* *

1

\$66,300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Boilers**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 2 Units In Basement Boiler Room*

Distribution

Steam Piping/Pump

100%

2029

\$328,700

Terminal Devices

Air Handler

20%

2029

\$209,100

1

\$9,200

Convactor/Radiator

80%

2034

* *

1

\$19,200

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

80%

2024

\$123,900

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$41,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 30 - BX

Asset # : 481

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	20%			2029	\$52,900	2	\$500
	Roof	80%	Now	\$9,900	2024	\$98,700	2	\$1,500
	<i>Broken, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Exhaust Fans Hoods</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Two Covers Are Missing</i>							
Plumbing								
	H/C Water Piping							
	Brass/Copper	20%			2039	**	1	
	Galvanized Steel	80%			2027	\$261,000	1	
	HW Heat Exchanger							
	Steam Fired	100%			2029	\$118,400	4	\$11,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Unit</i>							
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2024	\$12,800	4	\$1,800
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2029	\$36,400	1-2	\$1,000

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Address : 108-55 69 AVENUE @ 110TH STREET
Borough : QUEENS **Agency's Number** : Q003
Program / Asset # : BOE0671.000 / 4420 **Yr Built/Renovated** : 1910 / 2008
Area Sq Ft : 24,000 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2218 **Lot** : 21 **BIN** : 4052265

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$148,900
Total		\$148,900
Importance Code A		\$148,900
Total		\$148,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,900		\$28,500	\$5,000
Interior Architecture	\$16,600	\$10,800		\$4,400
Electrical	\$2,100	\$1,600	\$26,200	\$2,400
Mechanical	\$5,300	\$4,700	\$21,900	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,900	\$21,100	\$80,500	\$19,900
Importance Code A	\$32,200	\$2,400	\$30,900	\$7,300
Importance Code B	\$25,700	\$9,000	\$49,600	\$12,600
Importance Code C		\$9,700		
Total	\$57,900	\$21,100	\$80,500	\$19,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$86,300	
Masonry: Brick	75%			LIFE	**	5	\$55,200	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : All Facades</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Brick	10%			LIFE	**	5	\$7,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And West Facade</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Parking Lot Side Facade</i>								
Windows								
Aluminum	97%			2044	**	5	\$9,900	
Glass Block	3%			LIFE	**	5	\$200	
Parapets								
Masonry: Brick	85%	0-2	\$27,500	LIFE	**	5	\$4,500	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade, Parking Lot</i>								
Masonry: Brick	5%			LIFE	**	5	\$300	
Masonry: Limestone	8%	4+	\$2,300	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Inside Parapet Wall Belt Course</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$700	
Roof								
Built-Up (BUR)	75%			2033	**	10	\$21,400	
Modified Bitumen	25%			2033	**	10	\$7,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,700	
Ceramic Tile	5%			2037	**	5	\$2,200	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	80%			2033	**	3	\$17,700	
Interior Walls								
Ceramic Tile	25%			2037	**	5	\$19,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
Gypsum Board	40%			LIFE	**	5	\$18,700	
Masonry: Brick	10%			LIFE	**			
Plaster	15%			LIFE	**	5	\$3,500	
Ceilings								
AcousTileSusp.Lay-In	55%			2041	**	5	\$24,400	
Exposed Concrete	15%			LIFE	**	5	\$1,000	
Plaster	30%			LIFE	**	5	\$8,300	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Iron Picket	50%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Asphalt	100%			2037	**			
Parking/Driveway								
Asphalt	100%			2037	**			
Activity Yard								
Asphalt	35%			2037	**			
Cast in Place Concrete	50%			2045	**			
Rubber Matting	15%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$100	
Molded Case Bkrs	90%			2044	**	5	\$600	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS

Asset # : 4420

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2033	**	10	\$21,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,900	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	10%			2033	**	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Classrooms, Offices And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : One Tank Oil #2. Capacity 5,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$23,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$1,800	
Terminal Devices								
Convactor/Radiator	70%			2041	**	1	\$5,400	
Fan Coil Unit/Heat	30%			2033	**	1	\$2,300	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2033	**	1	\$2,200
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Lower Roof</i>					
	Exterior Pkg Unit - Cooling	60%			2033	**	2	\$900
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : 2 Units On Roof, 1 Unit In Rear Yard Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : One New Exterior Package Unit Just Installed On The Roof, But Is Not Started.</i>					
	No Component	20%						
Distribution								
	CW & CHW Wtr Pipe/Pump	20%			2048	**	4	\$200
	No Component	80%						
Terminal Devices								
	Fan Coil - 2 Pipe	20%			2033	**	1	\$1,600
	No Component	80%						
Heat Rejection								
	Air Cooled Condenser Unit	20%			2033	**	2	\$3,300
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,400
Exhaust Fans								
	Interior	30%			2033	**	2	\$200
	Roof	70%			2033	**	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Gas Fired	100%			2023	\$14,600	2	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : One 225 Gallon Tank</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$800

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DEPARTMENT OF EDUCATION - 040
P. S. 303 - Q ACADEMY FOR EXCELLENCE THRU ARTS
Asset # : 4420

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2033	**	1	\$1,500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	85%						
	Generic	15%			2048	**	1-2	\$1,000
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 304 - BK
Address : 280 HART STREET @ MARCUS GARVEY BLVD.
Borough : BROOKLYN **Agency's Number** : K304
Program / Asset # : BOE0587.000 / 684 **Yr Built/Renovated** : 1962 / 2000
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1773 **Lot** : 14 **BIN** : 3049420

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$946,800	\$51,000
Interior Architecture	\$410,500	
Electrical	\$1,040,700	\$791,600
Mechanical	\$477,300	\$714,600
Site Enclosure	\$71,900	
Site Pavements	\$46,300	
Total	\$2,993,500	\$1,557,200
Importance Code A	\$946,800	\$90,600
Importance Code B	\$1,917,500	\$1,466,700
Importance Code C	\$129,300	
Total	\$2,993,500	\$1,557,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,900	\$11,400		\$12,500
Interior Architecture	\$148,600			\$11,800
Electrical	\$3,100	\$2,900	\$3,700	\$53,600
Mechanical	\$39,600	\$13,100	\$25,000	\$70,200
Site Pavements	\$25,200			
Total	\$247,400	\$27,400	\$28,700	\$148,100
Importance Code A	\$39,900	\$20,400	\$9,000	\$21,700
Importance Code B	\$141,800	\$6,900	\$19,700	\$126,500
Importance Code C	\$65,600			
Total	\$247,400	\$27,400	\$28,700	\$148,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%	0-2	\$82,200	LIFE	**	5	\$51,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	0-2	\$15,800	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	1%	4+	\$10,200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$774,400	2045	**	5	\$17,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	4+	\$4,900	LIFE	**	5	\$1,100	
Roof								
Built-Up (BUR)	10%			2034	**	10	\$12,500	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Blower Room</i>								
IRMA/Protected Membrane	85%	2-4	\$90,100	2034	**			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Roof Drains</i>								
Metal Panel	5%			2042	**	10	\$11,400	
Interior								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,600	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Ceramic Tile	5%	Now	\$13,100	2038	**	5	\$3,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Toilets And Kitchen</i>					
Terrazzo	5%	2-4	\$31,400	LIFE	**	5	\$4,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout Main Entrance</i>					
Vinyl Tile	60%	4+	\$34,400	2034	**	3	\$28,400	
			<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 3rd Floor Corridor</i>					
Vinyl Tile 9" X 9"	15%	4+	\$222,900	2039	**	3	\$7,100	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Wood	5%	Now	\$4,400	2057	**	5	\$5,900	
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Gymnasium</i>					
Interior Walls								
Ceramic Tile	5%	0-2	\$15,500	2032	**	5	\$5,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout Toilets</i>					
Concrete Masonry Unit	10%	0-2	\$24,900	LIFE	**	5	\$8,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Gymnasium, Basement And Throughout</i>					
Glazed Ceramic Panel	2%			LIFE	**			
Plaster	50%			LIFE	**	5	\$31,500	
			<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
SGFT/Glazed Masonry	33%	Now	\$57,400	LIFE	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Gymnasium</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	4+	\$15,700	2034	**	5	\$15,800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 3rd Floor Corridor</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	60%	0-2	\$130,200	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement And Throughout</i>								
Metal Panel	5%	4+	\$5,600	LIFE	**	5	\$7,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	10%	Now	\$3,500	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$71,900	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gate Hinges Broken</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$46,300	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$25,200	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

50%

2032

* *

Rubber Matting

50%

2029

\$33,000

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$39,500

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100%

2029

\$182,600

5

\$400

Raceway

Conduit

100%

2029

\$184,300

1

Panelboards

Fused Disc Sw

10%

2028

\$19,200

5

\$200

Molded Case Bkrs

90%

2028

\$172,400

5

\$2,200

Wiring

Braided Cloth

80%

2-4

\$218,200

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2029

\$54,600

1

Motor Controllers

Locally Mounted

100%

2027

\$80,600

5

\$600

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,300

Lighting

Interior Lighting

Fluorescent

93%

2037

* *

10

\$77,600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5%

2034

* *

10

\$4,200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Fan Room 3rd Floor And Basement*

Incandescent

2%

2024

\$21,600

2

Egress Lighting

Emergency, Battery

50%

2024

\$65,500

10

\$11,000

Exit, Service

50%

2024

\$13,100

1

Exterior Lighting

HID

100%

2024

\$366,900

10

\$300

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2024

\$88,200

1

\$10,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway, Offices And Exit Doors**Explanation : Intrusion Alarm and Motion Sensor Only*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$301,900

1-3

\$17,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2039

* *

5

\$28,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks 7500 Gallons Each*

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$90,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

0-2

\$308,000

2039

* *

4

\$4,500

*Corroded, Extent : Severe, Area Affected : 20%**Location : Boiler Room**Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Third Floor (Fan Room) And Basement*

Terminal Devices

Air Handler

20%

0-2

\$25,600

2029

\$255,900

1

\$10,100

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : One Unit (Auditorium Supply) on The Third Floor*

Convactor/Radiator

80%

2034

* *

1

\$23,500

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

60%

2024

\$113,800

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$50,700

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DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	80%			2029	\$259,000	2	\$2,200
	Roof	20%	Now	\$1,500	2029	\$30,200	2	\$400
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2039	**	1	
	Galvanized Steel	50%			2027	\$199,600	1	
Water Heater								
	Gas Fired	100%			2024	\$55,500	2	\$1,300
HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$9,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$13,900	4	\$1,900
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2029	\$26,700	1-2	\$800
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 305 - BK
Address : 344 MONROE STREET BTWN: MARCY AVE., TOMPKINS AVE.
Borough : BROOKLYN **Agency's Number** : K305
Program / Asset # : BOE0588.000 / 1274 **Yr Built/Renovated** : 1962 / 2010
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 30-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 14 **BIN** : 3051458

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$255,800	\$1,061,600
Interior Architecture	\$673,100	\$817,200
Electrical	\$191,000	\$1,338,400
Mechanical	\$65,100	\$1,524,500
Site Enclosure	\$72,300	
Total	\$1,257,200	\$4,741,700
Importance Code A	\$255,800	\$1,101,100
Importance Code B	\$648,500	\$3,640,600
Importance Code C	\$353,000	
Total	\$1,257,200	\$4,741,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,200	\$17,300		
Interior Architecture	\$106,700		\$13,000	\$8,700
Electrical	\$48,300	\$1,700	\$2,100	\$2,900
Mechanical	\$89,800	\$12,700	\$16,300	\$12,700
Site Enclosure	\$5,600			
Site Pavements	\$38,400			
Total	\$325,900	\$31,600	\$31,400	\$24,300
Importance Code A	\$46,000	\$26,100	\$8,800	\$8,800
Importance Code B	\$207,100	\$5,500	\$22,600	\$15,500
Importance Code C	\$72,900			
Total	\$325,900	\$31,600	\$31,400	\$24,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$108,600	
Windows								
Aluminum	95%			2052	**	5	\$34,600	
Glass Block	5%	0-2	\$9,700	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor Corridors</i>								
Roof								
IRMA/Protected Membrane	95%	Now	\$201,500	2030			\$1,007,300	
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Cafeteria And Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Cafeteria And Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 3rd Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors At 3rd Floor</i>								
Roll Roofing	5%	Now	\$27,400	2032	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stair Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Stair Bulkhead</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$31,400	2033	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$9,900	
Vinyl Tile	30%			2035	**	3	\$14,200	
Vinyl Tile 9" X 9"	55%	Now	\$81,700	2025	\$817,200	3	\$26,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	7%			2058	**	5	\$16,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$14,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$154,900	2033	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	5%	0-2	\$12,500	LIFE	**	5	\$4,200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	5%			LIFE	**	10	\$4,200	
Plaster	55%	Now	\$198,100	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout 108, 142, Auditorium And Hallway</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$26,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor Corridor And Throughout</i>								
Ceilings								
AcousTile,Adhered	25%	Now	\$62,700	2050	**	5	\$15,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Gymnasium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%	0-2	\$119,400	LIFE	**	5	\$10,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$56,300	LIFE	**	5	\$7,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Plaster	15%	Now	\$13,300	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkhead Stairs</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%	0-2	\$5,600	2040	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Gate</i>								
Iron Picket	40%			2050	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	\$72,300	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Playground</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$23,200	2043		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Tree Pits</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Monroe Street</i>								
<i>Explanation : Trees Are Causing Heaving</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$10,100	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Exit Steps Throughout And West Side</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043		**		
Activity Yard								
Asphalt	100%	Now	\$5,100	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch - No Ratings Visible. 200 Ampere Emergency Lighting Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	100%			2030	\$184,300	1		
Panelboards								
Fused Disc Sw	10%			2046		**	\$200	
Fused Disc Sw	10%			2038		**	\$200	
Molded Case Bkrs	80%			2029	\$153,200	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Panel L P 3 A And Panel L & P R M L P</i>								
<i>Explanation : Circuit Breakers 1 And 3 Damaged In Panel L & P R M L P And Nuisance Tripping Reported In Panel L P 3 A.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$191,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2040	**	10	\$78,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 And T-8 Lamps</i>								
LED	4%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$64,100	10	\$10,700	
Exit, Service	50%			2025	\$12,800	1		
Exterior Lighting								
HID	100%			2025	\$358,900	10	\$300	
<i>Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%</i>								
<i>Location : North Exterior Wall</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$34,500	2040	**	1	\$6,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2025	\$196,800	1-3	\$11,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	4+	\$2,000	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil No. 2, Two Tanks At 7,500 Gallons Each. Fuel Oil Leak Monitoring System Requires Calibration</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$88,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	20%			2025	\$250,300	1	\$11,000	
Convactor/Radiator	80%	Now	\$19,100	2028	\$381,200	1	\$20,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostats Do Not Function Properly. Controls Issues.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	3%			2028	\$99,800	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Location Of Unit Could Not Be Determined</i>								
<i>Explanation : Air Conditioning Provided In Cafeteria</i>								
Split Unit	2%			2030	\$38,000			
Window/Wall Unit	80%	Now	\$29,700	2025	\$148,400	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$39,300	
No Component	50%							
Exhaust Fans								
Interior	20%			2025	\$63,300	2	\$500	
Roof	80%	Now	\$11,800	2025	\$118,200	2	\$1,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : E F - 8 And E F - 17</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2050	**	1		
Galvanized Steel	95%			2028	\$371,000	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2028	\$54,300	2	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 200 Gallon</i>								
	Sanitary Piping Cast Iron	100%	0-2	\$65,100	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boy's Lavatory On First Floor</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Regular Pipe Breaks At Various Locations Reported.</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2025	\$13,600	4	\$2,800
	Sewage Ejector(s) Electric	100%			2025	\$25,600	4	\$5,300
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Sprinkler No Component	95%						
	Generic	5%			2040	**	1-2	\$1,200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 305 - Q LEARNERS AND LEADERS
Address : 378 SENECA AVE.
Borough : QUEENS **Agency's Number** : Q245
Program / Asset # : BOE1070.000 / 14416 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 118,107 **Project Type** : EDUCATION
Date of Survey : 09-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 3428 **Lot** : 16 **BIN** : 4081817

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$55,300	\$69,000
Interior Architecture	\$135,300	\$73,800
Electrical		\$107,200
Mechanical	\$29,300	\$72,000
Site Pavements	\$38,800	
Total	\$258,500	\$322,100
Importance Code A	\$55,300	\$69,000
Importance Code B	\$68,000	\$179,300
Importance Code C	\$135,300	\$73,800
Total	\$258,500	\$322,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$79,400			
Interior Architecture	\$112,800	\$2,700	\$36,300	\$1,800
Electrical	\$6,600	\$3,300	\$6,100	\$3,300
Mechanical	\$30,100	\$13,300	\$24,700	\$13,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$236,800	\$27,200	\$75,000	\$26,300
Importance Code A	\$85,700	\$5,300	\$6,400	\$5,300
Importance Code B	\$148,300	\$21,900	\$40,300	\$21,000
Importance Code C	\$2,800		\$28,400	
Total	\$236,800	\$27,200	\$75,000	\$26,300



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DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	0-2	\$55,300	LIFE	**	5	\$69,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Library</i>								
Marble Panels	2%			LIFE	**	5	\$2,300	
Window Wall	8%			2056	**	5	\$23,000	
Windows								
Aluminum	95%	4+	\$17,800	2052	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 108, 202 And 210</i>								
Glass Block	5%			LIFE	**	5	\$500	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$28,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
Roof								
IRMA/Protected Membrane	95%	4+	\$13,500	2038	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 301, 309 And 3rd Floor Corridor</i>								
Modified Bitumen	5%			2038	**	10	\$1,700	
Soffits								
Exposed Struc: Steel	50%	4+	\$8,200	LIFE	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Glass: Special Gauge	50%			LIFE	**	1		
Interior								
Floors								
Carpet	5%	Now	\$48,200	2032	**	3	\$5,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Library And Principals Office</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$15,500	
Ceramic Tile	5%			2043	**	5	\$3,500	
Quarry Tile	5%			2047	**	5	\$5,300	
Terrazzo	10%			LIFE	**	5	\$11,000	
Vinyl Tile	70%			2038	**	3	\$18,600	
Interior Walls								
Ceramic Tile	30%			2043	**	5	\$56,800	
Gypsum Board	65%			LIFE	**	5-10	\$209,000	
Masonry: Brick	5%			LIFE	**	10	\$2,800	

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DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$26,000	2047	**	5	\$30,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 301, 209 And 3rd Floor Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$7,100	
Gypsum Board	10%			LIFE	**	5-10	\$24,400	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2050	**			
Iron Picket	30%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	60%			2039	**			
Rubber Matting	40%	Now	\$38,800	2040	**			
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$100	
Molded Case Bkrs	95%			2046	**	5	\$3,000	
Wiring								
Thermoplastic	100%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$105,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2035	**	10	\$2,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
LED	1%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$14,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	30%			2038	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$3,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$13,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Cafeteria, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$21,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Cafeteria, Stair Case Landings</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2050	**	1		
Natural Gas	90%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	18%	0-2	\$1,000	2035	**	1	\$9,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Defective No. 2 Unit Control Panel, Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units</i>								
Furnace	72%			2035	**	1	\$42,000	
Radiant Heater	10%			2035	**	2	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Radiant Heaters</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	2%	0-2	\$600	2035	**	2	\$100	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : No. 5 Unit Piping, Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units With 407c Refrigerant</i>								
Ext Pkg Unit - Heating/Cooling Split Unit	88%			2035	**	2	\$6,400	
	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. R-410a Refrigerant</i>								
Terminal Devices								
Fan Coil - 2 Pipe No Component	10%			2035	**	1	\$3,800	
	90%							
Heat Rejection								
Dry Cooler No Component	10%			2035	**	2	\$8,200	
	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$104,300	
Exhaust Fans								
Interior	10%			2035	**	2	\$400	
Roof	90%			2035	**	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028		2	\$1,700	

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DEPARTMENT OF EDUCATION - 040
P. S. 305 - Q LEARNERS AND LEADERS
Asset # : 14416

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	0-2	\$4,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Leaking To Rooms 301, 309 And Hallway</i>								
Backflow Preventer Generic	100%			2035	**	1	\$7,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 3rd Floor, One Unit Basement To Ground Floor</i>								
<i>Explanation : 2 Units And 1 Lift</i>								
Fire Suppression								
Sprinkler Generic	100%			2050	**	1-2	\$33,100	
Fire Pump Generic	100%			2033	**	1	\$22,100	
Chemical System No Component Generic	99%			2028	\$300	1-3		
	1%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 306 - BK
Address : 970 VERMONT STREET BTWN: COZINE AVE., WORTMAN AVE.
Borough : BROOKLYN **Agency's Number** : K306
Program / Asset # : BOE0589.000 / 1259 **Yr Built/Renovated** : 1965 / 2002
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4392 **Lot** : 1 **BIN** : 3097873

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,139,200	\$229,100
Interior Architecture	\$419,100	\$1,488,300
Electrical	\$264,100	\$2,339,500
Mechanical	\$240,900	\$2,440,900
Total	\$2,063,400	\$6,497,800
Importance Code A	\$1,271,200	\$920,700
Importance Code B	\$667,600	\$5,538,300
Importance Code C	\$124,600	\$38,800
Total	\$2,063,400	\$6,497,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,300		\$3,000	
Interior Architecture	\$66,800			\$15,200
Electrical	\$31,500	\$7,600	\$8,000	\$10,500
Mechanical	\$93,400	\$18,900	\$22,300	\$13,900
Site Enclosure	\$5,700			
Site Pavements	\$26,600			
Total	\$263,200	\$26,500	\$33,300	\$39,500
Importance Code A	\$39,300	\$10,100	\$13,100	\$10,100
Importance Code B	\$176,500	\$16,400	\$20,200	\$29,400
Importance Code C	\$47,400			
Total	\$263,200	\$26,500	\$33,300	\$39,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	\$47,900	LIFE	**	5	\$79,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead And Stairs Throughout</i>								
Masonry: Brick	80%			LIFE	**	5	\$127,300	
Windows								
Aluminum	100%			2046	**	5	\$69,400	
Parapets								
Metal Panel	5%			2050	**	5	\$2,600	
Metal Rail	90%			2043	**	5-10	\$218,800	
Metal: Cage/Fence	5%			2043	**	5-10	\$5,200	
Roof								
IRMA/Protected Membrane	100%	Now	\$894,900	2040	**			
<i>Gryl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$9,100	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$3,500	LIFE	**	5	\$34,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Pit</i>								
Ceramic Tile	5%	0-2	\$48,300	2039	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Sheet Vinyl/Rubber Vinyl Tile	5%			2030	\$246,800	5	\$11,700	
	15%	Now	\$4,200	2035	**	3	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	63%	Now	\$57,700	2025	\$1,154,100	3	\$36,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridors And Classrooms And Stair Landings Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : 3rd Floor Corridors And Classrooms And Stair Landings Throughout</i>								
Wood	2%			2045	**	5	\$5,800	
Interior Walls								
Ceramic Tile	5%	0-2	\$69,200	2033	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%	Now	\$11,100	LIFE	**	5	\$9,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Masonry: Brick	30%			LIFE	**	10	\$21,100	
Plaster	55%	Now	\$55,300	LIFE	**	5	\$38,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor And Stairs Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor And Stairs Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$46,400	2035	**	5	\$23,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridors</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Corridors</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$19,500	
Exposed Struc: Steel	5%	Now	\$87,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Gymnasium</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$19,500	
Plaster	50%	Now	\$54,600	LIFE	**	5	\$48,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors And 3rd Floor Classrooms Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors And 3rd Floor Classrooms Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$5,700	2065	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Base Cracking And Spalling</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$17,200	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$9,400	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	75%			2043	**			
Rubber Matting	25%			2030	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$31,400	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Ampere And One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$208,700	5	\$400	
Raceway								
Conduit	100%			2030	\$222,800	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	90%			2029	\$172,400	5	\$2,400	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2030	\$95,600	1		
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
Lighting								
Interior Lighting								
Fluorescent	85%			2038	**	10	\$79,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	8%			2025	\$19,200	10	\$7,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%	Now	\$1,000	2040	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Auditorium</i>								
LED	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$73,400	10	\$12,300	
Exit, Service	50%			2025	\$14,700	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

100% Now \$41,100 2025 \$411,300

*Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 25%**Location : East Parapet**Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 25%**Location : Throughout Roof**Other Observation, Extent : Severe, Area Affected : 25%**Location : East Parapet**Explanation : Insulation On Wire To Multiple Fixtures Is Damaged.*

Alarm

Security System

No Component

20%

Generic

80%

2040

* *

1

\$30,500

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fire/Smoke Detection

No Component

20%

Generic, Analog

80%

2025

\$902,300

1-3

\$51,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2030

\$200,500

5

\$31,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 7500 Gallons Each*

Conversion Equipment

Steam Boiler

100%

Now

\$132,000

2028

\$660,100

1

\$90,900

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : 1 Of 2 Boilers Not Operational In Basement**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$45,100

2040

* *

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Risers In Stairwells And In 1st Floor Hallway And Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	10%			2025	\$143,400	1	\$6,300	
Convactor/Radiator	90%	Now	\$9,800	2028	\$491,500	1	\$26,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Radiators, Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2035	**			
Window/Wall Unit	30%			2023	\$63,800	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$90,100	
Exhaust Fans								
Interior	60%			2025	\$217,700	2	\$1,900	
Roof	40%	Now	\$20,300	2025	\$67,700	2	\$1,000	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Rooftop Exhuast Fans</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$22,400	2028	\$447,600	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2030	\$162,400	4	\$15,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$3,500	4	\$3,200	
Sewage Ejector(s)								
Electric	100%			2025	\$29,400	4	\$6,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2030	\$49,900	1-2	\$1,400

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Book Storage

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 307 - BK
Address : 209 YORK STREET BTWN: GOLD ST., NAVY ST.
Borough : BROOKLYN **Agency's Number** : K307
Program / Asset # : BOE0590.000 / 2742 **Yr Built/Renovated** : 1965 / 2015
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 21-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 56 **Lot** : 7 **BIN** : 3000158

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$227,800	\$274,100
Interior Architecture	\$175,200	\$327,100
Electrical	\$554,000	\$834,400
Mechanical		\$701,800
Site Pavements	\$140,100	\$85,500
Total	\$1,097,100	\$2,222,800
Importance Code A	\$227,800	\$313,600
Importance Code B	\$637,700	\$1,909,200
Importance Code C	\$231,600	
Total	\$1,097,100	\$2,222,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900			
Interior Architecture	\$180,500		\$18,300	\$12,200
Electrical	\$10,900	\$1,600	\$2,000	\$3,100
Mechanical	\$74,600	\$13,800	\$21,000	\$18,400
Site Enclosure	\$29,200			
Site Pavements	\$39,300			
Total	\$359,400	\$15,400	\$41,300	\$33,600
Importance Code A	\$34,100	\$9,200	\$9,200	\$9,200
Importance Code B	\$245,700	\$6,100	\$32,100	\$24,400
Importance Code C	\$79,500			
Total	\$359,400	\$15,400	\$41,300	\$33,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$325,700		
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 1%</i>									
<i>Location : Main Entrance</i>									
Panel/Paver: Limestone	5%			LIFE	**	5	\$12,900		
Windows									
Aluminum	100%			2046	**	5	\$24,200		
Parapets									
Masonry: Brick	95%			LIFE	**	5-10	\$76,000		
Masonry: Limestone	5%			LIFE	**	5-10	\$7,100		
Roof									
Metal Panel	5%			2035	**	10	\$10,700		
Modified Bitumen	95%			2035	**	10	\$111,300		
Soffits									
Stucco Cement	100%			2035	**	5			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$3,100	LIFE	**	5	\$30,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Boiler Room</i>									
Ceramic Tile	2%	0-2	\$1,200	2039	**	5	\$1,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : 2nd And 3rd Floor Toilets Throughout</i>									
Quarry Tile	5%			2043	**	5	\$10,400		
Terrazzo	3%	4+	\$4,100	LIFE	**	5	\$3,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Entrance</i>									
Vinyl Tile	50%	Now	\$31,600	2035	**	3	\$26,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Cafeteria</i>									
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>									
<i>Location : Cafeteria</i>									
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>									
<i>Location : Cafeteria</i>									
Vinyl Tile 9" X 9"	20%	Now	\$32,700	2025	\$327,100	3	\$10,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Stair Landings And 3rd Floor Corridor</i>									
Wood	10%			2058	**	5	\$26,100		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$11,700	2039	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor Toilets</i>								
Concrete Masonry Unit	10%	Now	\$18,800	LIFE	**	5	\$6,400	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Corridors And Gymnasium</i>								
Mosaic Tile	5%	0-2	\$43,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrance Lobby And Auditorium</i>								
Plaster	55%			LIFE	**	5-10	\$74,200	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Bulkheads</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$19,800	
Ceilings								
AcousTile,Adhered	20%	Now	\$27,600	2035	**	5	\$13,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	10%	0-2	\$6,000	2035	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5-10	\$95,600	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Metal Panel	5%			LIFE	**	5	\$17,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	10%			LIFE	**	5-10	\$23,900	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Bulkhead Stairs</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$21,100	2040		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hudson Avenue</i>								
Iron Picket	50%	Now	\$8,100	2050		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : York And Hudson And Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$12,800	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043		**		
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$140,100	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At And Around Dumpsters</i>								
Activity Yard								
Asphalt	80%	Now	\$26,400	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Play Yard</i>								
Rubber Matting	20%			2030	\$85,500			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Fused Disc Sw	4%			2038	**	5	\$100	
Fused Toggle Switch	5%	2-4	\$9,600	2055	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Room</i>								
Molded Case Bkrs	73%			2029	\$139,800	5	\$1,800	
Molded Case Bkrs	8%			2038	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2040	**	1		
Motor Controllers								
Locally Mounted	90%			2028	\$72,600	5	\$600	
Locally Mounted	10%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Lighting								
Interior Lighting								
Fluorescent	95%			2038	**	10	\$81,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$67,000	10	\$11,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	20%			2025	\$86,000			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$308,500	2040	**	1-3	\$15,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$28,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 7,000 Gallon Capacity Each</i>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$92,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$31,500	2040	**	4	\$4,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steam Traps</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control In 2nd Floor Fan Room</i>								
Terminal Devices								
Air Handler	20%			2030	\$261,500	1	\$11,500	
Convactor/Radiator	80%			2035	**	1	\$24,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2025	\$193,800	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,100	
Exhaust Fans								
Interior	20%			2030	\$66,200	2	\$600	
Roof	80%			2030	\$123,500	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2035	**	1		
Water Heater								
Gas Fired	100%			2028	\$56,700	2	\$1,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : No Storage Tank</i>								
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$9,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2035	**	4	\$2,000	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2040	**	1-2	\$1,300	
	Chemical System							
	Wet	2%		2028	\$600	1-3	\$100	
	No Component	98%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 307- Q
Address : 40-20 100TH STREET
Borough : QUEENS **Agency's Number** : Q260
Program / Asset # : BOE1150.000 / 14896 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 107,913 **Project Type** : EDUCATION
Date of Survey : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 1608 **Lot** : 58 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$81,900	\$304,200
Interior Architecture	\$119,800	\$304,500
Electrical	\$97,000	\$87,000
Mechanical	\$65,800	\$1,691,800
Total	\$364,500	\$2,387,600
Importance Code A	\$81,900	\$304,200
Importance Code B	\$207,900	\$1,859,300
Importance Code C	\$74,700	\$224,100
Total	\$364,500	\$2,387,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,500			
Interior Architecture	\$32,700	\$13,100	\$3,200	\$7,600
Electrical	\$10,500	\$12,700	\$14,100	\$37,200
Mechanical	\$11,200	\$5,400	\$60,900	\$5,400
Site Pavements	\$700	\$100	\$100	\$700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$77,500	\$43,100	\$90,100	\$62,700
Importance Code A	\$10,500			\$200
Importance Code B	\$39,600	\$43,000	\$86,800	\$61,700
Importance Code C	\$27,400	\$100	\$3,300	\$700
Total	\$77,500	\$43,100	\$90,100	\$62,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	**	5	\$61,300	
Glass Block	2%			LIFE	**	5	\$1,900	
Masonry: Brick Cavity	80%			LIFE	**	5	\$122,500	
Masonry: Granite	5%			LIFE	**	5	\$5,700	
Metal Panel	5%			2055	**	5-10	\$52,600	
Windows								
Aluminum	100%			2051	**	5	\$21,100	
Parapets								
Cast in Place Concrete	42%			LIFE	**	5	\$82,200	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$14,700	
Masonry: Brick Cavity	43%			LIFE	**	5	\$8,100	
Metal Security Bars	5%			2064	**			
Roof								
IRMA/Protected Membrane	100%			2034	**	10	\$81,900	
Soffits								
Metal Panel	65%			2055	**	5-10		
Stucco Cement	35%			2046	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,300	
Quarry Tile	5%			2046	**	5	\$12,100	
Terrazzo	15%			LIFE	**	5	\$18,900	
Vinyl Tile	65%			2037	**	3	\$39,400	
Wood	5%			2064	**	5	\$15,100	
Interior Walls								
Ceramic Tile	35%			2042	**	5	\$149,400	
Concrete Masonry Unit	15%			LIFE	**	5	\$25,600	
Fabric on Framing	3%			2033	**	5	\$6,400	
Folding Partition	5%			2051	**	5	\$53,300	
Glass: Single Pane	2%			LIFE	**	5	\$6,400	
Gypsum Board	25%			LIFE	**	5	\$64,000	
Masonry: Brick	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$85,400	
Ceilings								
AcousTileSusp.Lay-In	60%			2046	**	5	\$90,200	
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	2%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Hung Acoustical Panels In Cafeteria</i>								
Gypsum Board	15%			LIFE	**	5	\$28,200	
Metal Panel	13%			LIFE	**	5	\$24,400	

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	90%			2055	**			
Iron Picket	10%			2073	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	85%			2042	**			
Wood	15%			2027	\$22,100	1-3	\$3,500	
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Asphalt	40%			2038	**			
Rubber Matting	60%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000, Two 1200 And Three 1600 Ampere Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$500	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$200	
Molded Case Bkrs	90%			2045	**	5	\$2,600	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2034	**	5	\$600	
Motor Control Center	20%			2034	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$33,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$41,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$4,000	
Fuel Storage								
Day Tank	100%			2045	**	5	\$20,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 175 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$94,000	
Fluorescent	3%			2034	**	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Incandescent	2%			2024	\$25,600	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Incandescent Flood Lights Observed</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2029	\$87,000	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$3,200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$12,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$20,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2049	**	1		
Natural Gas	90%			2049	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,200	
Terminal Devices								
Fan Coil Unit/Heat	10%			2029	\$161,600	1	\$3,500	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	\$1,351,100	2	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Units</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$140,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,200	
Exhaust Fans								
Roof	100%			2029	\$179,200	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$65,800	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$31,100	4	\$6,400	
Backflow Preventer								
Generic	100%			2034	**	1	\$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Elevators</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 307- Q

Asset # : 14896

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	Generic	100%		2049	* *	1-2	\$30,200	
Fire Pump	Generic	100%		2032	* *	1	\$20,200	
Chemical System	No Component	99%						
	Generic	1%		2027	\$300	1-3		

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 308 - BK
Address : 616 QUINCY STREET @ LEWIS AVE.
Borough : BROOKLYN **Agency's Number** : K308
Program / Asset # : BOE0591.000 / 1246 **Yr Built/Renovated** : 1975 / 2011
Area Sq Ft : 116,000 **Project Type** : EDUCATION
Date of Survey : 24-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1630 **Lot** : 1 **BIN** : 3044493

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$190,800	\$2,046,300
Interior Architecture	\$798,700	\$1,560,100
Electrical	\$679,500	\$1,196,600
Mechanical	\$98,200	\$834,000
Total	\$1,767,100	\$5,637,000
Importance Code A	\$190,800	\$2,091,100
Importance Code B	\$1,293,900	\$3,545,900
Importance Code C	\$282,400	
Total	\$1,767,100	\$5,637,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,500	\$27,100		
Interior Architecture	\$52,600			\$19,600
Electrical	\$2,600	\$16,200	\$1,100	\$1,100
Mechanical	\$78,700	\$54,800	\$41,000	\$21,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$146,400	\$102,000	\$46,000	\$45,900
Importance Code A	\$23,500	\$38,900	\$11,500	\$11,500
Importance Code B	\$114,700	\$63,100	\$34,500	\$34,500
Importance Code C	\$8,200			
Total	\$146,400	\$102,000	\$46,000	\$45,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$190,800	LIFE	**	5	\$27,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	25%			2047	**	5-10	\$99,400	
Windows								
Aluminum	100%			2035	**	5	\$21,100	
Parapets								
Concrete Masonry Unit	95%			LIFE	**	5	\$17,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,000	
Roof								
Built-Up (BUR)	90%			2027	\$1,846,500	10	\$127,400	
Metal Panel	5%	Now	\$8,500	2040	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2057	**	10	\$23,600	
Interior								
Floors								
Ceramic Tile	3%	Now	\$41,000	2030	\$102,400	5	\$2,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$2,600	
Vinyl Tile	95%	Now	\$426,800	2027	\$1,422,700	3	\$58,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Areas Have Been Patched</i>								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$8,200	LIFE	**	5	\$6,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bulkhead</i>								
Plaster	65%	Now	\$192,900	LIFE	**	5	\$33,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 381, 383, 385</i>								
SGFT/Glazed Masonry	25%	Now	\$89,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	40%	Now	\$31,800	2032	**	5	\$32,100	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

AcousTileConcealSpLn	35%	Now	\$48,500	2032	**	5	\$35,100	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Exposed Concrete	15%			LIFE	**	5	\$3,800	
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Fiber Board	5%			2032	**			
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Plaster	5%	Now	\$12,600	LIFE	**	5	\$5,000	
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$44,900	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$208,700	5	\$500	
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Raceway

Conduit	100%			2027	\$222,800	1		
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Panelboards

Fused Disc Sw	10%			2026	\$19,200	5	\$300	
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Molded Case Bkrs	90%			2026	\$172,400	5	\$2,700	
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Wiring

Thermoplastic	100%			2027	\$318,600	1		
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Motor Controllers

Locally Mounted	100%			2025	\$122,900	5	\$800	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,700	
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Lighting

Interior Lighting

Fluorescent	92%			2037	**	10	\$97,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent	8%			2037	**	10	\$8,500	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Basement*

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DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2022	\$83,500	10	\$14,000	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2022	\$467,700	10	\$400	

Alarm

Security System								
No Component	90%							
Generic	10%			2032	**	1	\$4,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$128,300	1-3	\$7,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$35,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault Basement</i>								
<i>Explanation : 2 Tanks Of 7500 Gallon Each</i>								

Conversion Equipment								
Steam Boiler	100%	Now	\$15,000	2032	**	1	\$103,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Boiler</i>								
<i>Not in Service, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 1st Boiler Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$98,200	2047	**	4	\$5,700	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout, Steam Traps And Thermostats</i>								

Terminal Devices								
Air Handler	30%	Now	\$24,500	2027	\$489,300	1	\$19,400	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								

Convector/Radiator	70%			2040	**	1	\$26,200	
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Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	20%	Now	\$3,900	2027	\$196,900	1	\$9,700
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chiller Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 2 Units</i>								
	No Component	80%						
Distribution								
	CW & CHW Wtr Pipe/Pump	20%			2047	**	4	\$1,100
	No Component	80%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2032	**	1	\$14,400
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2027	\$25,200	2	\$16,200
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,700
Exhaust Fans								
	Interior	60%	Now	\$24,800	2032	**	2	\$1,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Pneumatic System Malfunction And Broken Actuators</i>								
	Roof	40%			2027	\$77,000	2	\$1,400
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
Water Heater								
	Gas Fired	100%			2025	\$70,700	2	\$1,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$17,700	4	\$2,500
Sewage Ejector(s)								
	Electric	100%			2027	\$33,400	4	\$4,600
Fixtures								
	Generic	100%						
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit, Leaking Oil</i>					
Fire Suppression	Standpipe							
	Generic	100%		2047		**	1-5	\$58,500
	Sprinkler							
	No Component	95%						
	Generic	5%		2037		**	1-2	\$1,600
	Chemical System							
	Generic	100%		2025	\$27,900		1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 309 - BK
Address : 794 MONROE STREET @ RALPH AVE.
Borough : BROOKLYN **Agency's Number** : K309
Program / Asset # : BOE0592.000 / 1247 **Yr Built/Renovated** : 1963 / 2010
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 24-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1643 **Lot** : 36 **BIN** : 3045047

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$171,000
Interior Architecture	\$114,700	\$658,500
Electrical	\$970,800	\$662,900
Mechanical	\$148,400	\$494,400
Total	\$1,233,900	\$1,986,900
Importance Code A		\$210,500
Importance Code B	\$1,233,900	\$1,735,400
Importance Code C		\$41,000
Total	\$1,233,900	\$1,986,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$18,200
Interior Architecture	\$30,100	\$15,800	\$5,500	\$7,900
Electrical	\$11,400	\$25,600	\$1,300	\$1,000
Mechanical	\$19,900	\$54,700	\$21,200	\$12,700
Total	\$61,400	\$96,100	\$28,000	\$39,900
Importance Code A	\$8,800	\$9,000	\$8,800	\$27,000
Importance Code B	\$52,600	\$87,100	\$19,200	\$12,800
Importance Code C				
Total	\$61,400	\$96,100	\$28,000	\$39,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$12,700	
Masonry: Brick	97%			LIFE	**	5	\$52,700	
Windows								
Aluminum	100%			2049	**	5	\$36,400	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$5,500	
Metal: Cage/Fence	50%			2040	**	5-10	\$42,700	
Roof								
IRMA/Protected Membrane	95%			2035	**	10	\$118,300	
Modified Bitumen	5%			2035	**	10	\$6,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Ceramic Tile	3%	Now	\$7,800	2036	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$2,000	
Vinyl Tile	50%	Now	\$114,700	2027	\$573,500	3	\$23,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2032	**	3	\$7,100	
Vinyl Tile	20%			2032	**	3	\$9,500	
Wood	5%	Now	\$22,200	2042	**	5	\$5,900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Plaster	65%			LIFE	**	5	\$41,000	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%			2032	**	5	\$31,600	
Exposed Concrete	50%			LIFE	**	5	\$9,900	
Fiber Board	5%			2027	\$44,000			
Plaster	20%			LIFE	**	5	\$15,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	5%	2-4	\$9,600	2052	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,400	
Molded Case Bkrs	25%			2043	**	5	\$600	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2052	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	86%			2037	**	10	\$70,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	10%			2022	\$105,500	2	\$200	
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$64,100	10	\$10,700	
Exit, Service	50%			2022	\$12,800	1		
Exterior Lighting								
HID	100%			2022	\$358,900	10	\$300	

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DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$196,800

1-3

\$11,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$27,600

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$88,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2037

* *

4

\$6,600

Terminal Devices

Air Handler

25%

2027

\$312,900

1

\$13,800

Convactor/Radiator

75%

2032

* *

1

\$21,600

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Window/Wall Unit

80%

2022

\$148,400

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$49,600

Exhaust Fans

Interior

20%

2027

\$63,300

2

\$500

Roof

80%

2027

\$118,200

2

\$2,200

Plumbing

H/C Water Piping

Galvanized Steel

100%

2032

* *

1

HW Heat Exchanger

Steam Fired

100%

2037

* *

4

\$13,200

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Non-Submersible

100%

2027

\$13,600

4

\$1,900

Fixtures

Generic

100%

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DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2037	**	1-2	\$1,200	
Chemical System								
	Generic	100%		2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Address : 942 62ND STREET
Borough : BROOKLYN **Agency's Number** : K310
Program / Asset # : BOE1132.000 / 14878 **Yr Built/Renovated** :
Area Sq Ft : 52,695 **Project Type** : EDUCATION
Date of Survey : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5,Ph
Block : 5729 **Lot** : 24 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$146,700
Interior Architecture	\$46,200	\$95,400
Electrical		\$48,300
Total	\$46,200	\$290,400
Importance Code A		\$146,700
Importance Code B		\$48,300
Importance Code C	\$46,200	\$95,400
Total	\$46,200	\$290,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,200	\$4,400		
Interior Architecture	\$33,800	\$12,800		\$3,700
Electrical	\$14,300	\$9,600	\$8,600	\$14,400
Mechanical	\$10,600	\$8,800	\$32,000	\$7,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$93,800	\$47,400	\$52,500	\$37,600
Importance Code A	\$25,800	\$7,000	\$2,600	\$2,600
Importance Code B	\$67,900	\$40,400	\$49,900	\$35,000
Importance Code C				
Total	\$93,800	\$47,400	\$52,500	\$37,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	10%			LIFE	**	5	\$4,800	
Masonry: Brick	65%			LIFE	**	5	\$49,600	
Metal Panel	15%			2055	**	5-10	\$78,600	
Window Wall	10%			2055	**	5	\$28,600	
Windows								
Aluminum	95%			2051	**	5	\$13,400	
Metal Louvers	5%			2042	**	10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Covered With Rigid Insulation</i>								
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$13,000	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,900	
Masonry: Brick	65%			LIFE	**	5	\$8,200	
Metal Rail	10%			2046	**	5-10	\$22,700	
Metal: Cage/Fence	10%			2046	**	5-10	\$9,700	
Roof								
IRMA/Protected Membrane	15%			2037	**	10	\$5,300	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	85%			2055	**	10	\$39,900	
Soffits								
Metal Panel	50%			2055	**	5-10	\$19,500	
Stucco Cement	50%			2046	**	5	\$7,100	
Interior								
Floors								
Carpet	2%			2028		3	\$2,400	
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	
Ceramic Tile	13%			2042	**	5	\$10,300	
Quarry Tile	5%			2046	**	5	\$5,900	
Vinyl Tile	70%			2037	**	3	\$20,700	
Wood	5%			2064	**	5	\$7,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	45%			2042	**	5	\$92,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,200	
Gypsum Board	40%			LIFE	**	5	\$49,200	
Ceilings								
AcousTileSusp.Lay-In	85%			2046	**	5	\$61,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$9,100	
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Pavers/Stone	100%			2042	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement: Electrical Service Room.</i>						
		<i>Explanation : Service At 120/208v, 3 Phase, 4 Wire With 2000 Amperes And 1200 Amperes Main Switch.</i>						
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$100	
Molded Case Bkrs	90%			2051	**	5	\$1,200	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$16,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5th Floor Ats Closet.</i>						
		<i>Explanation : Automatic Transfer Switch Was Manufactured By Zenith.</i>						
Generators								
Diesel	100%			2042	**	1	\$20,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 20/208v Generator. Size Of Diesel Generator Not Availbalbe. There Is A Load Bank Adjacent To The Generator.</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,000	

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Day Tank	100%			2051	**	5	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof.</i>								
<i>Explanation : A 275 Gallon Diesel Tank Is Installed Under Generator. There Is Also A Diesel Tank In The Basement.</i>								
Lighting Interior Lighting Fluorescent	100%			2037	**	10	\$48,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
Egress Lighting Emergency, Service	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Emergency Lighting Are Circuited To The Emergency Panelboard Which Is Backup By The Generator.</i>								
Exit, Service	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Exit Lights Are Circuited To The Emergency Lighting Panelboard Which Is Backup By The Generator.</i>								
Exterior Lighting Fluorescent	50%			2034	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Front.</i>								
Fluorescent	50%			2037	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Lightning Protection Arresters/Cabbling Generic	100%			2064	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof.</i>								
<i>Explanation : Roof Mounted Lightning Protection System.</i>								
Alarm Security System Generic	100%			2034	**	1	\$19,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : CCTV, Motion Sensors And Wifi Throughout Building.</i>								
Fire/Smoke Detection Generic, Digital	100%			2037	**	1-3	\$32,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	40%			2037	**	1	\$10,400	
Hot Water Boiler	60%			2046	**	1	\$15,600	
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$2,600	
Terminal Devices								
Convactor/Radiator	100%			2046	**	1	\$17,000	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	95%			2037	**	2	\$3,100	
	5%			2037	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$68,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,400	
Exhaust Fans								
Roof	100%			2037	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2028	\$32,100	2	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Room</i>					
			<i>Explanation : 200 Gallon Water Heater</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$3,100	
Backflow Preventer								
Generic	100%			2037	**	1	\$3,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 2 Units</i>					

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BK THE SCHOOL FOR FUTURE LEADERS
Asset # : 14878

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
Generic	100%			2055	**	1-5	\$26,600	
Sprinkler								
Generic	100%			2055	**	1-2	\$14,800	
Fire Pump								
Generic	100%			2042	**	1	\$9,800	
Chemical System								
Wet	5%			2028	\$1,400	1-3	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Kitchen Hood</i>						
		<i>Explanation : Ansul System</i>						
No Component	95%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 310 - BX (FORMER P.S. 122 - BX)
Address : 260 WEST KINGSBRIDGE ROAD BTWN: HEATH AVE., BAILEY AVE.
Borough : BRONX **Agency's Number** : X310
Program / Asset # : BOE0262.000 / 393 **Yr Built/Renovated** : 1953 / 2000
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 26-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 3239 **Lot** : 41 **BIN** : 2096486

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$441,300	\$175,400
Interior Architecture	\$1,273,500	\$51,400
Electrical	\$129,900	\$933,500
Mechanical		\$1,009,300
Total	\$1,844,800	\$2,169,500
Importance Code A	\$441,300	\$175,400
Importance Code B	\$1,003,800	\$1,942,700
Importance Code C	\$399,600	\$51,400
Total	\$1,844,800	\$2,169,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,000		\$22,900	
Interior Architecture	\$51,500		\$15,400	\$8,400
Electrical	\$13,800	\$2,100	\$2,400	\$2,600
Mechanical	\$34,800	\$11,900	\$16,200	\$11,100
Site Enclosure	\$900			
Site Pavements	\$20,000			
Total	\$133,000	\$14,000	\$56,800	\$22,100
Importance Code A	\$19,400	\$7,400	\$30,300	\$7,400
Importance Code B	\$95,400	\$6,600	\$26,500	\$14,600
Importance Code C	\$18,200			
Total	\$133,000	\$14,000	\$56,800	\$22,100



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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	97%			LIFE	**	5	\$140,700		
Masonry: Limestone	3%			LIFE	**	5	\$3,300		
Windows									
Aluminum	90%	Now	\$172,000	2046	**	5	\$9,600		
<i>Crwrw/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Aluminum	10%	Now	\$95,500	2055	**	5	\$1,100		
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Exterior Facade</i>									
Parapets									
Masonry: Brick	85%			LIFE	**	5-10	\$121,200		
Metal Rail	10%			2043	**	5-10	\$37,700		
Pre-Cast Concrete	5%			LIFE	**	5	\$13,100		
Roof									
Built-Up (BUR)	95%			2035	**	10	\$105,000		
Copper/Terne	5%			2058	**	10	\$13,800		
Soffits									
Cast in Place Concrete	100%			LIFE	**	5	\$7,600		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$6,200	LIFE	**	5	\$24,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Basement Boiler Room</i>									
Ceramic Tile	5%			2033	**	5	\$5,600		
Vinyl Tile	15%			2035	**	3	\$6,300		
Vinyl Tile 9" X 9"	60%	2-4	\$788,600	2040	**	3	\$25,100		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>									
<i>Location : 2nd And 3rd Floors</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
<i>Location : 2nd And 3rd Floors</i>									
Wood	10%			2058	**	5	\$21,000		
Interior Walls									
Glazed Ceramic Panel	5%			LIFE	**	10	\$11,000		
Plaster	70%	0-2	\$146,700	LIFE	**	5	\$51,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	25%	0-2	\$252,900	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$22,100	2035	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%			2035	**	5	\$13,900	
Exposed Concrete	70%			LIFE	**	5-10	\$97,500	
Plaster	10%			LIFE	**	5-10	\$19,200	
Site Enclosure								
Fence/Gates								
Chain Link	2%			2050	**			
Iron Picket	98%	4+	\$800	2065	**			
<i>Impact Damage, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Kingsbridge Road</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$100	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Heath Avenue</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,300	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	95%	4+	\$13,700	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	5%			2030			\$9,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	80%			2030	\$105,800	1		
Conduit	20%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2046	**	5	\$100	
Fused Disc Sw	7%			2029	\$10,100	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2030	\$18,600	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$64,500	5	\$400	
Locally Mounted	20%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$66,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2035	**	10		
Incandescent	1%			2025	\$8,900	2		
Egress Lighting								
Emergency, Battery	50%			2025	\$54,000	10	\$9,100	
Exit, Service	50%			2025	\$10,800	1		
Exterior Lighting								
HID	100%			2025	\$302,400	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$72,700	1	\$8,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$248,800	1-3	\$14,300	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2043	**	1	\$74,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution Steam Piping/Pump	100%			2040	**			
Terminal Devices Air Handler	20%			2030	\$210,900	1	\$9,300	
Convector/Radiator	80%			2028	\$321,200	1	\$19,400	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Window/Wall Unit	5%			2025	\$7,800	1		
No Component	95%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,200	
Exhaust Fans Interior	100%			2030	\$266,800	2	\$2,300	
Plumbing								
H/C Water Piping Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$164,500	1		
Water Heater Gas Fired	100%			2028	\$45,700	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 400 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$11,400	4	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2040	**	1-2	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX (FORMER P.S. 122 - BX)
Asset # : 393

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Address : 260 WEST KINGSBRIDGE RD. BTWN: HEATH AVE., BAILEY AVE.
Borough : BRONX Agency's Number : X822
Program / Asset # : BOE0262.010 / 2592 Yr Built/Renovated : 1985 /
Area Sq Ft : 11,000 Project Type : EDUCATION
Date of Survey : 26-Apr-2019 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1
Block : 3239 Lot : 41 BIN : 2096486

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$209,900	
Interior Architecture	\$40,000	\$137,200
Electrical		\$129,200
Mechanical	\$233,900	\$35,200
Total	\$483,800	\$301,700
Importance Code A	\$209,900	
Importance Code B	\$274,000	\$301,700
Total	\$483,800	\$301,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,100			
Interior Architecture	\$34,900			\$1,900
Electrical	\$1,900	\$300	\$300	\$500
Mechanical	\$6,100	\$600	\$1,600	\$600
Total	\$68,000	\$900	\$1,900	\$3,000
Importance Code A	\$25,700	\$500	\$500	\$500
Importance Code B	\$30,800	\$300	\$1,400	\$2,400
Importance Code C	\$11,600			
Total	\$68,000	\$900	\$1,900	\$3,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Asset # : 2592

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Metal Panel	100%	Now	\$55,700	2050	**	5	\$34,000	1	
<i>Deformed/Dented, Extent : Severe, Area Affected : 40%</i>									
<i>Location : School Yard Side</i>									
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%</i>									
<i>Location : School Yard Side</i>									
<hr/>									
Windows									
Aluminum	100%	Now	\$25,100	2038	**	5	\$900		
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<hr/>									
Roof									
Metal, Corrugated	100%	Now	\$154,200	2050	**	1			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Seams Open/Split, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<hr/>									
Interior									
Floors									
Ceramic Tile	5%	Now	\$16,500	2045	**	5	\$400		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Janitors Closet, Toilet Rooms</i>									
Vinyl Tile	95%	Now	\$6,900	2030	\$137,200	3	\$5,700		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Exits And Hallways</i>									
<hr/>									
Interior Walls									
Gypsum Board	100%	0-2	\$11,600	LIFE	**	5	\$15,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<hr/>									
Ceilings									
AcousTileSusp.Lay-In	100%	Now	\$40,000	2035	**	5	\$7,700		
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Corridors, Classrooms</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2030	\$5,200	5			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical And Electrical Room</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Asset # : 2592

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2030	\$23,700	1		
Panelboards								
Fused Disc Sw	5%			2029	\$1,600	5		
Molded Case Bkrs	95%			2029	\$30,300	5	\$300	
Wiring								
Thermoplastic	100%			2030	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$7,900	10	\$1,300	
Exit, Service	50%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2025	\$44,400	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$1,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$36,500	1-3	\$2,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Furnace	100%			2025	\$25,900	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted, Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)
Asset # : 2592

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2024	\$233,900	2	\$700
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Equipment Room</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,700
Exhaust Fans								
	Interior	90%			2025	\$35,200	2	\$300
	Roof	10%	0-2	\$1,800	2040	**	2	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2028	\$6,700	2	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 75 Gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 312 - BK
Address : 7103 AVENUE T BTWN: EAST 71 ST., EAST 72 ST.
Borough : BROOKLYN **Agency's Number** : K312
Program / Asset # : BOE0593.000 / 1248 **Yr Built/Renovated** : 1966 / 2012
Area Sq Ft : 88,000 **Project Type** : EDUCATION
Date of Survey : 05-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 8393 **Lot** : 1 **BIN** : 3236665

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$173,300	\$1,491,800
Interior Architecture	\$1,604,800	
Electrical	\$348,600	\$1,109,500
Mechanical	\$259,000	\$743,000
Total	\$2,385,600	\$3,344,400
Importance Code A	\$173,300	\$1,531,300
Importance Code B	\$2,212,300	\$1,813,100
Total	\$2,385,600	\$3,344,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,300	\$27,400		\$14,100
Interior Architecture	\$17,900			\$27,400
Electrical	\$25,300	\$1,700	\$2,000	\$19,000
Mechanical	\$26,400	\$18,100	\$19,600	\$13,700
Total	\$90,900	\$47,200	\$21,600	\$74,100
Importance Code A	\$30,200	\$36,200	\$8,700	\$22,800
Importance Code B	\$51,500	\$11,000	\$12,900	\$38,200
Importance Code C	\$9,300			\$13,100
Total	\$90,900	\$47,200	\$21,600	\$74,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	87%			LIFE	**	5	\$47,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2046	**	5-10	\$11,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$17,600	
Windows								
Aluminum	97%			2051	**	5	\$35,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2035	**	10	\$6,800	
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$2,800	
Metal Rail	10%			2039	**	5-10	\$19,900	
Pre-Cast Concrete	65%			LIFE	**	5	\$45,100	
Roof								
Built-Up (BUR)	48%	Now	\$173,300	2026	\$866,300			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Gymnasium</i>								
Copper/Terne	2%			2054	**	10	\$6,200	
IRMA/Protected Membrane	45%			2026	\$477,100	10	\$56,100	
Roll Roofing	5%	Now	\$500	2022	\$27,400	5	\$5,200	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Bulkheads</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Terrazzo	3%			LIFE	**	5	\$3,000	
Vinyl Tile 9" X 9"	90%	Now	\$267,500	2021	\$1,337,300	3	\$42,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	2%			2041	**	5	\$4,700	
Interior Walls								
Ceramic Tile	3%	Now	\$9,300	2035	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
Folding Partition	5%			2034	**	5	\$26,300	
Plaster	52%			LIFE	**	5	\$32,800	
SGFT/Glazed Masonry	30%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	25%	Now	\$6,300	2031	**	5	\$15,800	
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Exposed Concrete	60%			LIFE	**	5	\$11,800	
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Exposed Struc: Steel	5%			LIFE	**			
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Plaster	10%			LIFE	**	5	\$7,900	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$39,500	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Transformers

Dry Type	100%			2024	\$16,900	5	\$300	
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Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$182,600	5	\$400	
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Raceway

Conduit	100%			2026	\$184,300	1		
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Panelboards

Fused Disc Sw	5%			2042	**	5	\$100	
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Fused Disc Sw	5%			2025	\$9,600	5	\$100	
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Molded Case Bkrs	90%			2025	\$172,400	5	\$2,100	
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Wiring

Braided Cloth	75%	2-4	\$204,600	2051	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	25%			2036	**	1		
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Motor Controllers

Locally Mounted	100%			2024	\$80,600	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	97%			2026	\$201,000	10	\$78,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-8</i>								
HID	3%			2026	\$4,500	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Mercury</i>								
Egress Lighting Emergency, Battery	50%			2021	\$63,400	10	\$10,600	
Exit, Service	50%			2021	\$12,700	1		
Exterior Lighting HID	100%			2036	**	10	\$300	
Alarm								
Security System No Component	80%							
Generic	20%			2026	\$56,800	1	\$6,600	
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2026	\$194,600	1-3	\$10,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2036	**	5	\$27,300	
Conversion Equipment Steam Boiler	100%			2031	**	1	\$87,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$148,900	2036	**	4	\$4,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Return Lines And Pumps</i>								
Terminal Devices Air Handler	20%			2026	\$247,500	1	\$10,900	
Convactor/Radiator	80%			2031	**	1	\$22,700	
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%		2026	\$142,500	2	\$1,100	
	Window/Wall Unit	60%		2021	\$110,000	1		
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$49,100	
Exhaust Fans								
	Interior	40%		2026	\$125,200	2	\$1,100	
	Roof	60%		2026	\$87,700	2	\$1,600	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2031	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2026	\$140,100	4	\$13,100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Backflow Preventer								
	Generic	100%		2031	**	1	\$5,400	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%		2036	**	1-2	\$2,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Address : 7151 AVENUE T BTWN: EAST 71 ST., EAST 72 ST.
Borough : BROOKLYN **Agency's Number** : K312
Program / Asset # : BOE0593.010 / 13451 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 8,000 **Project Type** : EDUCATION
Date of Survey : 05-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8393 **Lot** : 1 **BIN** : 3236665

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$48,200
Total		\$48,200
Importance Code A		\$48,200
Total		\$48,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,300	\$400		
Interior Architecture	\$2,700	\$700		\$2,600
Electrical	\$4,000	\$1,400	\$700	\$700
Mechanical	\$500	\$300	\$1,500	\$4,200
Total	\$11,400	\$2,900	\$2,200	\$7,500
Importance Code A	\$4,700	\$700	\$300	\$300
Importance Code B	\$4,100	\$2,200	\$1,900	\$7,200
Importance Code C	\$2,700			
Total	\$11,400	\$2,900	\$2,200	\$7,500



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Masonry: Brick	80%			LIFE	**	5	\$12,200	
Window Wall	15%			2046	**	5	\$8,600	
Windows								
Aluminum	50%			2042	**	5	\$900	
No Component	50%							
Roof								
Metal Panel	80%			2039	**	10	\$26,500	
Sloped Glazing	20%			LIFE	**	5	\$48,200	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$3,100	
Ceramic Tile	3%			2035	**	5	\$300	
Quarry Tile	17%			2039	**	5	\$2,400	
Vinyl Tile	60%			2031	**	3	\$2,100	
Wood	5%			2054	**	5	\$900	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$700	
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	90%	Now	\$2,700	LIFE	**	5	\$7,200	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2039	**	5	\$1,900	
Exposed Struc: Steel	30%			LIFE	**			
Metal Panel	50%			LIFE	**	5	\$5,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5		
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$200	
Wiring								
Thermoplastic	100%			2046	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$2,500	
Generators								
Diesel	100%			2035	**	1	\$3,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One 50 Kilovolt-ampere</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$300	
Fuel Storage								
Day Tank	100%			2042	**	5	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One 75 Gallon Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	25%			2031	**	10	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office, Classroom, Mechanical And Electrical Rooms</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	75%			2031	**	2	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Incandescent Spotlights For Showcase Lighting</i>						
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2026	\$32,300	10		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : Metal Halide</i>						
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$600	

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DEPARTMENT OF EDUCATION - 040
P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR
Asset # : 13451

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$1,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	100%			2052	**	1		
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Conversion Equipment

Furnace	90%			2031	**	1	\$2,800	
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Other Observation, Extent : Light, Area Affected : 90%

Location : Roof Mounted

Explanation : 5 Units

Radiant Heater	10%			2031	**	2	\$300	
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Other Observation, Extent : Light, Area Affected : 10%

Location : Atrium

Explanation : 2 Gas Fired Unit Heaters

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
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Air Conditioning

Energy Source

Electricity	100%			2042	**	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	100%			2031	**	2	\$400	
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
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Exhaust Fans

Roof	100%			2031	**	2	\$200	
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Plumbing

H/C Water Piping

Brass/Copper	100%			2046	**	1		
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Water Heater

Gas Fired	100%			2024	\$3,800	2	\$100	
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Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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Backflow Preventer

Generic	100%			2031	**	1	\$400	
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Fixtures

Generic	100%							
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 314 - BK
 Address : 330 59 STREET BTWN: 4 AVE., GOWANUS EXPWY.
 Borough : BROOKLYN Agency's Number : K314
 Program / Asset # : BOE0594.000 / 1249 Yr Built/Renovated : 1982 / 2008
 Area Sq Ft : 216,719 Project Type : EDUCATION
 Date of Survey : 07-May-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3, Pen
 Block : 862 Lot : 12 BIN : 3016258

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$116,100	\$95,500
Interior Architecture	\$329,200	\$813,600
Electrical	\$194,800	\$129,600
Mechanical	\$264,700	\$53,700
Total	\$904,800	\$1,092,400
Importance Code A	\$186,200	\$95,500
Importance Code B	\$681,300	\$996,900
Importance Code C	\$37,300	
Total	\$904,800	\$1,092,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,900	\$9,000		
Interior Architecture	\$22,300			\$72,000
Electrical	\$77,100	\$17,500	\$17,500	\$20,300
Mechanical	\$155,200	\$65,600	\$98,200	\$91,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$303,400	\$100,000	\$123,500	\$191,600
Importance Code A	\$59,100	\$27,800	\$18,800	\$18,800
Importance Code B	\$244,300	\$72,200	\$104,800	\$172,800
Importance Code C				
Total	\$303,400	\$100,000	\$123,500	\$191,600



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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$11,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Entry</i>								
Masonry: Brick Cavity	75%			LIFE	**	5	\$95,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2046	**	5-10	\$43,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$20,700	
Windows								
Aluminum	95%			2042	**	5	\$18,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Street Level Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	2%			LIFE	**	5	\$200	
Metal Louvers	3%			2035	**	10	\$3,600	
Parapets								
Concrete Masonry Unit	2%			LIFE	**	5	\$500	
Masonry: Brick Cavity	85%	Now	\$17,500	LIFE	**	5	\$17,700	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North East Corner</i>								
Pre-Cast Concrete	13%			LIFE	**	5	\$17,100	
Roof								
IRMA/Protected Membrane	83%	Now	\$116,100	2031	**			
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
Modified Bitumen	7%			2031	**	10	\$11,500	
Plaza Roof: Stone Panels	10%			2052	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Between Building Masses</i>								
<i>Explanation : Courtyard Over Cafeteria</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$141,900	
Ceramic Tile	5%			2035	**	5	\$16,200	
Terrazzo	5%			LIFE	**	5	\$12,700	
Vinyl Tile	65%	2-4	\$191,400	2031	**	3	\$79,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Floors 1, 2, 3 In New Addition</i>								
Wood	5%			2029	\$571,100	5	\$30,400	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$10,500	
Concrete Masonry Unit	15%	Now	\$37,300	LIFE	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Area</i>								
Masonry: Brick	9%			LIFE	**			
Mosaic Tile	1%			LIFE	**			
Plaster	50%			LIFE	**	5	\$31,400	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%			2039	**	5	\$81,100	
AcousTileConcealSpLn	15%			2039	**	5	\$60,800	
AcousTileSusp.Lay-In	37%			2039	**	5	\$120,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Exposed Concrete	10%	0-2	\$22,300	LIFE	**	5	\$5,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2031	**			
Gypsum Board	3%			LIFE	**	5	\$12,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 300 Kilovolt-ampere, 208/277/480 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$900	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	20%			2034	**	5	\$1,000	
Molded Case Bkrs	80%			2034	**	5	\$4,600	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	25%			2031	**	5	\$400	
Motor Control Center	75%			2031	**	5	\$4,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$66,700	
Generators								
Diesel	100%			2029	\$129,600	1	\$83,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 225 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$48,300	
Fuel Storage								
Main Tank	100%			2041	**	5	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2031	**	10	\$194,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2031	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$26,200	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$700	

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$24,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Under Construction

100%

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 - 10,000 Gallon Tanks*

Conversion Equipment

Heat Exchanger, Plate &

25%

Frame

2035

* *

1

\$26,800

Steam Boiler

70%

2031

* *

1

\$150,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Pit**Explanation : 3 - Dual Fuel Steam Boilers*

Steam Boiler

5%

2-4

\$70,100

2046

* *

1

\$9,700

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, 3 Of 3 Boilers With Plugged Tubes*

Distribution

Hot Wtr Piping/Pump

25%

2042

* *

4

\$4,000

Central Plant Steam

75%

2046

* *

4

\$12,000

Piping/Pmp

Terminal Devices

Convactor/Radiator

50%

2039

* *

1

\$35,000

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse Mechanical Room**Explanation : Covered Under The Air Conditioning Section Of This Report*

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2031	**	1	\$100,500
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And First Floor Mechanical Equipment Rooms</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$16,000
Terminal Devices								
	Air Handler/Cool/Ht	70%			2031	**	1	\$93,800
	Fan Coil - 4 Pipe	30%			2031	**	1	\$21,000
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : Dual Temperature Unit Ventilators In Classrooms</i>								
Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	**	2	\$150,900
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$120,800
Exhaust Fans								
	Interior	40%			2031	**	2	\$2,700
	Roof	5%	0-2	\$18,000	2036	**	2	\$300
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof (2 Of Approximately 10 Defective Exhaust Fans)</i>								
	Roof	55%			2031	**	2	\$3,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2046	**	1	
Water Heater								
	Gas Fired	100%			2024	\$132,200	2	\$3,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallons</i>								
HW Heat Exchanger								
	Steam Fired	100%			2036	**	4	\$21,400
<i>Not in Service, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2021	\$33,000	4	\$6,900
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room Pit</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sewage Ejector(s) Electric	100%		2021	\$62,400	4	\$12,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Backflow Preventer Generic	100%		2034	**	1	\$13,300	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
	Standpipe No Component Generic	40% 60%		2046	**	1-5	\$65,600	
	Sprinkler No Component Generic	50% 50%		2046	**	1-2	\$30,300	
	Chemical System Generic	100%		2024	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 315 - Q
 Address : 43-18 97TH PLACE
 Borough : QUEENS Agency's Number : Q315
 Program / Asset # : BOE1181.000 / 14927 Yr Built/Renovated : 2015 /
 Area Sq Ft : 126,777 Project Type : EDUCATION
 Date of Survey : 25-Apr-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
 Block : 1613 Lot : 17 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$336,700
Interior Architecture	\$162,400	\$394,500
Electrical		\$111,600
Mechanical		\$77,300
Total	\$162,400	\$920,100
Importance Code A		\$336,700
Importance Code B	\$75,800	\$306,300
Importance Code C	\$86,600	\$277,200
Total	\$162,400	\$920,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,800			
Interior Architecture	\$6,200	\$24,900		\$10,800
Electrical	\$13,100	\$12,400	\$12,400	\$23,200
Mechanical	\$53,500	\$33,200	\$65,500	\$36,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$114,300	\$85,300	\$92,700	\$85,000
Importance Code A	\$33,000	\$6,300	\$6,300	\$6,500
Importance Code B	\$81,300	\$79,000	\$86,400	\$78,400
Importance Code C				
Total	\$114,300	\$85,300	\$92,700	\$85,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,800	
Masonry: Brick Cavity	75%			LIFE	**	5	\$117,100	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$29,300	
Window Wall	5%			2055	**	5	\$29,300	
Windows								
Aluminum	100%			2051	**	5	\$53,600	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$219,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Membrane Adheared To Parapet Wall</i>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$18,300	
Roof								
Plaza Roof: Stone Panels	100%			2055	**			
Soffits								
Metal Panel	100%			2055	**	5-10	\$7,500	
Interior								
Floors								
Carpet	2%			2030	\$51,700	3	\$7,600	
Cast in Place Concrete	10%			LIFE	**	5	\$41,500	
Ceramic Tile	10%			2042	**	5	\$19,000	
Quarry Tile	3%			2046	**	5	\$8,500	
Terrazzo	5%			LIFE	**	5	\$7,400	
Vinyl Tile	65%			2037	**	3	\$46,300	
Wood	5%			2064	**	5	\$17,800	
Interior Walls								
Ceramic Tile	40%			2042	**	5	\$173,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$26,000	
Gypsum Board	40%			LIFE	**	5	\$103,900	
Wood	5%			LIFE	**	5	\$86,600	
Ceilings								
AcousTileSusp.Lay-In	85%			2046	**	5	\$151,600	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$22,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2055	**			
Retaining Walls								
Concrete Masonry Unit	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt	93%			2042	**			
Pavers/Stone	2%			2042	**			
Rubber Matting	5%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2059	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 3000 Ampere And Three 2000 Ampere Main Disconnect Switches

Switchgear / Switchboard

Fused Disc Sw	100%			2059	**	5	\$500	
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Raceway

Conduit	100%			2059	**	1		
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Panelboards

Fused Disc Sw	10%			2054	**	5	\$300	
Molded Case Bkrs	90%			2054	**	5	\$3,000	

Wiring

Thermoplastic	100%			2059	**	1		
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Motor Controllers

Locally Mounted	60%			2049	**	5	\$500	
Variable Frequency Drive	40%			2049	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,900	
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Stand-by Power

Transfer Switches

Automatic	100%			2049	**	1	\$39,000	
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Generators

Diesel	100%			2044	**	1	\$49,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Generator Room Roof

Explanation : One 350 Kilowatt

Batteries

Lead/Acid	100%			2024	\$1,600	5	\$4,700	
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Fuel Storage

Main Tank	100%			2069	**	5	\$3,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Generator Room

Explanation : One 275 Gallons

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	94%			2039	**	10	\$109,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2039	**	10	\$2,300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Lobby</i>						
LED	4%			2039	**			
Egress Lighting								
Emergency, Service	60%			2039	**	1		
Exit, Service	40%			2039	**	1		
Exterior Lighting								
LED	100%			2039	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2069	**	5	\$3,700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$14,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2039	**	1-3	\$24,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	50%			2037	**	1	\$31,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Package Units</i>						
Hot Water Boiler	50%			2046	**	1	\$31,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	50%			2051	**	4	\$3,100	
No Component	50%							
Terminal Devices								
Convactor/Radiator	40%			2046	**	1	\$16,400	
Fan Coil Unit/Heat	10%			2037	**	1	\$4,100	
No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2051	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2037	**	1	\$58,800
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2055	**	4	\$6,200
Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$78,400
Heat Rejection								
	Air Cooled Condenser Unit	80%			2037	**	2	\$70,600
	Dry Cooler	20%			2037	**	2	\$17,700
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,700
Exhaust Fans								
	Roof	100%			2037	**	2	\$3,900
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
Water Heater								
	Gas Fired	100%			2028	\$77,300	2	\$1,800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 1 Unit</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2024	\$4,300	4	\$2,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Units For The Pits Of Elevators</i>				
Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$7,600
Backflow Preventer								
	Generic	100%			2037	**	1	\$7,800
Fixtures								
	Generic	100%						
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 315 - Q

Asset # : 14927

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	90%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
	Hydraulic	10%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement To Ground Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2055	**	1-5	\$63,900
Sprinkler								
	Generic	100%			2055	**	1-2	\$35,500
Fire Pump								
	Generic	100%			2042	**	1	\$23,700
Chemical System								
	Generic	100%			2028	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 316 - BK
Address : 750 CLASSON AVENUE BTWN: STERLING PL., PARK PL.
Borough : BROOKLYN **Agency's Number** : K316
Program / Asset # : BOE0595.000 / 1250 **Yr Built/Renovated** : 1966 / 2009
Area Sq Ft : 83,000 **Project Type** : EDUCATION
Date of Survey : 18-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1167 **Lot** : 18 **BIN** : 3029246

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,324,300	\$454,300
Interior Architecture	\$251,900	\$1,552,300
Electrical	\$136,400	\$1,104,600
Mechanical	\$341,700	\$974,200
Total	\$2,054,400	\$4,085,400
Importance Code A	\$1,324,300	\$493,800
Importance Code B	\$730,000	\$3,591,600
Total	\$2,054,400	\$4,085,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$2,300	
Interior Architecture	\$99,000		\$4,100	\$20,200
Electrical	\$14,200	\$2,300	\$2,600	\$3,800
Mechanical	\$95,900	\$11,800	\$18,400	\$11,800
Site Pavements	\$41,300			
Total	\$250,400	\$14,100	\$27,400	\$35,700
Importance Code A	\$26,900	\$8,200	\$10,600	\$8,200
Importance Code B	\$153,600	\$5,900	\$14,800	\$27,500
Importance Code C	\$69,900		\$2,000	
Total	\$250,400	\$14,100	\$27,400	\$35,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	0-2	\$148,800	LIFE	**	5	\$123,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Elevations</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Beams</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Masonry: Brick Cavity	80%	Now	\$395,600	LIFE	**	5	\$98,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Elevations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	99%	Now	\$95,100	2038	**	5	\$18,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Windows</i>								
<i>Explanation : Protective Metal Gates</i>								
Metal Louvers	1%			2033	**	10	\$2,300	
Parapets								
Metal Rail	75%			2035	**	5-10	\$232,000	
Metal Security Bars	25%			2045	**			
Roof								
Copper/Terne	5%			2058	**	10	\$10,600	
IRMA/Protected Membrane	95%	Now	\$684,900	2040	**			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cafeteria</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof And Cafeteria Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$8,100	
Terrazzo	5%			LIFE	**	5	\$12,600	
Vinyl Tile	10%			2035	**	3	\$6,000	
Vinyl Tile 9" X 9"	80%			2025	\$1,517,100	3	\$64,500	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$4,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,400	
Folding Partition	2%			2046	**	5	\$6,800	
Masonry: Brick	5%			LIFE	**	10	\$2,000	
Plaster	55%	Now	\$31,900	LIFE	**	5	\$22,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Stair Bulkhead</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$20,300	
Ceilings								
AcousTile,Adhered	30%	Now	\$96,000	2035	**	5	\$24,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$41,500	LIFE	**	5	\$3,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Lintels, Rooms 103 And 113</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Metal Decking</i>								
Fiber Board	5%			2035	**			
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Auditorium</i>								
Gypsum Board	10%			LIFE	**	5-10	\$55,400	
Plaster	35%	2-4	\$79,100	LIFE	**	5	\$35,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Small Cafeteria Room 198 And Various 3rd Floor Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2050	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2050		**		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Rear Parking Area**Explanation : These Are Areaway Walls For The Exterior Stair Leading Down To Basement**Entrance*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$31,800	2035		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Parking Area Entrance At Rear Of School*

On-Site Walkways

Asphalt	10%			2033		**		
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Cast in Place Concrete	90%			2035		**		
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Parking/Driveway

Asphalt	100%	Now	\$9,500	2033		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout Rear Of School*

Activity Yard

Asphalt	90%			2033		**		
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Cast in Place Concrete	10%			2035		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2030	\$27,700	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,600 Ampere Main Disconnect Switch*

Fused Disc Sw	30%			2030	\$11,900	5	\$100	
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Switchgear / Switchboard

Fused Disc Sw	80%			2030	\$146,100	5	\$300	
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Fused Disc Sw	20%			2050	**	5	\$100	
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Raceway

Conduit	95%			2030	\$175,100	1		
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Conduit	5%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2029	\$19,200	5	\$200	
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Molded Case Bkrs	10%			2046	**	5	\$200	
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Molded Case Bkrs	80%			2029	\$153,200	5	\$1,700	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$136,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$68,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	8%			2035	**	10	\$6,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Lobby</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$59,800	10	\$10,000	
Exit, Service	50%			2025	\$12,000	1		
Exterior Lighting								
HID	30%			2025	\$100,400	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	70%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2045	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Chimney Stack Only</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$9,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$275,300	1-3	\$15,800	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$25,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 7,500 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	100%	2-4	\$26,900	2035	**	1	\$74,000	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Shells In Basement</i>								
<i>Leak Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Leaky Boiler Casing In Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$280,900	2040	**	4	\$4,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Boiler Room, Fan Room, Cross Bay</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Crawl Space Under Auditorium, A And B Basement Staircases, Vacuum Pumps And Other Locations</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room And Fan Room - Defective Vacuum Pumps; Defective Steam Traps Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$4,700	2025	\$233,400	1	\$9,200	
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Fan Room - Deteriorated Flexible Connections</i>								
Convactor/Radiator	80%			2028	\$355,500	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	30%	Now	\$31,100	2025	\$51,900	1		
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 8 Of 12 Units In Classrooms</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,300	
Exhaust Fans								
Interior	20%	Now	\$3,000	2025	\$59,100	2	\$400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet Exhaust - No Ventilation</i>								
Roof	80%			2025	\$110,200	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$72,800	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2028	\$50,600	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 200 Gallon Tank</i>								
	Sanitary Piping Cast Iron	100%	2-4	\$60,700	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Grease Traps In Kitchen Failed</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%	Now	\$600	2030	\$12,700	4	\$1,800
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room - Defective Controls</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%			2030	\$40,600	1-2	\$1,200
		5%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 319 - BK
Address : 360 KEAP STREET @ S.3RD ST
Borough : BROOKLYN **Agency's Number** : K319
Program / Asset # : BOE0597.000 / 4417 **Yr Built/Renovated** : 1975 / 2000
Area Sq Ft : 11,000 **Project Type** : EDUCATION
Date of Survey : 09-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2424 **Lot** : 1 **BIN** : 3063189

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$602,500	
Interior Architecture		\$121,000
Electrical		\$167,500
Mechanical		\$194,900
Total	\$602,500	\$483,300
Importance Code A	\$602,500	\$194,900
Importance Code B		\$288,400
Total	\$602,500	\$483,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,300			\$2,400
Interior Architecture			\$2,000	\$500
Electrical	\$300	\$300	\$500	\$300
Mechanical	\$2,700	\$100	\$1,900	\$67,300
Site Pavements	\$7,100			
Total	\$35,500	\$400	\$4,400	\$70,500
Importance Code A	\$26,400		\$1,000	\$2,400
Importance Code B	\$9,100	\$400	\$3,400	\$68,000
Importance Code C				
Total	\$35,500	\$400	\$4,400	\$70,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$24,900	LIFE	**	5	\$7,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South West Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Wall</i>								
Metal Panel	10%			2049	**	5-10	\$8,800	
Window Wall	30%	2-4	\$198,100	2059	**	5	\$7,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	2-4	\$404,400	2039	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Seams</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side Of Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%	4+	\$500	2034	**	5	\$200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Interior Courtyard</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Interior Courtyard</i>								
Interior								
Floors								
Ceramic Tile	5%			2038	**	5	\$700	
Panel/Paver: Cer/Brk	5%			2045	**	5	\$1,700	
Vinyl Tile	90%			2029		3	\$5,000	
Interior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$2,300	
Masonry: Brick	30%			LIFE	**			
Plaster	30%			LIFE	**	5	\$1,300	
Ceilings								
AcousTileConcealSpLn	5%			2034	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Metal Ceiling Tiles</i>								
Exposed Struc: Steel	90%			LIFE	**			
Plaster	5%			LIFE	**	5	\$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	70%	2-4	\$6,200	2042		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Sidewalks Facing Both Streets*

Pavers/Stone	30%	Now	\$900	2038		**		
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Brick Pavers Along Keap And South 3rd Street**Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Brick Pavers Along Keap And South 3rd Street*

Activity Yard

Asphalt	100%			2038		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$5,200	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service, Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$86,600	5		
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Raceway

Conduit	100%			2029	\$23,700	1		
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Panelboards

Fused Disc Sw	50%			2028	\$16,000	5	\$100	
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Molded Case Bkrs	50%			2028	\$16,000	5	\$100	
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Wiring

Thermoplastic	100%			2029	\$25,900	1		
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Main**Explanation : Main Water Pipe*

Lighting

Interior Lighting

Fluorescent	100%			2029	\$25,900	10	\$10,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Egress Lighting

Emergency, Battery	50%			2029	\$7,900	10	\$1,300	
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Exit, Service	50%			2029	\$1,600	1		
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	100%			2029	\$44,400	10		
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Alarm

Security System

No Component	80%							
Generic	20%			2029	\$7,100	1	\$800	

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2029	\$36,500	1-3	\$2,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity	100%			2039	**	1		
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Conversion Equipment

Radiant Heater	25%			2029	\$48,700	2	\$1,300	
Radiant Heater	75%			2029	\$146,200	2	\$3,800	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Floor Heating System*

Air Conditioning

Energy Source

Electricity	100%			2045	**	1		
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Conversion Equipment

Exterior Pkg Unit - Cooling	20%			2024	\$17,800	2	\$100	
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units. Roof*

Split Unit	5%			2037	**			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit. R-410a*

Window/Wall Unit	75%	0-2	\$1,700	2024	\$17,200	1		
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*Not in Service, Extent : Moderate, Area Affected : 30%**Location : Various Locations*

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,100	
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Exhaust Fans

Interior	20%			2024	\$7,800	2	\$100	
Roof	80%			2024	\$14,600	2	\$300	

Plumbing

H/C Water Piping

Brass/Copper	100%			2039	**	1		
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DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater							
	Electric	100%		2024	\$9,700	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 32 - BX
Address : 690 EAST 183 STREET BET CAMBRELENG AND BEAUMONT AVES
Borough : BRONX **Agency's Number** : X032
Program / Asset # : BOE0179.000 / 202 **Yr Built/Renovated** : 1899 / 2011
Area Sq Ft : 82,000 **Project Type** : EDUCATION
Date of Survey : 17-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 3085 **Lot** : 1 **BIN** : 2012409

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$740,100
Interior Architecture	\$829,400	\$90,700
Electrical	\$352,500	\$307,000
Mechanical	\$51,300	\$203,300
Total	\$1,233,100	\$1,341,100
Importance Code A		\$759,800
Importance Code B	\$1,072,900	\$581,300
Importance Code C	\$160,300	
Total	\$1,233,100	\$1,341,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$21,300
Interior Architecture		\$12,400	\$8,700	\$39,800
Electrical	\$1,600	\$3,500	\$1,600	\$23,700
Mechanical	\$22,400	\$22,700	\$19,000	\$12,600
Total	\$24,000	\$38,600	\$29,300	\$97,400
Importance Code A	\$8,100	\$8,100	\$8,100	\$29,600
Importance Code B	\$15,900	\$30,500	\$15,900	\$67,800
Importance Code C			\$5,300	
Total	\$24,000	\$38,600	\$29,300	\$97,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sidewalk Shed And Scaffolding In Use.</i>								
Windows								
Aluminum	100%			2045	**	5	\$29,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,600	
Copper/Terne	15%			2064	**	5	\$12,700	
Masonry: Brick	30%			LIFE	**	5	\$5,300	
Masonry: Brick	35%			LIFE	**	5	\$6,100	
Metal Security Bars	5%			2044	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$5,500	
Roof								
Built-Up (BUR)	80%			2029	\$692,300	10	\$47,800	
Copper/Terne	10%			2044	**	10	\$14,900	
Roll Roofing	5%			2025	\$13,200	5	\$5,000	
Skylight, Metal/Glass	2%			2049	**	10	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Pool</i>								
<i>Explanation : Glass Skylight</i>								
Skylight, Plastic	3%			2034	**	1		
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	12%			LIFE	**	5	\$35,600	
Ceramic Tile	5%			2038	**	5	\$6,800	
Mosaic Tile	3%			2034	**	5	\$10,200	
Quarry Tile	2%			2042	**	5	\$4,100	
Terrazzo	5%	Now	\$67,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Vestibule Area</i>								
Traffic Topping	20%			2034	**	5	\$33,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor Areas</i>								
<i>Explanation : Fluid Applied Resin Flooring</i>								
Vinyl Tile	13%			2034	**	3	\$6,600	
Vinyl Tile 9" X 9"	30%	Now	\$478,400	2039	**	3	\$15,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$25,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Interior								
Interior Walls								
	Ceramic Tile	10%			2038	**	5	\$10,500
	Ceramic Tile	5%	Now	\$62,200	2032	**	5	\$2,600
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stairs</i>							
	<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stairs</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stairs</i>							
	Concrete Masonry Unit	10%			LIFE	**	5	\$4,200
	Masonry: Brick	10%	Now	\$43,900	LIFE	**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
	Plaster	60%	Now	\$54,200	LIFE	**	5	\$19,000
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout, Especially Fourth Floor And Gymnasium</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout, Especially North Side Of Fourth Floor</i>							
	SGFT/Glazed Masonry	5%			LIFE	**		
Ceilings								
	AcousTileSusp.Lay-In	12%			2042	**	5	\$16,300
	Exposed Concrete	10%			LIFE	**	5	\$2,100
	Exposed Struc: Steel	3%			LIFE	**		
	Masonry: Infill Arch	10%			LIFE	**		
	Plaster	65%	Now	\$123,500	LIFE	**	5	\$55,100
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Various Classrooms, Bulkhead</i>							
Site Enclosure								
Fence/Gates								
	Chain Link	25%			2039	**		
	Iron Picket	75%			2049	**		
Retaining Walls								
	Cast in Place Concrete	100%			2049	**		
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%			2042	**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	75%			2042	**			
Pavers/Stone	5%			2032	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs At Entries</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs At Entries</i>								

Not Accessible	20%							
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Activity Yard

Asphalt	100%			2032	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	50%			2029	\$19,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$400	
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Raceway

Conduit	85%			2029	\$156,600	1		
Conduit	15%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	90%			2037	**	5	\$1,900	

Wiring

Braided Cloth	80%	2-4	\$218,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	20%			2059	**	1		
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Motor Controllers

Locally Mounted	80%			2027	\$64,500	5	\$400	
Locally Mounted	20%			2042	**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2034	**	10	\$71,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$3,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria And Auditorium</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$59,000	10	\$9,900	
Exit, Service	50%			2024	\$11,800	1		
Exterior Lighting								
HID	20%			2029	\$66,100	10	\$100	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2034	**	1-3	\$17,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Steam Boiler	100%			2042	**	1	\$81,200	
Distribution Steam Piping/Pump	100%	Now	\$7,300	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Return Line, Boiler Room</i>								
Terminal Devices								
Air Handler	20%			2034	**	1	\$10,100	
Convactor/Radiator	80%			2034	**	1	\$21,200	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%			2030	\$153,300	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Swimming Pool</i>								
<i>Explanation : Pool Air Conditioner And Dehumidifier</i>								
Window/Wall Unit	30%			2024	\$51,300	1		
No Component	65%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX

Asset # : 202

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$45,700	
Exhaust Fans								
	Interior	90%		2034	**	2	\$2,300	
	Roof	10%		2029	\$13,600	2	\$300	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Water Heater								
	Gas Fired	100%		2027	\$50,000	2	\$1,200	
Sanitary Piping								
	Cast Iron	10%		LIFE	**	1		
	Cast Iron	90%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2029	\$12,500	4	\$2,600	
Pool Filter/Treatment								
	Sand	100%		2034	**	4	\$30,500	
Sewage Ejector(s)								
	Electric	100%		2037	**	4	\$4,900	
Backflow Preventer								
	Generic	100%		2034	**	1	\$5,000	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%		2049	**	1-2	\$4,600	
Chemical System								
	No Component	99%						
	Generic	1%		2028	\$300	1-3		

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** Replacement cost estimated to be beyond ten years is not included in this report.

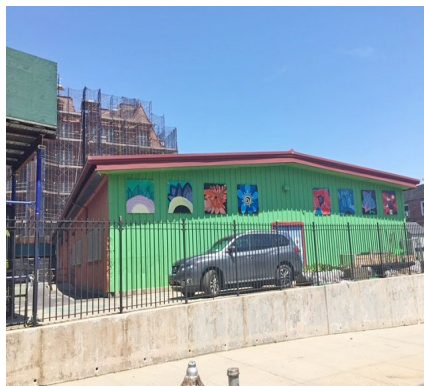
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 32 - BX MINISCHOOL
Address : 690 EAST 183 STREET BTWN: CAMBRELENG AVE, BEAUMONT
Borough : BRONX **Agency's Number** : X832
Program / Asset # : BOE0179.010 / 509 **Yr Built/Renovated** : 1969 / 2002
Area Sq Ft : 7,500 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3085 **Lot** : 1 **BIN** : 2012409

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$122,000	
Mechanical		\$159,500
Total	\$122,000	\$159,500
Importance Code B	\$122,000	\$159,500
Total	\$122,000	\$159,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$53,400	\$800		
Interior Architecture	\$22,400	\$100	\$500	\$1,300
Electrical	\$300	\$300	\$200	\$7,200
Mechanical	\$400	\$7,100	\$1,600	\$500
Site Pavements	\$6,400			
Total	\$82,800	\$8,300	\$2,300	\$9,000
Importance Code A	\$53,800	\$1,200	\$400	\$400
Importance Code B	\$22,700	\$7,100	\$1,400	\$8,600
Importance Code C	\$6,400		\$500	
Total	\$82,800	\$8,300	\$2,300	\$9,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX MINISCHOOL

Asset # : 509

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$23,600	2039	**	5	\$28,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2037	**	5	\$1,300	
Metal Louvers	2%			2032	**	10	\$200	
Roof								
Metal Panel	100%	Now	\$29,800	2034	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Soffits								
Metal, Corrugated	100%			2039	**	1		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	5%	Now	\$1,300	2032	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	5%			2034	**	3	\$200	
Vinyl Tile 9" X 9"	85%	Now	\$122,000	2039	**	3	\$3,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,000	
Concrete Masonry Unit	45%			LIFE	**	5	\$3,500	
Metal Panel	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$21,100	2042	**	5	\$6,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2032	**			
Cast in Place Concrete	50%	4+	\$6,400	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Sides Of Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX MINISCHOOL

Asset # : 509

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

50%

2032

* *

Under Construction

50%

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw

100%

2039

* *

5

Raceway

Conduit

100%

2039

* *

1

Panelboards

Molded Case Bkrs

100%

2037

* *

5

\$200

Wiring

Thermoplastic

100%

2039

* *

1

Motor Controllers

Locally Mounted

100%

2034

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

100%

2034

* *

10

\$6,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery

50%

2029

\$5,400

10

\$900

Exit, Battery

50%

2029

\$3,700

10

\$300

Exterior Lighting

HID

50%

2029

\$15,100

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Controlled Via Photocell*

No Component

50%

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2039

* *

1-3

\$2,400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2039

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 32 - BX MINISCHOOL

Asset # : 509

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Furnace	100%			2034	**	1	\$3,700		
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200		
Air Conditioning									
Energy Source									
Electricity	100%			2037	**	1			
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	100%			2030	\$159,500	2	\$500		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200		
Exhaust Fans									
Interior	100%			2029	\$26,700	2	\$200		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2039	**	1			
Water Heater									
Electric	100%			2022	\$6,600	4	\$100		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Mechanical Room</i>						
			<i>Explanation : 50 Gallon</i>						
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
Fixtures									
Generic	100%								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 320 - Q
Address : 360 SENECA AVENUE
Borough : QUEENS **Agency's Number** : Q320
Program / Asset # : BOE1182.000 / 14928 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 71,584 **Project Type** : EDUCATION
Date of Survey : 05-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 3425 **Lot** : 7 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$48,900	\$169,200
Interior Architecture	\$111,400	\$174,200
Electrical		\$64,300
Mechanical		\$43,700
Total	\$160,300	\$451,400
Importance Code A	\$48,900	\$169,200
Importance Code B	\$44,000	\$152,000
Importance Code C	\$67,300	\$130,200
Total	\$160,300	\$451,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,400			
Interior Architecture	\$3,500	\$14,100		\$6,100
Electrical	\$5,800	\$6,100	\$4,800	\$5,900
Mechanical	\$33,200	\$21,900	\$40,800	\$20,200
Site Pavements	\$5,200			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$77,900	\$56,900	\$60,400	\$47,000
Importance Code A	\$18,900	\$3,500	\$3,500	\$3,500
Importance Code B	\$58,900	\$53,400	\$56,900	\$43,400
Importance Code C				
Total	\$77,900	\$56,900	\$60,400	\$47,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$85,700	
Window Wall	10%	4+	\$48,900	2055	**	5	\$17,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Down To 2nd Floor</i>								
Windows								
Aluminum	100%			2051	**	5	\$29,600	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$83,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Parapet</i>								
<i>Explanation : Covered With Modified Roofing</i>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,000	
Roof								
Modified Bitumen	2%			2037	**	10	\$800	
Plaza Roof: Stone Panels	98%			2055	**			
Soffits								
Cement-Fiber Panel	60%	4+	\$600	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Soffits Facing Play Yard</i>								
Metal Panel	40%			2055	**	5-10	\$3,500	
Interior								
Floors								
Carpet	2%			2030	\$29,200	3	\$4,300	
Cast in Place Concrete	5%			LIFE	**	5	\$11,700	
Ceramic Tile	10%			2042	**	5	\$10,700	
Quarry Tile	3%			2046	**	5	\$4,800	
Terrazzo	10%			LIFE	**	5	\$8,400	
Vinyl Tile	65%			2037	**	3	\$26,100	
Wood	5%			2064	**	5	\$10,000	
Interior Walls								
Ceramic Tile	45%			2042	**	5	\$134,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$18,000	
Gypsum Board	35%			LIFE	**	5	\$62,900	
Mosaic Tile	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	88%			2046	**	5	\$88,000	
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$12,500	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2055	**			
Iron Picket	80%			2073	**			
Free Standing Walls								
Cast in Place Concrete	50%			2073	**			
Masonry: Brick	50%			2055	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2073		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,200	2046		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Dekalb Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2046		**		
Activity Yard								
Asphalt	90%	4+	\$2,000	2042		**		
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Play Yard</i>								
Rubber Matting	10%			2037		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	20%			2051	**	5	\$300	
Molded Case Bkrs	80%			2051	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	30%			2046	**	5	\$100	
Variable Frequency Drive	70%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$63,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2037	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$8,600	
Exit, LED	50%			2064	**	1		
Exterior Lighting								
LED	30%			2037	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$2,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Outside Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$44,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$35,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor Penthouse</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$3,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2037	**	1	\$35,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Units</i>						
Convactor/Radiator	20%			2046	**	1	\$4,600	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2037	**	1	\$33,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 12 Units, R-410a Refrigerant</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2055	**	4	\$3,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	**	1	\$44,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Units</i>						
Heat Rejection								
Air Cooled Condenser Unit	100%			2037	**	2	\$49,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,900	
Exhaust Fans								
Roof	100%			2037	**	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2028	\$43,700	2	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5th Floor Penthouse</i>						
		<i>Explanation : 1 Set</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$4,300	
Backflow Preventer								
Generic	100%			2037	**	1	\$4,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 320 - Q

Asset # : 14928

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	20%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2055		**	1-5	\$36,100
Sprinkler								
Generic	100%			2055		**	1-2	\$20,100
Fire Pump								
Generic	100%			2042		**	1	\$13,400
Chemical System								
Generic	100%			2028	\$27,900		1-3	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 321 - BK
Address : 180 7TH AVENUE BETWEEN 1ST AND 2ND STREETS
Borough : BROOKLYN **Agency's Number** : K321
Program / Asset # : BOE0599.000 / 1253 **Yr Built/Renovated** : 1966 / 2006
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 971 **Lot** : 28 **BIN** : 3337516

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$356,000	\$38,800
Interior Architecture	\$459,700	\$998,500
Electrical	\$786,000	\$596,900
Mechanical	\$297,100	\$827,700
Site Pavements	\$35,500	\$176,300
Total	\$1,934,200	\$2,638,100
Importance Code A	\$356,000	\$585,600
Importance Code B	\$1,497,600	\$2,052,500
Importance Code C	\$80,700	
Total	\$1,934,200	\$2,638,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,900			\$1,900
Interior Architecture	\$139,100	\$8,700		\$18,100
Electrical	\$2,700	\$2,700	\$3,100	\$12,800
Mechanical	\$84,500	\$12,600	\$21,900	\$53,100
Site Enclosure	\$15,400			
Site Pavements	\$34,900			
Total	\$304,500	\$24,000	\$24,900	\$85,800
Importance Code A	\$35,700	\$7,800	\$7,800	\$9,900
Importance Code B	\$199,800	\$10,300	\$17,100	\$75,900
Importance Code C	\$69,000	\$5,900		
Total	\$304,500	\$24,000	\$24,900	\$85,800



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DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%	0-2	\$62,500	LIFE	**	5	\$38,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South West Corner</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North West Corner</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Window Wall	2%			2049	**	5	\$3,100	
Windows								
Aluminum	100%	Now	\$143,400	2045	**	5	\$8,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	83%	0-2	\$22,100	LIFE	**	5	\$7,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2049	**	5	\$700	
Pre-Cast Concrete	15%	Now	\$2,500	LIFE	**	5	\$8,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Roof								
Copper/Terne	5%	Now	\$3,300	2044	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
IRMA/Protected Membrane	95%	Now	\$150,100	2034	**			
<i>Gryl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$6,200	LIFE	**	5	\$24,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2042	**	5	\$5,600	
Quarry Tile	10%			2034	**	5	\$16,700	
Sheet Vinyl/Rubber	5%	Now	\$17,600	2029	\$176,100	5	\$4,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Classrooms</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Classrooms</i>								
Vinyl Tile	10%	0-2	\$20,200	2024	\$100,900	3	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	60%	Now	\$235,300	2029	\$784,200	3	\$25,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$13,900	2038	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	10%	0-2	\$11,200	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Folding Partition	5%			2037	**	5	\$11,800	
Plaster	50%	0-2	\$80,700	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$19,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$27,600	2042	**	5	\$13,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Classrooms</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	0-2	\$19,100	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	4+	\$4,000	LIFE	**	5	\$13,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
Plaster	55%	0-2	\$42,800	LIFE	**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049	**			
<i>Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Side</i>								
Iron Picket	25%	Now	\$5,200	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$9,700	2039	**			
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$500	2064	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard Steps</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$35,500	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$9,600	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front And Rear Steps</i>								

Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	65%	0-2	\$25,300	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Rubber Matting	35%			2029	\$176,300			
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2029	\$35,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	10%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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Raceway

Conduit	90%			2029	\$119,000	1		
Conduit	10%			2039	**	1		

Panelboards

Fused Disc Sw	3%			2037	**	5	\$100	
Fused Disc Sw	7%			2028	\$10,100	5	\$100	
Molded Case Bkrs	15%			2037	**	5	\$300	
Molded Case Bkrs	75%			2028	\$107,700	5	\$1,600	

Wiring

Braided Cloth	80%	2-4	\$148,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	15%			2029	\$27,800	1		
Thermoplastic	5%			2039	**	1		

Motor Controllers

Locally Mounted	100%			2027	\$80,600	5	\$500	
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Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$69,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	4%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$56,900	10	\$9,500	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	100%			2024	\$318,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$8,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : CCTV Camera</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$262,100	1-3	\$15,100	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2029	\$155,300	5	\$24,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Tanks 7500 Gallons</i>						
Conversion Equipment								
Steam Boiler	100%			2027	\$511,300	1	\$78,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$133,700	2039	**	4	\$3,900	
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Vacuum Pump In The Basement</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2034	**	1	\$12,200	
Convactor/Radiator	75%	0-2	\$31,700	2034	**	1	\$17,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stream Traps Faulty</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	10%			2034	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : 6 Units</i>								
Window/Wall Unit	70%			2024	\$115,200	1		
No Component	20%							
Heat Rejection								
Dry Cooler	10%			2034	**	2	\$5,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Interior	20%			2029	\$56,200	2	\$500	
Roof	80%			2029	\$104,900	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$48,200	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$7,800	
Sanitary Piping								
Cast Iron	100%	Now	\$28,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement - Water Backup From Street Sewer</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$12,000	2039	**	4	\$1,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2029	\$22,800	4	\$4,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2039	**	1-2	\$1,100	
Chemical System								
	Generic	100%		2024	\$27,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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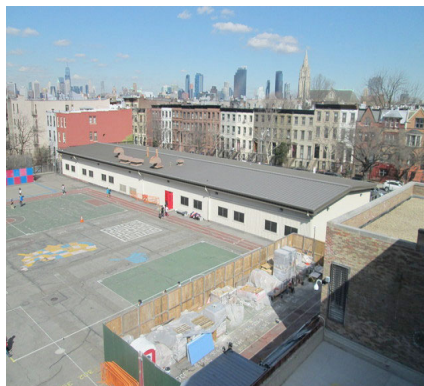
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 321 - BK MINISCHOOL
Address : 180 7TH AVENUE BETWEEN 1ST AND 2ND STREETS
Borough : BROOKLYN **Agency's Number** : K896
Program / Asset # : BOE0599.010 / 1254 **Yr Built/Renovated** : 1970 / 2006
Area Sq Ft : 12,120 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 971 **Lot** : 28 **BIN** : 3337516

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$60,000	\$90,600
Interior Architecture		\$137,200
Electrical		\$135,000
Mechanical	\$453,200	\$38,800
Total	\$513,200	\$401,600
Importance Code A	\$60,000	\$90,600
Importance Code B	\$453,200	\$311,000
Total	\$513,200	\$401,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,700			\$34,000
Interior Architecture	\$24,300		\$700	\$3,700
Electrical	\$300	\$400	\$500	\$50,400
Mechanical	\$800	\$600	\$1,800	\$11,300
Site Pavements	\$1,600			
Total	\$28,700	\$1,000	\$2,900	\$99,300
Importance Code A	\$2,300	\$600	\$600	\$34,600
Importance Code B	\$24,900	\$400	\$1,700	\$64,700
Importance Code C	\$1,600		\$700	
Total	\$28,700	\$1,000	\$2,900	\$99,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK MINISCHOOL

Asset # : 1254

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2049	**	5-10	\$124,600	
Windows								
Aluminum	100%	Now	\$1,700	2045	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side</i>								
Roof								
Metal Panel	100%			2042	**	10	\$60,000	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Ceramic Tile	5%	Now	\$300	2032	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Vinyl Tile	95%	4+	\$13,700	2029	\$137,200	3	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,300	
Concrete Masonry Unit	30%			LIFE	**	5	\$3,100	
Metal Panel	65%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	77%	Now	\$10,300	2034	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	23%			2049	**	5	\$3,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								
On-Site Walkways								
Asphalt	90%	4+	\$1,600	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			2042	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK MINISCHOOL

Asset # : 1254

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$5,200	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$86,600	5	\$300	
Raceway								
Conduit	100%			2029	\$23,700	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,600	5		
Molded Case Bkrs	95%			2028	\$30,300	5	\$300	
Wiring								
Thermoplastic	100%			2029	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$28,500	10	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$8,700	10	\$1,500	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
LED	100%			2039	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$1,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 321 - BK MINISCHOOL
Asset # : 1254

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	100%			2034	**	1	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facility Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%			2023	\$453,200	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facility Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facility Room</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,800	
Exhaust Fans Interior	90%			2029	\$38,800	2	\$300	
Roof	10%			2029	\$2,000	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Electric	100%			2024	\$10,700	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 328 - BK
Address : 330 ALABAMA AVENUE @ BLAKE AVE.
Borough : BROOKLYN **Agency's Number** : K328
Program / Asset # : BOE0602.000 / 1256 **Yr Built/Renovated** : 1967 / 2010
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 11-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3768 **Lot** : 1 **BIN** : 3084283

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$127,900	\$476,800
Interior Architecture	\$1,558,800	\$45,100
Electrical	\$797,400	\$683,800
Mechanical	\$992,400	\$1,230,000
Total	\$3,476,500	\$2,435,700
Importance Code A	\$127,900	\$1,090,900
Importance Code B	\$3,154,900	\$1,299,800
Importance Code C	\$193,700	\$45,100
Total	\$3,476,500	\$2,435,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$32,900		\$21,600
Interior Architecture	\$66,900			\$14,900
Electrical	\$30,600	\$25,200	\$500	\$500
Mechanical	\$20,300	\$27,100	\$15,500	\$13,700
Total	\$117,800	\$85,100	\$16,000	\$50,700
Importance Code A	\$8,900	\$42,000	\$8,900	\$30,500
Importance Code B	\$86,800	\$43,100	\$7,100	\$20,200
Importance Code C	\$22,100			
Total	\$117,800	\$85,100	\$16,000	\$50,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$32,200	
Masonry: Brick	95%			LIFE	**	5	\$130,700	
Windows								
Aluminum	100%			2049	**	5	\$43,100	
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$4,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Metal Panel	5%			2047	**	5	\$3,500	
Metal Rail	65%			2032	**	5-10	\$210,700	
Roof								
Built-Up (BUR)	35%			2027	\$263,300	10	\$18,200	
Built-Up (BUR)	60%			2032	**	10	\$31,200	
Metal Panel	5%			2040	**	10	\$4,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,500	
Ceramic Tile	5%	Now	\$13,700	2036	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	0-2	\$60,100	2032	**	3	\$12,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 12x12 Tiles</i>								
Vinyl Tile	10%	0-2	\$120,200	2037	**	3	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile 9" X 9"	55%	Now	\$42,800	2022	\$856,600	3	\$27,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$22,100	2036	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,000	
Folding Partition	2%			2035	**	5	\$12,500	
Plaster	60%	0-2	\$64,300	LIFE	**	5	\$45,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$129,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$25,400	2047	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	65%	Now	\$285,300	LIFE	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	3%			LIFE	**	5	\$4,800	
Metal Panel	5%	Now	\$5,700	LIFE	**	5	\$8,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	15%			LIFE	**	5	\$12,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2027	\$31,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	20%	2-4	\$38,300	2052	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fused Toggle Switch	10%	2-4	\$19,200	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,400	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	\$231,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2047	**	1		
Thermoplastic	10%			2027	\$27,300	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2035	**	10	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	96%			2035	**	10	\$79,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$64,800	10	\$10,900	
Exit, Service	50%			2022	\$13,000	1		
Exterior Lighting								
HID	100%			2022	\$362,900	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$99,500	1-3	\$5,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$27,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 Units, Each 7500 Gallon Tank.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$582,500	1	\$89,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 No.4 Oil Burning Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	85%			2037	**	4	\$5,700	
Central Plant Steam Piping/Pmp	15%	0-2	\$228,500	2057	**	4	\$700	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Defective Steam Traps, Defective Climate Control Thermostat</i>								
Terminal Devices								
Air Handler	25%			2027	\$316,400	1	\$13,900	
Convactor/Radiator	75%	Now	\$7,200	2032	**	1	\$19,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Thermostats</i>								
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2025	\$75,000	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$15,100	
No Component	70%							
Exhaust Fans								
Interior	80%			2027	\$256,200	2	\$2,200	
Roof	20%			2027	\$29,900	2	\$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	50%	Now	\$197,500	2047	**	1		
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Deteriorating Domestic Water Distribution Piping</i>								
Galvanized Steel	50%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$143,300	2057	**	4	\$8,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Deteriorating Hot Water Heat Exchanger</i>								
Sanitary Piping								
Cast Iron	50%	Now	\$329,300	LIFE	**	1		
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Deteriorating Sanitary Drain Piping Throughout</i>								
Cast Iron	50%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	50%	Now	\$93,800	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Out Side Yard, Southwest Side Of Building</i>					
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout, Deteriorating Storm Drain Piping</i>					
Cast Iron	50%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2037	**	1-2	\$500	
			<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$3,700	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 329 - BK
Address : 2929 WEST 30 STREET BTWN: MERMAID AVE., SURF AVE.
Borough : BROOKLYN **Agency's Number** : K329
Program / Asset # : BOE0603.000 / 1257 **Yr Built/Renovated** : 1974 / 2015
Area Sq Ft : 98,000 **Project Type** : EDUCATION
Date of Survey : 31-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 7051 **Lot** : 1 **BIN** : 3189517

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$309,600	\$286,500
Interior Architecture	\$230,700	\$1,123,300
Electrical		\$1,068,800
Mechanical		\$1,023,600
Site Pavements		\$48,800
Total	\$540,300	\$3,550,900
Importance Code A	\$309,600	\$326,000
Importance Code B	\$114,300	\$3,224,900
Importance Code C	\$116,400	
Total	\$540,300	\$3,550,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$61,900		\$11,200	
Interior Architecture	\$114,300		\$33,200	\$20,400
Electrical	\$34,600	\$9,600	\$10,100	\$12,400
Mechanical	\$53,900	\$26,700	\$29,600	\$23,100
Site Pavements	\$17,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$286,500	\$40,200	\$88,100	\$59,800
Importance Code A	\$71,600	\$9,700	\$20,900	\$9,700
Importance Code B	\$177,200	\$30,500	\$67,100	\$48,100
Importance Code C	\$37,600			\$2,000
Total	\$286,500	\$40,200	\$88,100	\$59,800



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$64,000	
Masonry: Brick	75%			LIFE	**	5	\$204,900	
Masonry: Granite	5%			LIFE	**	5	\$10,200	
Pre-Cast Concrete	15%	Now	\$14,500	LIFE	**	5	\$66,600	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	92%			2046	**	5	\$20,700	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Expanded Metal Grille Over Windows</i>								
Metal Louvers	8%			2033	**	10	\$11,200	
Parapets								
Metal Panel	10%			2050	**	5	\$7,600	
Metal Rail	40%			2043	**	5-10	\$141,800	
Pre-Cast Concrete	50%			LIFE	**	5	\$123,400	
Roof								
Modified Bitumen	100%	Now	\$59,400	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,200	
Ceramic Tile	5%			2039	**	5	\$7,400	
Quarry Tile	3%			2043	**	5	\$6,600	
Slate	2%			LIFE	**	5	\$6,300	
Vinyl Tile	80%			2030		3	\$58,800	
Wood	5%			2058	**	5	\$13,800	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$4,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$16,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium And Workshop</i>								
Metal Panel	20%			LIFE	**	10	\$12,100	
Plaster	20%			LIFE	**	5-10	\$22,800	
SGFT/Glazed Masonry	42%	Now	\$116,400	LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	50%	Now	\$63,500	2035	**	5	\$46,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	25%			2043	**	5	\$46,000	
AcousTileConcealSpLn	10%	Now	\$50,800	2043	**	5	\$9,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Auditorium And Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Cafeteria, Auditorium And Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$29,400	
Gypsum Board	5%			LIFE	**	5-10	\$25,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Masonry: Granite	5%	Now	\$2,800	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry Stair</i>								
Activity Yard								
Asphalt	80%	Now	\$15,100	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Play Yard</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Play Yard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Play Yard</i>								
Rubber Matting	20%			2030			\$48,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 3,000 Amperes And 1,200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$182,600	5	\$400	
Raceway								
Conduit	95%			2030	\$175,100	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	15%			2029	\$28,700	5	\$300	
Molded Case Bkrs	80%			2029	\$153,200	5	\$2,100	
Molded Case Bkrs	5%			2046	**	5	\$100	
Wiring								
Thermoplastic	95%			2030	\$259,200	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$30,200	
Generators								
Natural Gas	100%			2039	**	1	\$38,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Nameplate Was Inaccessible</i>								
Batteries								
Lead/Acid	50%			2024	\$800	5	\$1,800	
Lead/Acid	50%			2024	\$800	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 100 Kilowatt Load Bank</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$89,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$70,600	10	\$11,800	
Exit, Service	50%			2025	\$14,100	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

25% Now \$9,900 2030 \$98,800

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Perimeter**Other Observation, Extent : Light, Area Affected : 100%**Location : Perimeter**Explanation : Operated Via Photocell*

No Component

75%

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$11,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$18,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$97,100

Distribution

Steam Piping/Pump

100%

2050

* *

Terminal Devices

Air Handler

20%

2030

\$275,600

1

\$12,100

Convactor/Radiator

70%

2035

* *

1

\$22,200

Fan Coil Unit/Heat

10%

2030

\$146,800

1

\$3,200

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2039	**	1	\$42,400	
Split Unit	15%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : R - 410 A Refrigerant</i>								
Window/Wall Unit	30%			2025	\$61,300	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2050	**	4	\$2,200	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	\$280,300	1	\$18,200	
Fan Coil - 4 Pipe	15%			2035	**	1	\$4,800	
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$86,500	
Exhaust Fans								
Interior	20%			2030	\$69,700	2	\$600	
Roof	80%			2030	\$130,200	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$59,800	2	\$1,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$14,900	4	\$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From First Floor To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$49,400	
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$2,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 33 - BX
Address : 2424 JEROME AVENUE
Borough : BRONX **Agency's Number** : X033
Program / Asset # : BOE0180.000 / 510 **Yr Built/Renovated** : 1899 / 2001
Area Sq Ft : 70,000 **Project Type** : EDUCATION
Date of Survey : 22-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 3188 **Lot** : 20 **BIN** : 2014099

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$138,800	\$607,100
Interior Architecture		\$439,700
Electrical	\$101,300	\$196,100
Mechanical	\$186,200	
Total	\$426,300	\$1,242,900
Importance Code A	\$138,800	\$607,100
Importance Code B	\$287,500	\$635,800
Total	\$426,300	\$1,242,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$10,000
Interior Architecture	\$37,600	\$18,100	\$7,100	
Electrical	\$18,300	\$2,800	\$2,200	\$75,900
Mechanical	\$41,900	\$2,800	\$3,800	\$17,200
Site Enclosure	\$4,000			
Site Pavements	\$39,700			
Total	\$141,500	\$23,600	\$13,200	\$103,100
Importance Code A				\$10,200
Importance Code B	\$69,700	\$23,600	\$12,500	\$92,900
Importance Code C	\$71,800		\$700	
Total	\$141,500	\$23,600	\$13,200	\$103,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$84,200	
Masonry: Brick	30%	Now	\$138,800	LIFE	**	5	\$21,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Leaders, East Facade</i>								
Masonry: Brick	55%			LIFE	**	5	\$39,500	
Windows								
Aluminum	98%			2045	**	5	\$21,400	
Metal Louvers	2%			2038	**	10	\$2,700	
Parapets								
Cast Stone/Terra Cotta	100%			LIFE	**	5	\$28,300	
Roof								
Built-Up (BUR)	5%			2034	**	10	\$10,000	
Copper/Terne	92%			2057	**	10	\$461,900	
Skylight, Metal/Glass	3%			2039	**	10	\$20,100	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$46,900	
Ceramic Tile	5%			2038	**	5	\$5,400	
Terrazzo	5%			LIFE	**	5	\$4,200	
Vinyl Tile	40%			2034	**	3	\$16,100	
Vinyl Tile 9" X 9"	28%			2029	\$352,700	3	\$11,200	
Wood	2%			2057	**	5	\$4,000	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Glass: Single Pane	5%			LIFE	**	5	\$1,000	
Masonry: Brick	10%	Now	\$23,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	5%			LIFE	**			
Plaster	60%	Now	\$14,400	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exterior Wall At Rooms 410, 412</i>								
SGFT/Glazed Masonry	10%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%			2042	**	5	\$21,400	
<i>Recent Installation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
Masonry: Infill Arch	20%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	60%			LIFE	**	5	\$40,200	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2039	**			
Iron Picket	40%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$4,000	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	97%	Now	\$32,100	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side Of Building</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Of Building</i>								
Masonry: Granite	3%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$2,100	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side Of Building By Curb Cut</i>								
Activity Yard								
Asphalt	60%			2032	**			
Cast in Place Concrete	30%	Now	\$5,500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Entry Yard</i>								
Rubber Matting	10%			2029			\$23,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	50%			2029	\$66,100	1		
Conduit	50%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	85%			2045	**	5	\$1,600	
Wiring								
Thermoplastic	70%			2029	\$129,900	1		
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2042	**	5	\$400	
Locally Mounted	20%	2-4	\$16,100	2049	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$61,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	40%			2024	\$40,300	10	\$6,800	
Emergency, Battery	10%			2034	**	10	\$1,700	
Exit, Battery	50%			2024	\$34,400	10	\$2,400	
Exterior Lighting								
HID	10%			2024	\$28,200	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	90%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$7,800

Fire/Smoke Detection

No Component

65%

Generic, Digital

35%

2034

* *

1-3

\$15,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Under Construction

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : New Gas Service*

Conversion Equipment

Under Construction

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : New Steam Boilers*

Distribution

Steam Piping/Pump

100%

2039

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Connected To Outdoor Temporary Boiler*

Terminal Devices

Convactor/Radiator

100%

2034

* *

1

\$22,600

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

10%

2024

\$14,600

1

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$7,800

No Component

80%

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	50%	0-2	\$124,500	2039	**	2	\$900	
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Bathrooms</i>					
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Bathrooms</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Bathrooms</i>					
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Electric	100%			2024	\$61,700	4	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Temporary During Construction</i>					
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2034	**	4	\$1,100	
Non-Submersible	50%	Now	\$5,300	2039	**	4	\$700	
			<i>Broken, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	0-2	\$34,300	2039	**	1-2	\$1,700	
			<i>Corroded, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Basement</i>					

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 33 - BX ANNEX
Address : 2392 JEROME AVENUE
Borough : BRONX **Agency's Number** : X939
Program / Asset # : BOE1175.000 / 14921 **Yr Built/Renovated** :
Area Sq Ft : 9,891 **Project Type** : EDUCATION
Date of Survey : 22-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 3188 **Lot** : 8 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical	\$35,200	\$223,500
Total	\$35,200	\$223,500
Importance Code B	\$35,200	\$223,500
Total	\$35,200	\$223,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$100		\$6,200
Interior Architecture	\$37,400	\$1,600	\$400	
Electrical	\$100	\$200	\$100	\$300
Mechanical	\$1,200	\$1,100	\$4,900	\$7,200
Site Pavements	\$3,000			
Total	\$41,600	\$3,000	\$5,400	\$13,700
Importance Code A	\$500	\$600	\$500	\$6,700
Importance Code B	\$22,900	\$2,400	\$4,600	\$7,000
Importance Code C	\$18,300		\$400	
Total	\$41,600	\$3,000	\$5,400	\$13,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX ANNEX

Asset # : 14921

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	15%			LIFE	**	5	\$1,900	
Metal Panel	5%			2039	**	5-10	\$4,400	
Metal Sect. OHD	5%			2034	**	5	\$2,000	
Stucco Cement	25%			2034	**	5	\$8,000	
Not Accessible	50%							
Windows								
Aluminum	100%			2037	**	5	\$200	
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	30%	4+	\$9,900	LIFE	**	5	\$9,700	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Ceramic Tile	5%			2032	**	5	\$700	
Vinyl Tile	65%			2034	**	3	\$3,600	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$700	
Gypsum Board	60%			LIFE	**	5	\$5,300	
Masonry: Brick	15%	Now	\$18,300	LIFE	**			
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Masonry: Fieldstone	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$4,500	2034	**	5	\$5,200	
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1st Floor</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1st Floor</i>					
Gypsum Board	30%	Now	\$4,800	LIFE	**	5	\$5,600	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,000	2034	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Southwest Entry Corner Of Building</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX ANNEX

Asset # : 14921

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 200 Ampere Main Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2039	**	5	\$300	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$300	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$23,300	10	\$9,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$7,100	10	\$1,200	
Exit, Battery	50%			2029	\$4,900	10	\$300	
Exterior Lighting								
HID	50%			2029	\$19,900	10		
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	\$3,200	1	\$400	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2029	\$10,900	1-3	\$600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Furnace	50%			2029	\$11,600	1	\$2,500	
Hot Water Boiler	50%			2034	**	1	\$2,500	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX ANNEX

Asset # : 14921

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Ductwork/Diffusers	50%		LIFE	**	2-5	\$2,800	
	Hot Wtr Piping/Pump	50%		2028	\$7,700	4	\$200	
Terminal Devices								
	Convactor/Radiator	100%		2027	\$53,000	1	\$3,200	
Air Conditioning								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Exterior Package Heating And Cooling Unit</i>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2	\$12,900	
Ventilation								
Distribution								
	Ductwork/Diffusers	20%		LIFE	**	2-5	\$1,100	
	No Component	80%						
Exhaust Fans								
	Interior	100%		2024	\$35,200	2	\$300	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2029	\$73,700	1		
Water Heater								
	Gas Fired	100%		2024	\$6,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%		2029	\$96,900	1-2	\$2,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 332 - BK
Address : 51 CHRISTOPHER AVE. @GLENMORE AVE.
Borough : BROOKLYN **Agency's Number** : K332
Program / Asset # : BOE0604.000 / 1258 **Yr Built/Renovated** : 1967 / 1999
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 12-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3693 **Lot** : 1 **BIN** : 3083608

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$161,400	\$1,405,600
Interior Architecture	\$103,800	\$1,140,400
Electrical	\$697,000	\$744,800
Mechanical	\$138,100	\$2,820,500
Total	\$1,100,300	\$6,111,300
Importance Code A	\$161,400	\$2,053,800
Importance Code B	\$938,900	\$4,057,500
Total	\$1,100,300	\$6,111,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,800		\$11,200	
Interior Architecture	\$11,000	\$38,200		\$11,000
Electrical	\$11,900	\$26,400	\$700	\$500
Mechanical	\$71,900	\$58,000	\$23,600	\$15,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$122,500	\$126,500	\$39,500	\$30,600
Importance Code A	\$39,200	\$9,600	\$20,600	\$9,400
Importance Code B	\$83,200	\$93,500	\$18,800	\$21,200
Importance Code C		\$23,500		
Total	\$122,500	\$126,500	\$39,500	\$30,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	\$41,100	LIFE	**	5	\$68,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$116,100	
Masonry: Travertine	2%			LIFE	**			
Pre-Cast Concrete	3%			LIFE	**	5	\$13,300	
Windows								
Aluminum	100%			2043	**	5	\$22,500	
Parapets								
Cast in Place Concrete	20%			LIFE	**	5	\$40,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%	Now	\$66,500	LIFE	**	5	\$10,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2032	**	5-10	\$88,600	
Roof								
Built-Up (BUR)	93%			2027	\$1,104,500	10	\$76,200	
Built-Up (BUR)	2%	Now	\$23,800	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Under Rooftop Unit Above Auditorium</i>								
Metal Panel	5%			2040	**	10	\$7,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,200	
Ceramic Tile	5%			2036	**	5	\$7,400	
Vinyl Tile	20%			2037	**	3	\$11,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	60%	Now	\$103,800	2027	\$1,037,800	3	\$33,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2055	**	5	\$13,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,400	
Operable Wall	10%			2047	**	5	\$46,900	
Plaster	55%			LIFE	**	5	\$22,100	
SGFT/Glazed Masonry	25%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	10%	0-2	\$7,300	2032	**	5	\$7,400	
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*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Corridors**Staining/Discoloring, Extent : Moderate, Area Affected : 15%**Location : Auditorium**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Auditorium*

AcousTile,Adhered	15%			2032	**	5	\$22,100	
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Exposed Concrete	55%			LIFE	**	5	\$12,600	
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Fiber Board	10%			2027	\$102,600			
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Plaster	10%			LIFE	**	5	\$9,200	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$182,600	5	\$400	
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Raceway

Conduit	100%			2027	\$184,300	1		
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Panelboards

Fused Disc Sw	10%			2026	\$19,200	5	\$200	
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Molded Case Bkrs	90%			2026	\$172,400	5	\$2,300	
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Wiring

Braided Cloth	90%	2-4	\$245,500	2052	**	1		
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout*

Thermoplastic	10%			2027	\$27,300	1		
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Motor Controllers

Locally Mounted	100%			2025	\$80,600	5	\$600	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,400	
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*Corroded, Extent : Moderate, Area Affected : 100%**Location : Water Main*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2037	**	10	\$83,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022		10	\$11,500	
Exit, Service	50%			2022		1		
Exterior Lighting								
HID	100%			2022		10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$5,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2- 10,000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	1%	Now	\$6,100	2047	**	1	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room, 1 of 3 Defective Boiler Breech Exhaust Damper System</i>								
Steam Boiler	99%			2025		1	\$93,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027		4	\$4,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%	0-2	\$20,000	2027	\$400,800	1	\$15,900	
<i>Other Observation, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Motor Not Working Out Of 3 Units</i>								
Convactor/Radiator	70%	Now	\$35,600	2032	**	1	\$19,300	
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stream Traps Faulty</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%	Now	\$15,400	2037	**	2	\$100	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium Roof, Damaged Evaporator Coil</i>								
Exterior Pkg Unit - Cooling	18%			2032	**	2	\$1,000	
Window/Wall Unit	60%			2025	\$118,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,000	
Exhaust Fans								
Interior	25%			2027	\$84,500	2	\$700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Roof	10%	Now	\$15,800	2037	**	2	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof, 3 Of 15 Exhaust Fans With Multiple Mechanical And Electrical Defects</i>								
Roof	65%			2022	\$102,500	2	\$1,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	**	1		
Galvanized Steel	80%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$14,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	2%			LIFE	**	1		
Cast Iron	98%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$2,000	
Sewage Ejector(s) Electric	100%			2022	\$27,400	4	\$5,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	90%			2037	**	1-2	\$2,700	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 335 - BK
Address : 130 ROCHESTER AVENUE @BERGEN ST.
Borough : BROOKLYN **Agency's Number** : K335
Program / Asset # : BOE0605.000 / 2616 **Yr Built/Renovated** : 1968 / 2014
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1355 **Lot** : 23 **BIN** : 3035887

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,400	\$98,200
Interior Architecture	\$1,201,000	\$153,700
Electrical	\$546,800	\$720,200
Mechanical	\$126,000	\$1,726,500
Total	\$1,918,200	\$2,698,600
Importance Code A	\$44,400	\$803,200
Importance Code B	\$1,873,800	\$1,861,500
Importance Code C		\$33,900
Total	\$1,918,200	\$2,698,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$500	\$20,000	\$5,600
Interior Architecture		\$22,100		\$12,800
Electrical	\$2,300	\$2,800	\$2,300	\$2,900
Mechanical	\$48,600	\$75,000	\$28,300	\$14,300
Total	\$50,800	\$100,400	\$50,500	\$35,600
Importance Code A	\$13,200	\$10,800	\$30,100	\$15,700
Importance Code B	\$37,600	\$89,500	\$20,400	\$19,900
Importance Code C				
Total	\$50,800	\$100,400	\$50,500	\$35,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$40,200	
Pre-Cast Concrete	15%			LIFE	**	5	\$23,000	
Windows								
Aluminum	100%			2043	**	5	\$40,000	
Parapets								
Copper/Terne	2%			2062	**	5	\$1,100	
Masonry: Brick Cavity	8%			LIFE	**	5	\$900	
Metal: Cage/Fence	90%			2044	**	5-10	\$76,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2044	**	10	\$5,600	
Modified Bitumen	95%			2035	**	10	\$58,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,400	
Ceramic Tile	3%			2040	**	5	\$4,700	
Ceramic Tile	2%			2030	\$65,000	5	\$3,100	
Quarry Tile	5%			2040	**	5	\$11,800	
Vinyl Tile 9" X 9"	65%	Now	\$1,201,000	2037	**	3	\$38,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	15%			2062	**	5	\$44,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%			2040	**	5	\$1,700	
Ceramic Tile	2%			2030	\$33,900	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
Folding Partition	5%			2035	**	5	\$7,200	
Masonry: Brick	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$6,900	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%			2040	**	5	\$39,300	
Exposed Concrete	35%			LIFE	**	5	\$8,600	
Fiber Board	5%			2027	\$54,800			
Metal Panel	10%			LIFE	**	5	\$19,600	
Plaster	25%			LIFE	**	5	\$24,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$167,000	5	\$400	
Fused Disc Sw	20%			2037	**	5	\$100	
Raceway								
Conduit	95%			2027	\$211,600	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	75%			2026	\$143,600	5	\$2,000	
Molded Case Bkrs	10%			2035	**	5	\$300	
Molded Case Bkrs	5%			2049	**	5	\$100	
Wiring								
Braided Cloth	75%	2-4	\$238,900	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	5%			2053	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$61,400	5	\$300	
Locally Mounted	50%			2044	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	3%			2035	**	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
Fluorescent	95%			2035	**	10	\$88,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$12,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2022	\$82,300	10	\$100	
No Component	80%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$11,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 2-4

\$225,600

2037

* *

1-3

\$11,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Station*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%

2037

* *

5

\$31,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Of 7000 Gallon Each*

Conversion Equipment

Steam Boiler

100% Now

\$13,200

2025

\$660,100

1

\$90,900

*Broken, Extent : Severe, Area Affected : 50%**Location : #1 Boiler Burner**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2037

* *

4

\$7,500

Piping/Pmp

Terminal Devices

Air Handler

20%

2027

\$286,900

1

\$12,600

Convector/Radiator

80%

2025

\$436,800

1

\$26,400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

30% Now

\$6,400

2022

\$63,800

1

*Not in Service, Extent : Moderate, Area Affected : 25%**Location : Various*

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$56,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	25%			2027	\$90,700	2	\$800
	Roof	75%			2035	**	2	\$2,300
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$89,500	1	
	Water Heater							
	Gas Fired	100%			2021	\$62,200	2	\$1,500
	HW Heat Exchanger							
	Steam Fired	100%			2027	\$162,400	4	\$10,100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	Now	\$21,300	LIFE	**	1	
			<i>Other Observation, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Gymnasium, Auditorium, Lunch Room And Hallway</i>					
			<i>Explanation : Water Backs up From Sewage During Heavy Rains</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2022	\$15,600	4	\$3,200
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	97%						
	Generic	3%			2027	\$30,000	1-2	\$900
	Chemical System							
	Generic	100%			2022	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 339 - Q
Address : 39-07 57TH STREET
Borough : QUEENS **Agency's Number** : Q339
Program / Asset # : BOE1183.000 / 14929 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 72,999 **Project Type** : EDUCATION
Date of Survey : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1228 **Lot** : 48 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$150,800
Interior Architecture	\$97,100	\$149,200
Electrical		\$67,000
Mechanical		\$38,600
Total	\$97,100	\$405,500
Importance Code A		\$150,800
Importance Code B	\$39,300	\$144,800
Importance Code C	\$57,800	\$109,900
Total	\$97,100	\$405,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,700			
Interior Architecture	\$3,300	\$15,700		\$6,800
Electrical	\$14,400	\$11,300	\$10,000	\$14,600
Mechanical	\$29,400	\$17,700	\$35,500	\$16,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$70,600	\$54,700	\$55,300	\$47,400
Importance Code A	\$17,300	\$3,600	\$3,600	\$3,600
Importance Code B	\$53,300	\$51,000	\$51,700	\$43,700
Importance Code C				
Total	\$70,600	\$54,700	\$55,300	\$47,400



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	85%			LIFE	**	5	\$48,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Cavity Wall Construction With Concrete Masonry Unit</i>								
Window Wall	15%			2055	**	5	\$51,700	
Windows								
Aluminum	100%			2051	**	5	\$23,700	
Parapets								
Cast in Place Concrete	85%			LIFE	**	5	\$102,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Covered With Roofing Membrane</i>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,000	
Metal: Cage/Fence	5%			2046	**	5-10	\$4,500	
Roof								
Cast in Place Concrete	15%			LIFE	**			
Plaza Roof: Stone Panels	85%			2055	**			
Soffits								
Metal Panel	100%			2055	**	5-10	\$4,200	
Interior								
Floors								
Carpet	3%			2030	\$44,700	3	\$6,600	
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
Ceramic Tile	15%			2042	**	5	\$16,400	
Quarry Tile	2%			2046	**	5	\$3,300	
Terrazzo	15%			LIFE	**	5	\$12,800	
Vinyl Tile	55%			2037	**	3	\$22,500	
Wood	5%			2064	**	5	\$10,200	
Interior Walls								
Ceramic Tile	40%			2042	**	5	\$115,700	
Concrete Masonry Unit	25%			LIFE	**	5	\$28,900	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	30%			LIFE	**	5	\$52,100	
Wood	3%			LIFE	**	5	\$34,700	
Ceilings								
AcousTileSusp.Lay-In	80%			2046	**	5	\$78,500	
Gypsum Board	20%			LIFE	**	5	\$24,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Free Standing Walls								
Cast in Place Concrete	60%			2073	**			
Concrete Masonry Unit	40%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2046

* *

Activity Yard

Asphalt

100%

2042

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

80%

2055

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 2500 Amperes Each.*

Fused Disc Sw

20%

2055

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Service Disconnect Switch Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2055

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit

100%

2055

* *

1

Panelboards

Fused Disc Sw

15%

2051

* *

5

\$300

Molded Case Bkrs

85%

2051

* *

5

\$1,600

Wiring

Thermoplastic

100%

2055

* *

1

Motor Controllers

Locally Mounted

20%

2046

* *

5

\$100

Variable Frequency

80%

2046

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,100

Stand-by Power

Transfer Switches

Automatic

100%

2046

* *

1

\$22,500

Generators

Diesel

100%

2042

* *

1

\$28,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : No Available Nameplate Rating Capacity*

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DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,700	
Fuel Storage								
Day Tank	50%			2051	**	5	\$6,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Main Tank	50%			2064	**	5	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$65,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2037	**	10	\$1,300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gymnasium And Auditorium</i>						
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2037	**	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$2,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$8,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Perimeter Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$45,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	80%			2037	**	1	\$28,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Package Units</i>						
Hot Water Boiler	20%			2046	**	1	\$7,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2051	**	4	\$700	
No Component	80%							
Terminal Devices								
Convactor/Radiator	15%			2046	**	1	\$3,500	
Fan Coil Unit/Heat	5%			2037	**	1	\$1,200	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2037	**	1	\$28,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Multistack Unit, R-410a Refrigerant.</i>						
Split Unit	15%			2037	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Units. R-410a Refrigerant</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2055	**	4	\$3,100	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2037	**	1	\$38,400	
Fan Coil - 2 Pipe	15%			2037	**	1	\$3,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2037	**	2	\$50,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,700	
Exhaust Fans								
Interior	10%			2037	**	2	\$200	
Roof	90%			2037	**	2	\$2,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 339 - Q

Asset # : 14929

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2055	**	1		
Water Heater Electric	60%			2028	\$38,600	4	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5th Floor Mechanical Room</i>						
		<i>Explanation : 2 Units.</i>						
Gas Fired	40%			2028	\$17,800	2	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5th Floor Mechanical Room</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2037	**	4	\$4,400	
Backflow Preventer Generic	100%			2037	**	1	\$4,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2055	**	1-5	\$36,800	
Sprinkler Generic	100%			2055	**	1-2	\$20,400	
Fire Pump Generic	100%			2042	**	1	\$13,600	
Chemical System Generic	100%			2028	\$27,900	1-3	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 34 - BX
Address : 760 GROTE STREET
Borough : BRONX **Agency's Number** : X034
Program / Asset # : BOE1165.000 / 14911 **Yr Built/Renovated** :
Area Sq Ft : 95,300 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3100 **Lot** : 14 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$91,200	\$809,900
Interior Architecture	\$68,900	\$58,100
Electrical	\$78,700	
Mechanical	\$1,799,900	\$2,153,100
Total	\$2,038,700	\$3,021,100
Importance Code A	\$91,200	\$1,364,900
Importance Code B	\$1,878,500	\$1,598,100
Importance Code C	\$68,900	\$58,100
Total	\$2,038,700	\$3,021,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,900			
Interior Architecture	\$47,300	\$62,400	\$12,600	
Electrical	\$17,300	\$11,900	\$13,600	\$16,400
Mechanical	\$76,300	\$43,200	\$54,500	\$58,700
Site Pavements	\$18,200			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$190,800	\$127,300	\$90,500	\$85,000
Importance Code A	\$49,600	\$8,500	\$8,500	\$8,700
Importance Code B	\$113,900	\$118,900	\$73,000	\$76,300
Importance Code C	\$27,300		\$9,100	
Total	\$190,800	\$127,300	\$90,500	\$85,000



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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	**	5	\$20,100		
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$52,300		
Glass Block	5%			LIFE	**	5	\$4,200		
Masonry: Brick Cavity	85%	4+	\$91,200	LIFE	**	5	\$113,900		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Entire Building Perimeter</i>									
<i>Explanation : Graffiti Coating Is Deteriorated</i>									
Weathering Steel	2%	4+	\$3,800	LIFE	**	1			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Over Two 1st Story Roof Areas</i>									
<i>Explanation : Paint Finish Deteriorating</i>									
Windows									
Aluminum	98%	4+	\$14,300	2045	**	5	\$8,000		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Limit Stops Broken Or Missing</i>									
Metal Louvers	2%			2038	**	10	\$2,000		
Parapets									
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$25,000		
Masonry: Brick Cavity	85%			LIFE	**	5	\$18,300		
Roof									
IRMA/Protected Membrane	100%			2029		10	\$67,700		
Soffits									
Stucco Cement	100%	4+	\$3,800	2042	**	5	\$7,600		
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Soffit Located On Prospect Avenue Side</i>									
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$3,200	LIFE	**	5	\$31,200		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room</i>									
Ceramic Tile	5%			2038	**	5	\$7,100		
Quarry Tile	5%			2042	**	5	\$10,700		
Terrazzo	10%			LIFE	**	5	\$11,100		
Vinyl Tile	60%			2034	**	3	\$32,100		
Wood	10%			2057	**	5	\$26,700		

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	4+	\$24,500	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2038		**	\$18,200	
Concrete Masonry Unit	40%	Now	\$68,900	LIFE		**	\$58,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
Masonry: Brick	5%			LIFE		**		
Plaster	15%			LIFE		**	\$16,400	
SGFT/Glazed Masonry	30%			LIFE		**		
Ceilings								
AcousTile,Adhered	30%	4+	\$19,600	2034		**	\$19,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Corridors And Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	40%			2042		**	\$65,900	
Exposed Struc: Steel	15%			LIFE		**		
Metal Panel	5%			LIFE		**	\$8,200	
Plaster	10%			LIFE		**	\$8,200	
Site Enclosure								
Fence/Gates								
Chain Link	65%			2049		**		
Iron Picket	35%			2064		**		
Free Standing Walls								
Cast in Place Concrete	100%			2064		**		
Retaining Walls								
Cast in Place Concrete	100%			2064		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,400	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations On Grote Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,700	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At Rear Yard Entry Area</i>								
Parking/Driveway								
Asphalt	100%			2032		**		
Activity Yard								
Asphalt	50%			2038		**		
Pavers/Stone	50%			2038		**		

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4000 Ampere Main Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$2,500	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	96%			2042	**	5	\$600	
Locally Mounted	4%	Now	\$1,900	2042	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Cafeteria And Cooking Classroom 327</i>						
		<i>Explanation : Overhead Door Operator Failure</i>						
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$29,300	
Generators								
Diesel	100%			2038	**	1	\$36,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Kilovolt-ampere</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,500	
Fuel Storage								
Day Tank	50%			2045	**	5	\$8,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 50 Gallons</i>						
Main Tank	50%			2057	**	5	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallon</i>						

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2034	**	10	\$78,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	10%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Service	25%			2034	**	1		
Emergency, Battery	25%			2034	**	10	\$5,800	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter And Roof</i>								
<i>Explanation : Roof Operated Via Photocell And Perimeter Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2034	**	1	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Only No Cameras</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	39%			2034	**	1-3	\$22,900	
Generic, Digital	1%	Now	\$5,300	2034	**	1-3	\$500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby Main Panel</i>								
<i>Explanation : Trouble Signal Always Active</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2032	**			
Steam Boiler	90%	Now	\$27,800	2027	\$555,100	1	\$76,400	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Feed Pumps</i>								
Distribution								
Steam Piping/Pump	100%			2029	\$421,400			
Terminal Devices								
Air Handler	20%			2034	**	1	\$11,800	
Convactor/Radiator	80%			2027	\$408,200	1	\$24,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floor</i>								
<i>Explanation : Glycol Heated By Heat Exchangers</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	99%			2032	**	1	\$102,100	
Split Unit	1%			2029	\$20,300			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2039	**	4	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Glycol</i>								
Ductwork/Diffusers	50%			LIFE	**	2	\$62,000	
Terminal Devices								
Fan Coil - 2 Pipe	60%			2024	\$1,087,900	1	\$18,500	
No Component	40%							
Heat Rejection								
Dry Cooler	100%			2024	\$518,300	2	\$66,400	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,100	
Exhaust Fans								
Roof	100%			2024	\$158,200	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$35,500	2029	\$710,400	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Booster Pumps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 34 - BX

Asset # : 14911

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2027	\$58,100	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 175 Gallon Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$9,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Risers</i>								
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$3,000	
Sewage Ejector(s) Electric	100%	Now	\$13,700	2029	\$27,400	4	\$3,800	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2029	\$24,200	1	\$5,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2039	**	1-5	\$49,800	
Sprinkler Generic	100%			2039	**	1-2	\$26,700	
Chemical System No Component Generic	92%			2024	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Hood</i>								
Generic	7%	Now	\$1,200	2024	\$2,000	1-3	\$200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classroom Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 340 - BK
Address : 227 STERLING PLACE @ VANDERBILT AVE.
Borough : BROOKLYN **Agency's Number** : K874
Program / Asset # : BOE0541.010 / 1303 **Yr Built/Renovated** : 1887 / 1999
Area Sq Ft : 21,346 **Project Type** : EDUCATION
Date of Survey : 15-Sep-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1164 **Lot** : 64 **BIN** : 3029061

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$366,300	
Interior Architecture	\$338,500	\$84,300
Electrical	\$155,300	\$263,900
Mechanical		\$124,200
Total	\$860,000	\$472,400
Importance Code A	\$366,300	
Importance Code B	\$493,800	\$388,100
Importance Code C		\$84,300
Total	\$860,000	\$472,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,000			
Interior Architecture	\$78,200			\$2,100
Electrical	\$800	\$22,800	\$700	\$500
Mechanical	\$40,300	\$22,200	\$3,200	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,200	\$49,000	\$7,800	\$9,400
Importance Code A	\$5,100	\$2,200	\$2,100	\$2,100
Importance Code B	\$53,600	\$46,800	\$5,700	\$7,300
Importance Code C	\$67,500			
Total	\$126,200	\$49,000	\$7,800	\$9,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$104,100	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	10%	Now	\$36,400	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$58,500	2043	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%	Now	\$3,000	2037	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Slate	100%	Now	\$167,300	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Exit 3</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Mosaic Tile	5%	Now	\$107,600	2047	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Restrooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Restrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Restrooms</i>								
Terrazzo	5%	Now	\$8,400	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
Vinyl Tile	55%	Now	\$67,300	2032	**	3	\$6,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	30%	0-2	\$106,800	2042	**	5	\$8,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$16,900	2030	\$84,300	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Restrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Restrooms</i>								
Gypsum Board	10%			LIFE	**	5	\$1,600	
Masonry: Brick	10%	Now	\$11,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$31,900	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$6,800	LIFE	**	5	\$5,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Embossed Metal	90%	0-2	\$56,900	LIFE	**	5	\$12,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	0-2	\$2,400	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$5,600	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$113,400	5	\$100	
Raceway								
Conduit	90%			2027	\$54,900	1		
Conduit	10%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$8,700	5	\$100	
Molded Case Bkrs	10%			2043	**	5	\$100	
Molded Case Bkrs	80%			2026	\$69,400	5	\$500	
Wiring								
Braided Cloth	80%	2-4	\$61,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2040	**	5	\$100	
Locally Mounted	50%			2025	\$26,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,600	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$93,500	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2032	**	1-3	\$4,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2040	**	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$1,600	
Terminal Devices Convactor/Radiator	100%	Now	\$6,200	2025	\$124,200	1	\$6,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Window/Wall Unit No Component	40%			2022	\$19,300	1		
	60%							
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$8,600	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Water Heater Gas Fired	100%			2021	\$14,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit With 225 Gallons</i>								
Sanitary Piping Cast Iron	100%	Now	\$8,500	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Goes To Basement From Parking Lot When It Rains.</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2027	\$3,500	4	\$500	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	90%			2037	**	1-2	\$600	
	10%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 340 - BX
Address : 25 W. 195 ST @JEROME AVE.
Borough : BRONX **Agency's Number** : X340
Program / Asset # : BOE1004.000 / 4511 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 56,293 **Project Type** : EDUCATION
Date of Survey : 27-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3247 **Lot** : 15 **BIN** : 2101862

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$69,300	\$296,700
Interior Architecture	\$114,300	\$59,000
Electrical		\$362,600
Mechanical		\$1,130,800
Total	\$183,600	\$1,849,200
Importance Code A	\$69,300	\$472,600
Importance Code B	\$59,000	\$1,376,700
Importance Code C	\$55,200	
Total	\$183,600	\$1,849,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$16,200
Interior Architecture	\$26,600	\$3,700		\$15,500
Electrical	\$11,500	\$5,800	\$6,300	\$5,500
Mechanical	\$7,400	\$8,200	\$51,800	\$10,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$53,300	\$25,600	\$66,000	\$55,500
Importance Code A	\$2,600	\$2,900	\$2,800	\$19,100
Importance Code B	\$50,700	\$22,700	\$63,300	\$36,300
Importance Code C				
Total	\$53,300	\$25,600	\$66,000	\$55,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	35%			LIFE	**	5	\$239,700	
Masonry: Brick	65%			LIFE	**	5	\$57,000	
Windows								
Aluminum	100%			2044	**	5	\$32,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$12,300	
Masonry: Brick	90%			LIFE	**	5	\$14,300	
Roof								
Single Ply Membrane	100%			2033	**	10	\$69,300	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	1%			2027	\$20,100	3	\$3,000	
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	
Ceramic Tile	5%			2037	**	5	\$7,400	
Quarry Tile	4%			2041	**	5	\$8,900	
Terrazzo	5%			LIFE	**	5	\$5,800	
Vinyl Tile	80%	0-2	\$21,400	2033	**	3	\$44,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Gypsum Board	60%			LIFE	**	5	\$32,100	
SGFT/Glazed Masonry	30%	0-2	\$55,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2041	**	5	\$118,100	
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Gypsum Board	10%			LIFE	**	5	\$18,400	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2048	**			
Iron Picket	5%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Asphalt	70%			2037	**			
Cast in Place Concrete	30%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

98%

2031

* *

Rubber Matting

2%

2033

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2038

* *

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2500 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2038

* *

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Vertical Sections*

Raceway

Conduit

100%

2038

* *

1

Panelboards

Fused Disc Sw

10%

2036

* *

5

\$100

Molded Case Bkrs

90%

2036

* *

5

\$1,300

Wiring

Thermoplastic

100%

2038

* *

1

Motor Controllers

Locally Mounted

100%

2033

* *

5

\$400

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$800

Stand-by Power

Transfer Switches

Automatic

100%

2033

* *

1

\$17,300

Generators

Diesel

100%

2031

* *

1

\$21,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Emergency Generator Rated At 200 Kilowatts*

Batteries

Lead/Acid

100%

2021

\$1,600

5

\$2,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2036	**	5	\$5,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Main Tank	50%			2043	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$50,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2028		10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Service	50%			2028		1	\$14,800	
Exit, Service	50%			2028		1	\$8,100	
Exterior Lighting								
HID	30%			2028		10	\$68,100	\$100
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028		1	\$54,500	\$6,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028		1-3	\$186,700	\$10,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Gymnasium</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2048	**	1		
Natural Gas	95%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	95%			2028	\$125,900	1	\$26,400	
		<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 11 Packaged Rooftop Units</i>						
Radiant Heater	5%			2028	\$49,900	2	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Stairwell</i>						
		<i>Explanation : 6 Electrical Units</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2028	\$634,300	2	\$3,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>						
		<i>Location : 11 Rooftop Package Units. Roof</i>						
Split Unit	10%			2028	\$120,200			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 4 Units, Various Locations</i>						
Terminal Devices								
Fan Coil - 2 Pipe	10%			2028	\$107,100	1	\$1,800	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	\$11,300	2	\$3,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,400	
Exhaust Fans								
Roof	20%	Now	\$900	2028	\$18,700	2	\$300	
		<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Roof, 8 Of 16 Exhaust Fans With Defect</i>						
Roof	80%			2028	\$74,800	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2023	\$34,300	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2028	\$16,200	4	\$2,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From 1 To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2048	**	1-5	\$29,400
	Sprinkler							
	Generic	100%			2048	**	1-2	\$15,800
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

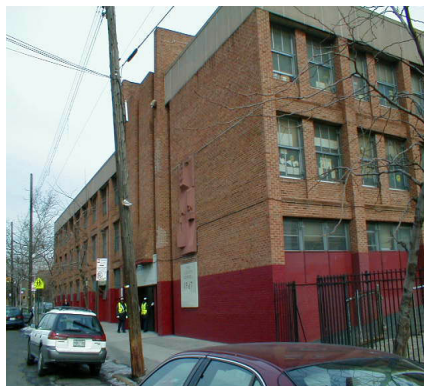
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Address : 111 BERRIMAN STREET BTWN: LIBERTY AVE - GLENMORE AVE
Borough : BROOKLYN **Agency's Number** : K345
Program / Asset # : BOE0606.000 / 2743 **Yr Built/Renovated** : 1967 / 2008
Area Sq Ft : 90,000 **Project Type** : EDUCATION
Date of Survey : 13-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3990 **Lot** : 1 **BIN** : 3088734

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,041,600	\$156,800
Interior Architecture	\$1,876,100	\$38,700
Electrical	\$553,800	\$777,700
Mechanical	\$1,108,400	\$2,446,600
Total	\$5,580,000	\$3,419,800
Importance Code A	\$2,624,000	\$196,300
Importance Code B	\$2,837,300	\$3,184,800
Importance Code C	\$118,600	\$38,700
Total	\$5,580,000	\$3,419,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$113,100			\$14,300
Electrical	\$2,200	\$12,300	\$1,400	\$1,100
Mechanical	\$25,000	\$27,500	\$28,300	\$13,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$144,200	\$43,800	\$33,600	\$32,600
Importance Code A		\$9,100	\$8,900	\$8,900
Importance Code B	\$85,100	\$34,700	\$24,700	\$23,700
Importance Code C	\$59,200			
Total	\$144,200	\$43,800	\$33,600	\$32,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$366,400	LIFE	**	5	\$113,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$1,621,700	2052	**	5	\$18,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Frames Throughout</i>								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$6,800	
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
Pre-Cast Concrete	45%			LIFE	**	5	\$43,000	
Roof								
Built-Up (BUR)	100%			2032	**	10	\$53,500	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$23,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$27,900	2036	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms, Throughout</i>								
Terrazzo	2%			LIFE	**	5	\$2,100	
Vinyl Tile 9" X 9"	85%	Now	\$134,600	2022	\$1,345,500	3	\$42,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$12,900	
Concrete Masonry Unit	10%	2-4	\$30,600	LIFE	**	5	\$10,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Operable Wall	5%	Now	\$118,600	2037	**	5	\$22,600	
<i>Unit Inoperable, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%	0-2	\$22,100	LIFE	**	5	\$38,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Window Openings, Throughout</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN

Asset # : 2743

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTile,Adhered	25%	2-4	\$16,700	2032	**	5	\$16,800	
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Staining/Discoloring, Extent : Light, Area Affected : 5%

Location : Gymnasium, Throughout

Exposed Concrete	60%	Now	\$277,400	LIFE	**	5	\$12,600	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

Metal Panel	5%			LIFE	**	5	\$8,400	
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Plaster	10%	0-2	\$9,400	LIFE	**	5	\$8,400	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,500	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Amperes And 1200 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$182,600	5	\$400	
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Raceway

Conduit	95%			2027	\$175,100	1		
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Conduit	5%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$19,200	5	\$200	
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Fused Disc Sw	2%			2043	**	5		
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Molded Case Bkrs	88%			2026	\$168,500	5	\$2,100	
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Wiring

Braided Cloth	70%	2-4	\$191,000	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	25%			2027	\$68,200	1		
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Thermoplastic	5%			2047	**	1		
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Motor Controllers

Locally Mounted	80%			2025	\$64,500	5	\$500	
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Locally Mounted	20%			2044	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	96%			2035	**	10	\$79,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2035	**	10	\$100	
Incandescent	1%			2022	\$10,700	2		
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$10,900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	90%			2022	\$326,600	10	\$200	
HID	10%	Now	\$36,300	2037	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$11,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2027	\$176,900	5	\$27,900	
Conversion Equipment Steam Boiler	100%	0-2	\$582,500	2047	**	1	\$80,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$152,300	2027	\$1,523,200	4	\$4,400	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%			2022	\$253,100	1	\$11,100	
Convactor/Radiator	80%			2025	\$385,500	1	\$23,300	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 345 - BK PATROLMAN ROBERT BOLDEN
Asset # : 2743

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	35%			2022	\$65,600	1	
	No Component	65%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,200
Exhaust Fans								
	Interior	40%			2027	\$128,100	2	\$1,100
	Roof	60%			2027	\$89,700	2	\$1,700
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	0-2	\$19,700	2032	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Water Heater								
	Gas Fired	100%			2021	\$54,900	2	\$1,300
HW Heat Exchanger								
	Steam Fired	100%			2027	\$143,300	4	\$8,900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$13,700	4	\$1,900
Sewage Ejector(s)								
	Electric	100%			2027	\$25,900	4	\$3,600
Backflow Preventer								
	Generic	100%			2027	\$22,900	1	\$5,500
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Freight Elevator</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,300
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 346 - BK
Address : 1400 PENNSYLVANIA AVENUE (STARRETT CITY)
Borough : BROOKLYN **Agency's Number** : K346
Program / Asset # : BOE0607.000 / 1233 **Yr Built/Renovated** : 1977 / 2004
Area Sq Ft : 123,000 **Project Type** : EDUCATION
Date of Survey : 03-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4452 **Lot** : 25 **BIN** : 3098294

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$501,900	\$111,800
Interior Architecture	\$325,000	\$1,545,800
Electrical	\$992,500	\$1,296,700
Mechanical	\$365,700	\$2,789,300
Site Pavements	\$84,600	
Total	\$2,269,700	\$5,743,600
Importance Code A	\$501,900	\$934,700
Importance Code B	\$1,524,600	\$4,649,700
Importance Code C	\$243,300	\$159,300
Total	\$2,269,700	\$5,743,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,900			\$26,900
Interior Architecture	\$39,700	\$18,000	\$5,300	
Electrical	\$8,000	\$3,600	\$36,200	\$2,100
Mechanical	\$60,700	\$35,400	\$67,000	\$28,500
Site Enclosure	\$16,500			
Site Pavements	\$36,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$197,300	\$60,900	\$112,400	\$61,500
Importance Code A	\$44,100	\$12,200	\$12,400	\$39,100
Importance Code B	\$97,600	\$48,700	\$99,900	\$22,500
Importance Code C	\$55,600			
Total	\$197,300	\$60,900	\$112,400	\$61,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	\$447,400	LIFE	**	5	\$111,800	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Column Connections At Cantilevered Volumes</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Headers, Relieving Angles And Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Face Of Extruded 3 Story Cantilevered Brick Volumes</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners Of All Extruded 3 Story Cantilevered Brick Volumes At Perimeter Of Building</i>								
Windows								
Aluminum	70%			2044	**	5	\$37,600	
Aluminum	30%			2044	**	5	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick Cavity	95%	Now	\$30,700	LIFE	**	5	\$12,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls</i>								
Pre-Cast Concrete	5%	0-2	\$1,300	LIFE	**	5	\$4,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Underside Of Coping Stone</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Roof								
Built-Up (BUR)	100%			2033	**	10	\$54,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$20,400	
Ceramic Tile	5%			2031	**	5	\$9,300	
Quarry Tile	5%			2041	**	5	\$14,000	
Quarry Tile	3%			2041	**	5	\$8,400	
Terrazzo	2%			LIFE	**	5	\$2,900	
Vinyl Tile	77%			2028		3	\$53,900	
Wood	3%			2063	**	5	\$10,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$64,400	LIFE		**		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2031		**	\$11,400	
Concrete Masonry Unit	10%	Now	\$18,100	LIFE		**	\$15,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor Wall</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reinforcement Of Wall In Room B116 - Differential Settlement Evident</i>								
Metal Panel	5%			LIFE		**		
Operable Wall	17%			2038		**	\$227,000	
Plaster	40%	Now	\$65,400	LIFE		**	\$45,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Walls At Extruded Volumes</i>								
SGFT/Glazed Masonry	20%			LIFE		**		
Ceilings								
AcousTileConcealSpLn	70%			2041		**	\$163,300	
Exposed Concrete	20%			LIFE		**	\$5,800	
Metal Panel	2%			LIFE		**	\$4,700	
Plaster	8%			LIFE		**	\$9,300	
Site Enclosure								
Fence/Gates								
Chain Link	40%	Now	\$4,700	2038		**		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North East Corner Of Rear Play Yard</i>								
<i>Explanation : Fence Overturning</i>								
Iron Picket	60%	Now	\$10,800	2048		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Concrete Curbing That Anchors Fence Posts</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Fence At Pennsylvania Avenue</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$1,000	2063		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North East Corner Of Rear Play Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$21,200	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - Sidewalk At Pennsylvania Avenue</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$15,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - North Side Of Building</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Walkway - North Side Of School</i>								

Activity Yard

Asphalt	80%	Now	\$84,600	2037	**			
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At First Base Area In Rear Play Yard</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Home Plate Area - Rear Play Yard</i>								
Cast in Place Concrete	10%			2041	**			
Rubber Matting	10%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	60%			2028	\$26,900	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Service</i>								
Fused Disc Sw	30%			2048	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

Fused Disc Sw	70%			2028	\$146,100	5	\$400	
Fused Disc Sw	30%			2048	**	5	\$200	

Raceway

Conduit	95%			2038	**	1		
Conduit	5%			2048	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2027	\$23,900	5	\$300	
Fused Knife Sw	2%	Now	\$4,800	2053	**	5		
<i>Obsolete Equipment, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	83%			2027	\$198,700	5	\$2,700	
Molded Case Bkrs	5%			2044	**	5	\$200	
Wiring								
Thermoplastic	95%			2028	\$302,700	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	40%			2026	\$49,200	5	\$300	
Motor Control Center	60%			2026	\$462,700	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Lighting								
Interior Lighting								
Fluorescent	83%			2038	**	10	\$93,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	15%			2038	**	10	\$16,900	
LED	2%			2028	\$25,100			
Egress Lighting								
Emergency, Battery	50%			2023	\$88,600	10	\$14,800	
Exit, Service	50%			2023	\$17,700	1		
Exterior Lighting								
HID	100%			2023	\$495,900	10	\$400	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$408,000	1-3	\$22,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$38,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2026	\$796,000	1	\$121,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$54,400	2028	\$543,900			
<i>Leak Evident, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Return Pipe In Cross Bay Area</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1 Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2028	\$345,900	1	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : 2 Units Are Under Repair</i>								
Convactor/Radiator	65%			2033	**	1	\$25,800	
Fan Coil Unit/Heat	15%			2028	\$276,300	1	\$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%	0-2	\$10,400	2023	\$208,800	1	\$10,300	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chiller Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Chillers</i>								
Window/Wall Unit	40%	0-2	\$5,100	2023	\$102,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2038	**	4	\$1,800	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	\$165,500	1	\$15,200	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2028	\$80,300	2	\$17,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2028	\$87,500	2	\$800	
Roof	80%			2028	\$163,400	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%	Now	\$3,200	2026	\$161,900	1		
			<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : North Wing 4th Floor Hallway</i>					
Water Heater								
Electric	100%			2027	\$108,400	4	\$700	
			<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 2 Units. Basement</i>					
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$18,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$18,800	2038	**	4	\$2,600	
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sewage Ejector(s)								
Electric	100%			2038	**	4	\$7,300	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : One Unit Under Repair</i>					
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$64,300	
Sprinkler								
No Component	95%							
Generic	5%			2028	\$60,200	1-2	\$1,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 36 - BX
Address : 1070 CASTLE HILL AVENUE @BLACKROCK AVENUE
Borough : BRONX **Agency's Number** : X036
Program / Asset # : BOE0182.000 / 512 **Yr Built/Renovated** : 1901 / 2008
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 28-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,4
Block : 3817 **Lot** : 1 **BIN** : 2026706

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$561,400	\$135,200
Interior Architecture	\$730,000	\$99,200
Electrical	\$549,700	\$575,300
Mechanical	\$87,700	\$855,000
Total	\$1,928,800	\$1,664,800
Importance Code A	\$561,400	\$174,700
Importance Code B	\$916,400	\$1,451,700
Importance Code C	\$451,000	\$38,400
Total	\$1,928,800	\$1,664,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,700		\$22,200	\$17,700
Interior Architecture	\$30,400		\$25,400	\$5,000
Electrical	\$8,300	\$7,600	\$42,800	\$8,000
Mechanical	\$52,800	\$9,900	\$15,800	\$10,600
Site Enclosure	\$12,800			
Site Pavements	\$1,400			
Total	\$127,400	\$17,400	\$106,300	\$41,300
Importance Code A	\$30,900	\$7,000	\$29,400	\$24,800
Importance Code B	\$82,300	\$10,400	\$76,900	\$16,600
Importance Code C	\$14,200			
Total	\$127,400	\$17,400	\$106,300	\$41,300



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DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,900	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	0-2	\$303,800	LIFE	**	5	\$94,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Fieldstone	5%			LIFE	**	5	\$3,900	
Windows								
Aluminum	98%			2044	**	5	\$35,500	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Wood	2%	Now	\$21,700	2053	**	5	\$3,600	
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,000	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	0-2	\$64,500	LIFE	**	5	\$10,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Roof								
Built-Up (BUR)	50%			2033	**	10	\$22,200	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Built-Up (BUR)	50%	Now	\$193,100	2033	**			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Rooftop Fan Room</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Rooftop Fan Room</i>							

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
Ceramic Tile	5%	Now	\$11,900	2037	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen, Bathrooms</i>								
Terrazzo	5%	Now	\$14,200	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Lobby</i>								
Traffic Topping	5%	Now	\$75,900	2038	**	5	\$3,600	
<i>Split/Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs Landings</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs Landings</i>								
Vinyl Tile	30%			2033	**	3	\$17,200	
Vinyl Tile	25%			2038	**	3	\$10,700	
Vinyl Tile 9" X 9"	5%	Now	\$67,400	2038	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd And 4th Floor Room 407a</i>								
Wood	15%			2043	**	5	\$32,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	35%	Now	\$451,000	LIFE	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium, Bulkheads, Rooms 401,402,403,404,405,406,407,408,B04</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium, Bulkheads, Rooms 401,402,403,404,405,406,407,408,B04</i>								
Plaster	50%			LIFE	**	5	\$22,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$11,500	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 401,402,403,404,405,406,407,408,B04.</i>								
Exposed Concrete	5%	Now	\$39,400	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop Fan Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooftop Fan Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop Fan Room</i>								
Plaster	30%	Now	\$96,300	LIFE	**	5	\$21,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium, Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium, Bulkheads</i>								
Plaster	55%			LIFE	**	5	\$39,400	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2048	**			
Iron Picket	80%	Now	\$12,800	2063	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gates Castle Hill Ave</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	Now	\$1,400	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
Activity Yard								
Rubber Matting	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2028	\$31,600	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2028	\$7,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2026	\$16,900	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 50 Kilovolt-ampere 480hv - 208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,700	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	94%			2033	**	10	\$61,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2033	**	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Library And Auditorium</i>								
Incandescent	2%			2023	\$16,800	2		
Egress Lighting								
Emergency, Battery	50%			2023	\$51,100	10	\$8,600	
Exit, Service	50%			2023	\$10,200	1		
Exterior Lighting								
HID	100%			2023	\$286,300	10	\$200	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System								
Generic	100%			2033	**	1	\$26,500	
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$45,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$9,200	2041	**	1	\$63,300	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : #2 Boiler, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

Distribution

Steam Piping/Pump	100%	Now	\$15,700	2038	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

Terminal Devices

Air Handler	20%			2028	\$199,700	1	\$8,800	
Convactor/Radiator	70%			2026	\$266,100	1	\$16,100	
Fan Coil Unit/Heat	10%	Now	\$5,300	2028	\$106,300	1	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Computer Room</i>								

Air Conditioning

Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2023	\$44,400	1		
No Component	70%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Interior	75%	Now	\$9,500	2028	\$189,400	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Exhaust Fan Overheats</i>								
Under Construction	25%							

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 36 - BX

Asset # : 512

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2038	**	1	
	Galvanized Steel	30%			2026	\$93,500	1	
Water Heater								
	Gas Fired	100%			2023	\$43,300	2	\$1,000
Sanitary Piping								
	Cast Iron	100%	Now	\$10,400	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$10,800	4	\$1,500
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2038	**	1-2	\$1,000

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 360X - BX
Address : 2880 KINGSBRIDGE TERRACE BTWN W. 229 ST. - W. 230 ST.
Borough : BRONX **Agency's Number** : X360
Program / Asset # : BOE1005.000 / 4512 **Yr Built/Renovated** : 1999 / 2015
Area Sq Ft : 56,000 **Project Type** : EDUCATION
Date of Survey : 13-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3253 **Lot** : 141 **BIN** : 2103864

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$47,600
Interior Architecture	\$35,500	\$75,500
Electrical	\$50,300	\$443,300
Total	\$85,800	\$566,400
Importance Code A		\$47,600
Importance Code B	\$85,800	\$478,700
Importance Code C		\$40,000
Total	\$85,800	\$566,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$15,600		\$800
Interior Architecture		\$10,100	\$2,400	
Electrical	\$5,500	\$16,600	\$5,800	\$6,200
Mechanical	\$7,100	\$5,900	\$11,400	\$12,200
Site Pavements	\$17,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$38,200	\$56,200	\$27,500	\$27,100
Importance Code A	\$2,800	\$18,400	\$2,800	\$3,700
Importance Code B	\$35,400	\$37,800	\$23,600	\$23,400
Importance Code C			\$1,200	
Total	\$38,200	\$56,200	\$27,500	\$27,100



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$34,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$47,600	
Windows								
Aluminum	100%			2045	**	5	\$22,900	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$1,600	
Metal Panel	10%			2049	**	5	\$1,500	
Metal Rail	30%			2042	**	5-10	\$21,400	
Pre-Cast Concrete	20%			LIFE	**	5	\$5,000	
Roof								
Metal Panel	5%			2042	**	10	\$2,600	
Modified Bitumen	95%			2039	**	10	\$27,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Roof Installed In 2015</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,100	
Ceramic Tile	3%			2038	**	5	\$2,500	
Quarry Tile	2%			2042	**	5	\$2,500	
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	85%			2034	**	3	\$26,600	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$2,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
Gypsum Board	87%			LIFE	**	5	\$40,000	
Ceilings								
AcousTileSusp.Lay-In	85%			2049	**	5	\$70,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repaired In 2015</i>								
Gypsum Board	10%			LIFE	**	5	\$10,400	
Metal Panel	5%			LIFE	**	5	\$5,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2055	**			
Iron Picket	10%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$17,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kingsbridge Terrace</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kingsbridge Terrace</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2039	**	5	\$200	
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Raceway

Conduit	98%			2039	**	1		
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Conduit	2%			2059	**	1		
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Panelboards

Fused Disc Sw	8%			2037	**	5	\$100	
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Fused Disc Sw	2%			2054	**	5		
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Molded Case Bkrs	88%			2037	**	5	\$1,300	
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Molded Case Bkrs	2%			2054	**	5		
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Wiring

Thermoplastic	95%			2039	**	1		
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Thermoplastic	5%			2059	**	1		
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Motor Controllers

Locally Mounted	50%			2034	**	5	\$200	
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Variable Frequency Drive	50%			2049	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$800	
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Stand-by Power

Transfer Switches

Automatic	100%			2034	**	1	\$17,200	
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Generators

Diesel	100%			2032	**	1	\$21,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room Roof**Explanation : One 100.05 Kilowatts*

Batteries

Nickel Cadmium	100%			2022	\$1,600	5	\$12,500	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2037	**	5	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank	50%			2044	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 137 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$50,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2039	**			
Egress Lighting								
Emergency, Service	50%			2029		1	\$14,700	
Exit, Service	50%			2029		1	\$8,100	
Exterior Lighting								
HID	90%			2029		10	\$203,200	\$200
HID	10%			2039	**	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029		1	\$54,300	\$6,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Offices</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029		1-3	\$185,800	\$10,400

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	100%			2037	**	1	\$27,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 16 Rooftop Package Units</i>								
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
	Electricity	100%		2045	**	1		
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%		2037	**	2	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 16 Rooftop Package Units. R-410a</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$31,200	
Exhaust Fans								
	Roof	100%		2037	**	2	\$1,700	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2049	**	1		
Water Heater								
	Gas Fired	100%		2027	\$34,200	2	\$800	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%		2049	**	1-5	\$28,200	
Sprinkler								
	Generic	100%		2049	**	1-2	\$15,700	
Chemical System								
	No Component	98%						
	Generic	2%		2027	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 361 - BK
Address : 3109 NEWKIRK AVENUE
Borough : BROOKLYN **Agency's Number** : K864
Program / Asset # : BOE0558.010 / 1277 **Yr Built/Renovated** : 1897 / 2013
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 12-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4965 **Lot** : 1 **BIN** : 3112334

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,448,100	\$65,400
Interior Architecture	\$979,000	\$41,000
Electrical	\$232,000	\$193,900
Mechanical	\$92,500	\$1,516,500
Total	\$2,751,700	\$1,816,900
Importance Code A	\$1,448,100	\$421,400
Importance Code B	\$1,008,600	\$1,354,500
Importance Code C	\$294,900	\$41,000
Total	\$2,751,700	\$1,816,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,200	\$1,400		\$8,800
Interior Architecture	\$48,900	\$3,300	\$11,900	\$7,100
Electrical	\$3,500	\$4,700	\$3,500	\$3,800
Mechanical	\$15,700	\$17,000	\$11,400	\$44,500
Site Enclosure	\$5,900			
Total	\$122,200	\$26,300	\$26,800	\$64,200
Importance Code A	\$53,700	\$6,800	\$5,400	\$14,400
Importance Code B	\$62,600	\$19,500	\$11,600	\$49,800
Importance Code C	\$5,900		\$9,800	
Total	\$122,200	\$26,300	\$26,800	\$64,200



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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	\$30,900	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Banding Course</i>								
Masonry: Brick	40%	Now	\$316,200	LIFE	**	5	\$32,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$32,700	
Masonry: Brownstone	15%	Now	\$621,200	LIFE	**	5	\$9,200	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front And Side Facade - Newkirk Avenue And East 31st Street</i>								
Windows								
Aluminum	99%	0-2	\$383,600	2045	**	5	\$14,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	1%	Now	\$8,700	2054	**	5	\$1,400	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Side Of Asphalt Shingle Structure</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Side Of Asphalt Shingle Structure</i>								
Parapets								
Masonry: Brick	78%			LIFE	**	5	\$11,800	
Masonry: Limestone	5%	Now	\$4,200	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal: Cage/Fence	2%			2042	**	5-10	\$2,300	
Pre-Cast Concrete	5%	0-2	\$1,400	LIFE	**	5	\$4,800	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Wood Cornice	10%			2039	**	5-10	\$20,100	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	50%	Now	\$2,000	2042	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Asphalt Roof</i>								
Built-Up (BUR)	40%	Now	\$127,000	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flat Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Gymnasium And Stair 6</i>								
Roll Roofing	8%	4+	\$1,000	2028	\$19,300	5	\$3,700	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Over Room 301</i>								
Skylight, Plastic	2%			2042	**	1		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,500	
Ceramic Tile	5%			2038	**	5	\$4,300	
Quarry Tile	5%			2042	**	5	\$6,500	
Vinyl Tile	30%	2-4	\$71,100	2034	**	3	\$9,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Classrooms, And Stair Landings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Classrooms, And Stair Landings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Classrooms, And Stair Landings</i>								
Vinyl Tile 9" X 9"	35%	4+	\$17,900	2024	\$358,000	3	\$11,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	20%	0-2	\$122,500	2044	**	5	\$16,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$19,500	
Glass: Single Pane	5%			LIFE	**	5	\$7,300	
Masonry: Brick	15%	2-4	\$60,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$234,000	LIFE	**	5	\$41,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Around Windows In Cafeteria</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	25%	Now	\$18,800	2034	**	5	\$10,900	
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*Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 5%**Location : Gymnasium Room 309 Ceiling**Explanation : Mold Smell In Gymnasium Area*

Embossed Metal	65%	2-4	\$132,600	LIFE	**	5	\$25,400	
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*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster	10%	Now	\$12,200	LIFE	**	5	\$5,400	
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Site Enclosure

Fence/Gates

Chain Link	20%			2049	**			
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Iron Picket	80%	4+	\$5,900	2049	**			
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*Corrosion/Rusting, Extent : Light, Area Affected : 10%**Location : Throughout*

Retaining Walls

Cast in Place Concrete	100%			2064	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Asphalt	90%			2038	**			
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Rubber Matting	10%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement - Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	20%			2049	**	1		
Conduit	80%			2029	\$105,800	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$1,300	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$38,700	5	\$300	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$49,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2024	\$66,500	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$35,500	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$33,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2029	\$107,200	5	\$17,000	
Conversion Equipment								
Steam Boiler	100%			2027	\$355,900	1	\$54,500	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Steam Piping/Pump	10%	Now	\$2,400	2029	\$24,300			
			<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Vacuum Pump</i>					
Steam Piping/Pump	90%			2029	\$218,900			
Terminal Devices								
Air Handler	20%			2029	\$154,700	1	\$6,800	
Convactor/Radiator	80%			2027	\$235,600	1	\$14,200	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%	0-2	\$92,500	2027	\$308,500	2	\$400	
			<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Attic. Not Working For A Long Time.</i>					
Window/Wall Unit	10%			2024	\$11,500	1		
No Component	75%							
Distribution								
Ductwork/Diffusers	15%	0-2	\$5,500	LIFE	**	2	\$10,700	
			<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Attic</i>					
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,100	
No Component	80%							
Exhaust Fans								
Interior	20%			2029	\$39,100	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	**	1		
Galvanized Steel	30%			2027	\$72,400	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater							
	Gas Fired	50%		2024	\$16,800	2	\$400	
	Gas Fired	50%		2028	\$16,800	2	\$400	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Submersible	100%		2022	\$1,900	4	\$1,700	
	Pool Filter/Treatment							
	Sand	100%		2034	**	4	\$20,400	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Main Floor</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : The Swimming Pool Has Not Been Used For A Long Time.</i>					
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2029	\$26,900	1-2	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 361 - BK MINISCHOOL
Address : 3109 NEWKIRK AVE.
Borough : BROOKLYN **Agency's Number** : K869
Program / Asset # : BOE0558.020 / 2556 **Yr Built/Renovated** : 1989 /
Area Sq Ft : 10,000 **Project Type** : EDUCATION
Date of Survey : 29-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4965 **Lot** : 1 **BIN** : 3112334

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$225,000	
Electrical	\$40,300	
Total	\$265,300	
Importance Code A	\$225,000	
Importance Code B	\$40,300	
Total	\$265,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,100	\$1,200		
Interior Architecture	\$22,900	\$2,200	\$1,100	
Electrical	\$100	\$100	\$100	\$9,500
Mechanical	\$600	\$500	\$2,200	\$6,700
Total	\$47,600	\$4,000	\$3,300	\$16,200
Importance Code A	\$24,600	\$1,700	\$500	\$500
Importance Code B	\$23,100	\$2,300	\$2,100	\$15,700
Importance Code C			\$700	
Total	\$47,600	\$4,000	\$3,300	\$16,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK MINISCHOOL

Asset # : 2556

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	0-2	\$24,100	2049	**	5	\$29,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : Columns Features Have Been Removed.</i>								
Windows								
Aluminum	100%			2037	**	5	\$2,400	
Roof								
Metal Panel	100%	Now	\$225,000	2042	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	
Ceramic Tile	5%			2038	**	5	\$800	
Quarry Tile	5%			2042	**	5	\$1,100	
Vinyl Tile	85%			2034	**	3	\$4,900	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$1,300	
Gypsum Board	90%			LIFE	**	5	\$7,300	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$22,900	2034	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$900	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK MINISCHOOL

Asset # : 2556

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Is Located At The School Main Building. The Local Switch Is Rated At 200 Amperes.</i>								
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$2,400	5		
Molded Case Bkrs	90%			2045	**	5	\$200	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : The Lighting Fixtures Were Upgraded To T-8 Lamps Type Fixtures About 5 Years Ago. They Are In Good Condition.</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$40,300	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$6,500	1	\$800	
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	100%			2029	\$24,000	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK MINISCHOOL

Asset # : 2556

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Window/Wall Unit	90%		2027	\$19,100	1		
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$5,700	
Exhaust Fans								
	Interior	80%		2029	\$28,900	2	\$300	
	Roof	20%		2029	\$3,400	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Water Heater								
	Gas Fired	100%		2024	\$6,200	2	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 75 Gallon Unit</i>							
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2049	**	1-2	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 369 - BK
Address : 383-387 STATE STREET BTWN: BOND ST., NEVINS ST.
Borough : BROOKLYN **Agency's Number** : K369
Program / Asset # : BOE0608.000 / 1234 **Yr Built/Renovated** : 1907 / 2000
Area Sq Ft : 33,000 **Project Type** : EDUCATION
Date of Survey : 02-Oct-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 172 **Lot** : 55 **BIN** : 3000567

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$494,600	\$48,400
Interior Architecture	\$363,700	\$239,200
Electrical	\$66,500	\$103,200
Mechanical	\$224,800	
Total	\$1,149,700	\$390,700
Importance Code A	\$494,600	\$48,400
Importance Code B	\$571,800	\$199,400
Importance Code C	\$83,300	\$142,900
Total	\$1,149,700	\$390,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,000			\$33,700
Interior Architecture	\$67,100	\$700	\$1,300	\$17,600
Electrical	\$26,600	\$1,100	\$600	\$900
Mechanical	\$10,600	\$4,200	\$4,000	\$24,600
Total	\$176,300	\$5,900	\$5,900	\$76,700
Importance Code A	\$75,500	\$2,700	\$2,700	\$36,400
Importance Code B	\$53,200	\$3,200	\$3,200	\$40,300
Importance Code C	\$47,700			
Total	\$176,300	\$5,900	\$5,900	\$76,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$311,800	LIFE	**	5	\$48,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Rear Facade - Play Yard Area</i>								
Masonry: Limestone	5%	Now	\$31,400	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Entrance</i>								
Stucco Cement	5%	Now	\$16,600	2039	**	5	\$3,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Play Yard Area</i>								
Windows								
Wood	50%	Now	\$182,800	2051	**	5	\$30,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
Wood	50%			2034	**	5	\$61,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Roof								
Built-Up (BUR)	95%			2031	**	10	\$24,000	
Copper/Terne	5%			2054	**	10	\$3,200	
Interior								
Floors								
Ceramic Tile	5%	Now	\$16,400	2035	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Restrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Restrooms</i>								
Panel/Paver: Cer/Brk	20%			2034	**	5	\$23,800	
Vinyl Tile	10%			2034	**	3	\$2,000	
Vinyl Tile	20%			2026	\$96,200	3	\$4,000	
Vinyl Tile 9" X 9"	45%			2021	\$280,500	3	\$11,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$42,900	2029	\$142,900	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Stairs Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
Masonry: Brick	10%	Now	\$40,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Old Coal Storage Room, Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Coal Storage Room</i>								
Marble Panels	5%	0-2	\$20,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$27,000	LIFE	**	5	\$9,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	10%			2039	**	5	\$5,300	
Plaster	90%			LIFE	**	5	\$29,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 600 Amperes And 400 Amperes</i>								
Switchgear / Switchboard				2046	**	5	\$100	
Fused Disc Sw	100%							
Raceway								
Conduit	80%			2026	\$44,900	1		
Conduit	20%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$900	
Wiring								
Braided Cloth	80%	2-4	\$56,800	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2046	**	1		
Motor Controllers								
Locally Mounted	80%			2039	**	5	\$200	
Locally Mounted	20%			2024	\$9,700	5		

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting Fluorescent	75%			2026	\$58,300	10	\$22,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2031	**	10	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2021	\$19,600	2		
Egress Lighting								
Emergency, Battery	25%			2026	\$11,900	10	\$2,000	
Emergency, Battery	25%			2026	\$11,900	10	\$2,000	
Exit, Service	25%			2031	**	1		
Exit, Service	25%			2026	\$2,400	1		
Exterior Lighting								
HID	100%			2031	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$21,300	1	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2036	**	1-3	\$4,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2046	**	5	\$10,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 - 2000 Gallon Tank, 2 - 6000 Gallon Tanks</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	33%			2039	**	1	\$5,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Hot Water Boiler</i>								
Steam Boiler	67%	0-2	\$2,900	2031	**	1	\$19,700	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leak On The Fire Tubes At 2 Steam Boilers In The Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 66%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	33%			2042	**	4	\$800	
Central Plant Steam Piping/Pmp	67%			2036	**	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%			2024	\$176,700	1	\$10,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2021	\$48,100	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$900	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2024	\$20,100	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$1,000	2031	**	4	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Under Construction</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$500	

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DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 37 - BX
Address : 360 WEST 230 STREET @IRWIN AVE
Borough : BRONX **Agency's Number** : X307
Program / Asset # : BOE0996.000 / 4490 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 59,000 **Project Type** : EDUCATION
Date of Survey : 08-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 5716 **Lot** : 725 **BIN** : 2097990

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$173,700	\$473,100
Interior Architecture	\$36,200	
Electrical		\$543,800
Mechanical		\$2,609,300
Site Pavements	\$45,300	
Total	\$255,100	\$3,626,200
Importance Code A	\$173,700	\$473,100
Importance Code B	\$81,400	\$3,153,200
Total	\$255,100	\$3,626,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,300		\$28,000	
Interior Architecture	\$75,300		\$30,500	\$6,500
Electrical	\$13,500	\$5,800	\$10,900	\$6,100
Mechanical	\$51,700	\$27,300	\$22,400	\$26,600
Site Pavements	\$12,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$178,500	\$40,900	\$99,700	\$47,100
Importance Code A	\$23,200	\$5,800	\$33,900	\$5,800
Importance Code B	\$115,000	\$35,100	\$65,800	\$37,000
Importance Code C	\$40,300			\$4,300
Total	\$178,500	\$40,900	\$99,700	\$47,100



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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%	Now	\$95,000	LIFE	**	5	\$54,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Throughout Exterior Facade Near Coiling Door</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Classroom 306</i>								
Metal Coiling Doors	5%			2043	**	5	\$15,200	
Window Wall	5%			2050	**	5	\$18,300	
Windows								
Aluminum	95%	Now	\$8,700	2046	**	5	\$4,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade, 306, Staircase C</i>								
Glass Block	5%			LIFE	**	5	\$600	
Parapets								
Concrete Masonry Unit	80%			LIFE	**	5-10	\$99,100	
Metal: Cage/Fence	20%			2043	**	5-10	\$35,000	
Roof								
IRMA/Protected Membrane	100%	4+	\$8,400	2030	\$418,200			
<i>Vegetation Growth, Extent : Light, Area Affected : 1%</i>								
<i>Location : Around Area Drains Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 4th Floor Gymnasium, Auditorium</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$4,500	
Terrazzo	10%	4+	\$9,000	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lobby Entrance</i>								
Vinyl Tile	75%			2035	**	3	\$25,400	
Wood	10%			2058	**	5	\$17,000	
Interior Walls								
Ceramic Tile	10%			2039	**	5	\$8,600	
Concrete Masonry Unit	45%			LIFE	**	5	\$30,800	
Glass Block	2%			LIFE	**	10	\$700	
Glass: Single Pane	3%			LIFE	**	5	\$3,900	
Gypsum Board	10%			LIFE	**	5-10	\$14,600	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$12,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	30%			2043	**	5	\$27,100	
AcousTileSusp.Lay-In	40%	4+	\$6,200	2043	**	5	\$18,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Exposed Struc: Steel	20%			LIFE	**	10	\$36,200	
Gypsum Board	10%			LIFE	**	5-10	\$31,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$12,700	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Of Building West 230 Street</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West 230th Street</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West 230th Street</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2043	**			
Pavers/Stone	5%			2039	**			
Activity Yard								
Asphalt	100%	4+	\$45,300	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$300	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$100	
Molded Case Bkrs	90%			2038	**	5	\$1,400	

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$18,200	
Generators								
Diesel	100%			2033	**	1	\$22,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 153 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$13,100	
Fuel Storage								
Day Tank								
	50%			2038	**	5	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank								
	50%			2045	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	88%			2035	**	10	\$47,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	10%			2035	**	10	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 6%</i>								
<i>Location : Lobby And Hallway</i>								
<i>Explanation : Compact Lamps</i>								
HID								
	2%			2035	**	10		
Egress Lighting								
Emergency, Service								
	50%			2035	**	1		
Exit, Service								
	50%			2025	\$8,500	1		
Exterior Lighting								
HID	100%			2030	\$237,900	10	\$200	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2030

\$57,200

1

\$6,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway And Exit Doors**Explanation : No CCTV Camera Only Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$195,700

1-3

\$11,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One 10,000 Gallon Tank For No.2 Fuel*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$58,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Hot Wtr Piping/Pump

10%

0-2

\$5,500

2038

* *

4

\$300

*Corroded, Extent : Moderate, Area Affected : 20%**Location : 4 Circulating Pumps And Piping, Boiler Room**Malfunctioning, Extent : Moderate, Area Affected : 70%**Location : 4 Circulating Pumps In Boiler Room, And All Thermostats, Throughout**Not in Service, Extent : Moderate, Area Affected : 100%**Location : Building Management System, Throughout*

Hot Wtr Piping/Pump

70%

2038

* *

4

\$3,100

Steam Piping/Pump

20%

0-2

\$1,000

2040

* *

*Steam Traps Faulty, Extent : Moderate, Area Affected : 50%**Location : Various Locations*

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DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	18%	0-2	\$3,000	2030	\$149,300	1	\$5,900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control Board Of Unit No.2 In Basement Mechanical Room</i>								
Air Handler	27%			2030	\$224,000	1	\$9,900	
Convactor/Radiator	5%			2035	**	1	\$1,000	
Fan Coil Unit/Heat	10%	0-2	\$1,800	2030	\$88,400	1	\$1,700	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 314 And Sciences Laboratory</i>								
Fan Coil Unit/Heat	40%			2030	\$353,400	1	\$7,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$500,800	1	\$27,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$2,900	
Terminal Devices								
Air Handler/Cool/Ht	60%			2030	\$397,000	1	\$21,900	
Fan Coil - 4 Pipe	40%			2030	\$552,600	1	\$7,600	
Heat Rejection								
Air Cooled Condenser Unit	10%	0-2	\$2,400	2030	\$11,900	2	\$3,300	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2 Condenser Motors, Roof</i>								
Air Cooled Condenser Unit	90%			2030	\$107,100	2	\$37,000	
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$1,100	LIFE	**	2-5	\$3,300	
<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$46,900	
Exhaust Fans								
Interior	90%			2030	\$188,900	2	\$1,600	
Roof	10%			2030	\$9,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	\$900	2040	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Brass/Copper	90%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 37 - BX

Asset # : 4490

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater	Gas Fired	100%		2028	\$36,000	2	\$900	
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Submersible	100%		2021	\$2,000	4	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer	Generic	100%		2030	\$15,000	1	\$3,600	
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 1st Floor, One Unit From 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe	Generic	100%		2040	**	1-5	\$29,800	
Sprinkler	No Component	80%						
	Generic	20%		2040	**	1-2	\$3,300	
Fire Pump	Generic	100%		2033	**	1	\$11,000	
Chemical System	No Component	99%						
	Generic	1%		2025	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 370 - BK (SIE VII/P370)
Address : 3000 WEST 1ST STREET
Borough : BROOKLYN **Agency's Number** : K370
Program / Asset # : BOE0609.000 / 1235 **Yr Built/Renovated** : 1921 / 2011
Area Sq Ft : 45,000 **Project Type** : EDUCATION
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 7274 **Lot** : 107 **BIN** : 3196587

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$127,500
Interior Architecture	\$128,600	
Electrical	\$41,300	\$185,600
Mechanical		\$1,298,300
Total	\$169,900	\$1,611,400
Importance Code A		\$127,500
Importance Code B	\$169,900	\$1,483,900
Total	\$169,900	\$1,611,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$23,200	\$19,700
Interior Architecture	\$33,700	\$2,700	\$7,500	
Electrical	\$7,100	\$4,700	\$4,400	\$4,600
Mechanical	\$46,400	\$73,300	\$22,800	\$11,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$91,100	\$84,700	\$61,800	\$40,100
Importance Code A	\$4,500	\$4,600	\$27,700	\$24,200
Importance Code B	\$85,600	\$80,100	\$34,100	\$15,900
Importance Code C	\$1,100			
Total	\$91,100	\$84,700	\$61,800	\$40,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	**	5	\$78,900		
Masonry: Limestone	10%			LIFE	**	5	\$7,000		
Metal Panel	5%			2053	**	5-10	\$31,900		
Windows									
Aluminum	95%			2049	**	5	\$21,700		
Wood	5%			2035	**	5	\$11,400		
Parapets									
Masonry: Brick Cavity	85%			LIFE	**	5	\$13,800		
Metal Rail	5%			2044	**	5-10	\$14,700		
Pre-Cast Concrete	10%			LIFE	**	5	\$10,200		
Roof									
Modified Bitumen	100%			2035	**	10	\$48,600		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$8,000		
Ceramic Tile	3%			2036	**	5	\$2,200		
Quarry Tile	5%			2032	**	5	\$5,500		
Vinyl Tile	82%			2032	**	3	\$22,500		
Wood	5%	0-2	\$128,600	2067	**	5	\$3,400		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Cafeteria</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Cafeteria</i>									
Interior Walls									
Ceramic Tile	3%			2036	**	5	\$2,200		
Gypsum Board	15%			LIFE	**	5	\$6,500		
Masonry: Brick	10%			LIFE	**				
Plaster	72%			LIFE	**	5	\$15,700		
Ceilings									
AcousTileSusp.Lay-In	5%	0-2	\$31,500	2047	**	5	\$1,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Cafeteria</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Cafeteria</i>									
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	15%			LIFE	**	5	\$13,700		
Metal Panel	5%			LIFE	**	5	\$4,600		
Plaster	70%			LIFE	**	5	\$32,000		

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$200	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$100	
Molded Case Bkrs	90%			2035	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$13,800	
Generators								
Diesel	100%			2036	**	1	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$1,700	
Fuel Storage								
Main Tank	100%			2055	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2032	**	10	\$40,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2032	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	20%			2027	\$36,300	10		
No Component	80%							

Alarm

Security System

No Component	70%							
Generic	30%			2032	**	1	\$5,000	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2027	\$149,300	1-3	\$8,600	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2037	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 3000 Gallon Tank*

Conversion Equipment

Steam Boiler	100%			2032	**	1	\$44,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump	60%			2035	**	4	\$1,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Hot Glycol Distribution System For Perimeter*

Central Plant Steam Piping/Pmp	40%			2037	**	4	\$1,300	
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Terminal Devices

Air Handler	40%			2027	\$253,100	1	\$11,100	
Convactor/Radiator	30%			2025	\$72,300	1	\$4,400	
Fan Coil Unit/Heat	30%	Now	\$10,100	2027	\$202,200	1	\$3,900	

*Not in Service, Extent : Severe, Area Affected : 15%**Location : Various*

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	\$19,100	2027	\$381,900	1	\$18,800	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : #1 Unit, Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Units. R-22 Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$3,300	
Heat Rejection								
Dry Cooler	100%			2027	\$244,700	2	\$31,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,100	
Exhaust Fans								
Interior	90%			2027	\$144,100	2	\$1,200	
Roof	10%			2027	\$7,500	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$27,400	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$6,900	4	\$1,000	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,800	
Backflow Preventer								
Generic	100%			2032	**	1	\$2,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Through 4th Floors</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$22,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	Generic	100%		2037	**	1-2	\$12,600	
	Chemical System							
	Generic	100%		2022	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 371 - BK (ALSO P.S. 231)
Address : 355 37TH STREET BTWN: 4TH AVE., 3 AVE.
Borough : BROOKLYN **Agency's Number** : K371
Program / Asset # : BOE0610.000 / 1236 **Yr Built/Renovated** : 1966 / 2008
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 03-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,Ph
Block : 696 **Lot** : 31 **BIN** : 3337059

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$315,200	\$267,900
Interior Architecture	\$237,300	\$742,200
Electrical		\$1,579,800
Mechanical		\$1,800,700
Total	\$552,400	\$4,390,500
Importance Code A	\$315,200	\$741,000
Importance Code B	\$183,700	\$3,649,500
Importance Code C	\$53,600	
Total	\$552,400	\$4,390,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,900		\$14,400	
Interior Architecture	\$93,500		\$6,200	\$7,900
Electrical	\$8,500	\$6,300	\$6,600	\$8,300
Mechanical	\$59,300	\$13,200	\$14,500	\$9,900
Site Enclosure	\$300			
Site Pavements	\$21,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$193,300	\$23,400	\$45,600	\$29,900
Importance Code A	\$12,600	\$6,600	\$21,000	\$6,600
Importance Code B	\$111,200	\$16,700	\$22,600	\$23,300
Importance Code C	\$69,600		\$2,000	
Total	\$193,300	\$23,400	\$45,600	\$29,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 371 - BK (ALSO P.S. 231)

Asset # : 1236

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	13%			LIFE	**	5	\$114,600	
Masonry: Brick	85%			LIFE	**	5	\$149,900	
Masonry: Limestone	2%			LIFE	**	5	\$2,600	
Windows								
Aluminum	95%	4+	\$130,700	2046	**	5	\$7,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2039	**	10	\$4,800	
Parapets								
Metal Rail	100%	4+	\$52,300	2043	**	5	\$65,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	90%			2035	**	10	\$70,500	
Metal Panel	10%			2043	**	10	\$14,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$9,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$18,400	
Ceramic Tile	5%			2033	**	5	\$4,200	
Terrazzo	5%	4+	\$20,900	LIFE	**	5	\$3,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Vinyl Tile 9" X 9"	75%	0-2	\$74,200	2025	\$742,200	3	\$23,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	10%			2045	**	5	\$15,800	
Interior Walls								
Cast in Place Concrete	5%	0-2	\$53,600	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Beam Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Beam Boiler Room</i>								
Ceramic Tile	5%			2033	**	5	\$4,000	
Concrete Masonry Unit	10%	2-4	\$18,800	LIFE	**	5	\$3,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium And Basement</i>								
Plaster	55%	Now	\$18,700	LIFE	**	5	\$13,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$9,900	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 371 - BK (ALSO P.S. 231)

Asset # : 1236

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$4,200	
AcousTileConcealSpLn	25%	0-2	\$72,700	2035	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	40%			LIFE	**	5-10	\$42,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$8,400	
Fiber Board	5%			2030	\$29,300			
Metal Panel	5%			LIFE	**	5	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Concealed Metal Panel System</i>								
Plaster	10%	Now	\$2,400	LIFE	**	5	\$5,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	2-4	\$300	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 37th Street</i>								
Chain Link	25%			2050	**			
Iron Picket	65%			2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$13,300	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Lot</i>								
Parking/Driveway								
Asphalt	100%	Now	\$8,600	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 371 - BK (ALSO P.S. 231)

Asset # : 1236

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$156,500	5	\$300	
Raceway								
Conduit	100%			2030	\$132,200	1		
Panelboards								
Fused Disc Sw	4%			2029	\$5,700	5	\$100	
Fused Toggle Switch	1%			2029	\$1,400	5		
Molded Case Bkrs	80%			2029	\$114,900	5	\$1,400	
Molded Case Bkrs	15%			2038	**	5	\$300	
Wiring								
Braided Cloth	80%			2029	\$148,500	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$58,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2035	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium And Room 202</i>								
Egress Lighting								
Emergency, Service	25%			2030	\$7,800	1		
Emergency, Battery	25%			2030	\$21,500	10	\$3,600	
Exit, Battery	50%			2035	**	10	\$2,000	
Exterior Lighting								
Incandescent	10%			2025	\$22,900	2		
LED	90%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 371 - BK (ALSO P.S. 231)

Asset # : 1236

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

Generic

50%		2040		**	1	\$12,500	
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*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV System*

Generic

50%		2030	\$108,200		1	\$12,500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Analog

100%		2025	\$740,900		1-3	\$42,500	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%		2030	\$131,700		5	\$20,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : Two 6,000 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%		2028	\$433,600		1	\$66,400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers, Also Serves Adjacent Building, Asset 4230*

Distribution

Steam Piping/Pump

100%	Now		\$14,800	2030	\$296,300		
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*Controller Not Working, Extent : Severe, Area Affected : 30%**Location : Pneumatic Controllers And Valves Throughout Building*

Terminal Devices

Air Handler

20%	Now		\$3,800	2030	\$188,400	1	\$7,500
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*Damper(s) Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Roof Penthouse And Sub-basement*

Convactor/Radiator

80%		2035		**	1	\$17,300	
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Air Conditioning

Energy Source

Electricity

100%		2046		**	1		
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Conversion Equipment

Split Unit

5%		2035		**			
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Window/Wall Unit

80%		2025	\$111,700		1		
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No Component

15%							
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Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 371 - BK (ALSO P.S. 231)

Asset # : 1236

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$30,900	LIFE	**	2-5	\$37,400
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Ductwork</i>								
Exhaust Fans								
	Interior	100%			2030	\$238,400	2	\$2,100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2028	\$294,000	1	
HW Heat Exchanger								
	Steam Fired	100%			2030	\$106,700	4	\$9,900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Not Accessible	100%						
Sewage Ejector(s)								
	Electric	100%			2025	\$19,300	4	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Pumps</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2040	**	1-2	\$1,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 373 - SI (FORMER P. S. 40)
Address : 91 HENDERSON AVENUE @LAFAYETTE AVE.
Borough : STATEN ISLAND **Agency's Number** : R040
Program / Asset # : BOE0928.000 / 1435 **Yr Built/Renovated** : 1926 / 2012
Area Sq Ft : 36,000 **Project Type** : EDUCATION
Date of Survey : 07-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 64 **BIN** : 5001823

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$37,900	\$43,300
Electrical	\$368,900	\$120,200
Mechanical	\$195,600	\$192,700
Total	\$602,400	\$356,300
Importance Code A	\$37,900	\$43,300
Importance Code B	\$564,500	\$312,900
Total	\$602,400	\$356,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,400	\$5,300		
Interior Architecture	\$24,400	\$6,200	\$2,500	\$3,300
Electrical	\$10,200	\$1,400	\$1,700	\$26,000
Mechanical	\$21,100	\$4,800	\$7,900	\$4,800
Site Enclosure	\$3,200			
Site Pavements	\$35,400			
Total	\$122,700	\$17,600	\$12,200	\$34,000
Importance Code A	\$32,000	\$8,800	\$3,600	\$3,600
Importance Code B	\$43,300	\$8,800	\$6,100	\$30,400
Importance Code C	\$47,400		\$2,500	
Total	\$122,700	\$17,600	\$12,200	\$34,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 373 - SI (FORMER P. S. 40)

Asset # : 1435

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,800	
Masonry: Brick	90%			LIFE	**	5	\$43,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout All Elevations</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,800	
Windows								
Aluminum	100%	4+	\$28,400	2051	**	5	\$3,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$5,600	
Masonry: Brick	75%			LIFE	**	5	\$3,600	
Metal Rail	10%			2042	**	5-10	\$8,700	
Roof								
Modified Bitumen	100%			2034	**	10	\$37,900	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,100	
Ceramic Tile	5%			2032	**	5	\$2,300	
Marble Panels	5%			LIFE	**	5	\$1,800	
Vinyl Tile	70%			2034	**	3	\$12,300	
Vinyl Tile 9" X 9"	15%			2034	**	3	\$2,600	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Marble Panels	5%			LIFE	**			
Plaster	90%	4+	\$15,300	LIFE	**	5	\$26,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 314 And Girls Bathroom On Third Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 314 And Girls Bathroom On Third Floor</i>								
Ceilings								
AcousTile,Adhered	15%			2034	**	5	\$6,500	
Exposed Concrete	10%			LIFE	**	5	\$700	
Plaster	75%	0-2	\$9,100	LIFE	**	5	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 314 And Girls Bathroom On Third Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 314 And Girls Bathroom On Third Floor</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 373 - SI (FORMER P. S. 40)

Asset # : 1435

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	65%	4+	\$1,400	2039		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lafayette Avenue And By Dumpster Location</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lafayette Avenue</i>								
Iron Picket	35%			2049		**		
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,800	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : By Garbage Dumpster Location</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : By Garbage Dumpster Location</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034		**		
On-Site Walkways								
Cast in Place Concrete	100%			2034		**		
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$30,700	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : By Garbage Dumpster Location</i>								
Activity Yard								
Asphalt	95%	Now	\$4,700	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Rear Yard</i>								
Rubber Matting	5%			2029	\$3,200			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049		**	\$200	
Raceway								
Conduit	95%			2039		**	1	
Conduit	5%			2049		**	1	
Panelboards								
Fused Disc Sw	10%			2028	\$8,000	5	\$100	
Molded Case Bkrs	90%			2028	\$71,800	5	\$900	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 373 - SI (FORMER P. S. 40)

Asset # : 1435

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	65%	2-4	\$46,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2039	**	1		
Thermoplastic	5%			2059	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2039	**	10	\$33,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Egress Lighting								
Emergency, Battery	40%			2024	\$20,700	10	\$3,500	
Emergency, Battery	10%			2039	**	10	\$900	
Exit, Service	50%			2029	\$5,200	1		
Exterior Lighting								
HID	100%			2024	\$145,200	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%	Now	\$58,100	2039	**	1	\$6,000	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Address System Is Obsolete And Malfunctioning</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	\$119,400	2039	**	1-3	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Fire Alarm System Is Obsolete.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 373 - SI (FORMER P. S. 40)

Asset # : 1435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$15,900	2039	**			
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room Condensate Rerturn</i>								
Terminal Devices								
Convactor/Radiator	100%			2027	\$192,700	1	\$11,600	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2024	\$67,500	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,100	
Exhaust Fans								
Interior	100%	Now	\$128,100	2039	**	2	\$900	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathroom Fans</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$22,000	2	\$500	
<i>Abandoned in Place, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Old Water Heater</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 175 Gallon Heater Replaced With 100 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$300	2029	\$5,500	4	\$800	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2 Sump Pumps In Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 373 - SI (FORMER P. S. 40)

Asset # : 1435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2029	\$900	1	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Boiler Make Up Line</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2039	**	1-2	\$500

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 376 - BK
Address : 194 HARMAN STREET BTWN: WILSON AVE. - MYRTLE AVE.
Borough : BROOKLYN **Agency's Number** : K376
Program / Asset # : BOE1000.000 / 4493 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 04-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3287 **Lot** : 1 **BIN** : 3075074

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$129,800	\$625,800
Interior Architecture	\$219,800	\$81,000
Electrical		\$65,300
Mechanical		\$2,436,700
Total	\$349,500	\$3,208,900
Importance Code A	\$129,800	\$1,203,900
Importance Code B	\$125,100	\$1,960,700
Importance Code C	\$94,600	\$44,200
Total	\$349,500	\$3,208,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,800			
Interior Architecture	\$124,800		\$46,600	\$16,300
Electrical	\$51,900	\$7,700	\$9,800	\$7,700
Mechanical	\$55,000	\$27,600	\$22,900	\$23,900
Site Pavements	\$11,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$279,400	\$43,300	\$87,200	\$55,800
Importance Code A	\$32,500	\$3,700	\$3,700	\$3,700
Importance Code B	\$188,800	\$39,600	\$83,500	\$48,400
Importance Code C	\$58,100			\$3,700
Total	\$279,400	\$43,300	\$87,200	\$55,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	4+	\$93,200	LIFE	**	5	\$46,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,800	
Window Wall	2%	Now	\$5,100	2050	**	5	\$1,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Entrance</i>								
Windows								
Aluminum	100%	Now	\$12,500	2038	**	5	\$2,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairs</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Throughout</i>								
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$9,900	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%	4+	\$600	2043	**	5	\$2,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Railing Throughout</i>								
Metal Security Bars	5%			2058	**			
Pre-Cast Concrete	5%	2-4	\$200	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Roof								
IRMA/Protected Membrane	7%	Now	\$36,600	2030	\$36,600			
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium</i>								
IRMA/Protected Membrane	93%			2030	\$485,600	10	\$57,100	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$73,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2039	**	5	\$5,600	
Quarry Tile	5%			2043	**	5	\$8,400	
Vinyl Tile	70%	0-2	\$35,600	2035	**	3	\$29,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Wood	5%			2058	**	5	\$10,500	
Interior Walls								
Cast in Place Concrete	3%	Now	\$24,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	3%			2039	**	5	\$7,400	
Concrete Masonry Unit	45%			LIFE	**	5	\$88,500	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Masonry: Brick	5%			LIFE	**	10	\$3,700	
SGFT/Glazed Masonry	41%			LIFE	**	10	\$50,400	
Wood	3%			LIFE	**	5	\$59,000	
Ceilings								
AcousTile,Adhered	5%	2-4	\$52,700	2050	**	5	\$2,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
AcousTileConcealSpLn	20%			2043	**	5	\$26,500	
AcousTileSusp.Lay-In	45%			2043	**	5	\$47,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Exposed Struc: Steel	15%			LIFE	**	10	\$31,900	
Gypsum Board	15%			LIFE	**	5-10	\$54,800	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	70%			2065	**			
Masonry: Brick	5%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$11,000	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	85%			2039	**			
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Rubber Matting	15%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere And One 3,000 Ampere Main Disconnect Switches*

Transformers

Dry Type	100%			2043	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 75 And One 1,000 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$300	
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Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$200	
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Molded Case Bkrs	90%			2046	**	5	\$1,800	
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Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	30%			2043	**	5	\$200	
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Motor Control Center	70%			2043	**	5	\$1,400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,200	
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Stand-by Power

Transfer Switches

Automatic	100%			2043	**	1	\$23,100	
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Generators

Diesel	100%			2039	**	1	\$29,000	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 350 Kilowatt*

Batteries

Nickel Cadmium	100%			2025	\$1,600	5	\$16,700	
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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2046	**	5	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons</i>								
Main Tank	50%			2058	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$65,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
HID	20%	Now	\$30,200	2035	**			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Only</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2035	**	1-3	\$18,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	\$578,100	1	\$37,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,300	2046	**	4	\$3,700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Management Control System Down, Throughout</i>								
Terminal Devices								
Air Handler	40%			2030	\$421,800	1	\$18,600	
Convactor/Radiator	30%			2043	**	1	\$7,300	
Fan Coil Unit/Heat	30%			2035	**	1	\$7,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2030	\$509,300	1	\$27,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Air Conditioning Room And Basement</i>								
Split Unit	5%			2030	\$80,000			
Window/Wall Unit	5%			2025	\$7,800	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2050	**	4	\$4,400	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	\$605,600	1	\$37,100	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2030	\$108,900	2	\$41,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,200	
Exhaust Fans								
Interior	30%			2035	**	2	\$700	
Roof	70%	Now	\$1,700	2030	\$87,200	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2 Motors On Roof</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$11,200	2040	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Valves In Basement Boiler Room</i>								
Water Heater Gas Fired	100%			2028	\$45,700	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 900 Gallons In Two Tanks</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$11,400	4	\$2,400	
Sewage Ejector(s) Electric	100%			2030	\$21,600	4	\$4,500	
Backflow Preventer No Component Generic	50%			2030	\$9,500	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Fire Service</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$37,800	
Sprinkler No Component Generic	95%			2040	**	1-2	\$1,100	
Chemical System No Component Generic	95%			2025	\$1,400	1-3	\$200	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 377 - BK
Address : 200 WOODBINE STREET BTWN: CENTRAL AVE., WILSON AVE.
Borough : BROOKLYN **Agency's Number** : K377
Program / Asset # : BOE0611.000 / 1237 **Yr Built/Renovated** : 1974 / 2002
Area Sq Ft : 105,000 **Project Type** : EDUCATION
Date of Survey : 05-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 3360 **Lot** : 1 **BIN** : 3076784

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$620,800	\$186,700
Interior Architecture	\$572,600	\$125,300
Electrical	\$42,300	\$2,160,100
Mechanical	\$64,000	\$2,111,200
Total	\$1,299,800	\$4,583,300
Importance Code A	\$620,800	\$227,100
Importance Code B	\$483,000	\$4,321,000
Importance Code C	\$196,000	\$35,200
Total	\$1,299,800	\$4,583,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,700		\$9,600	
Interior Architecture	\$151,600		\$7,300	\$11,700
Electrical	\$40,800	\$5,700	\$6,800	\$6,400
Mechanical	\$121,900	\$26,800	\$32,900	\$23,000
Site Enclosure	\$11,300			
Site Pavements	\$50,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$436,800	\$36,400	\$60,600	\$45,000
Importance Code A	\$70,200	\$10,400	\$20,000	\$10,400
Importance Code B	\$273,000	\$26,000	\$40,500	\$34,600
Importance Code C	\$93,600			
Total	\$436,800	\$36,400	\$60,600	\$45,000



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DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	\$4,800	LIFE	**	5	\$19,900	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Masonry: Brick Cavity	95%			LIFE	**	5	\$151,200	
Windows								
Aluminum	95%			2046	**	5	\$66,000	
Metal Louvers	5%			2039	**	10	\$21,700	
Parapets								
Cast in Place Concrete	80%			LIFE	**	5	\$222,200	
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$13,800	
Metal Panel	2%			2050	**	5	\$1,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$5,100	
Roof								
Metal Panel	5%			2043	**	10	\$9,600	
Modified Bitumen	95%	Now	\$434,100	2035	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$9,100	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$102,200	
Ceramic Tile	5%	Now	\$16,100	2039	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%	2-4	\$12,000	2043	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Slate	10%			LIFE	**	5	\$33,100	
Vinyl Tile	60%	Now	\$42,400	2035	**	3	\$35,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors, Classrooms And Elevator</i>								
Wood	5%			2058	**	5	\$14,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$34,600	2039	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	10%	Now	\$27,900	LIFE	**	5	\$9,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Masonry: Brick	5%			LIFE	**	10	\$3,500	
Plaster	50%	Now	\$50,300	LIFE	**	5	\$35,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms 209, 309, 113 And Throughout</i>								
SGFT/Glazed Masonry	30%	Now	\$145,700	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Corridor And Gymnasium</i>								
Ceilings								
AcousTile,Adhered	50%	Now	\$231,900	2050	**	5	\$38,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
Exposed Concrete	30%			LIFE	**	5-10	\$58,400	
Gypsum Board	5%			LIFE	**	5-10	\$26,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
Metal Panel	5%	2-4	\$6,900	LIFE	**	5	\$9,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Plaster	10%			LIFE	**	5-10	\$26,800	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$5,600	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	Now	\$5,700	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$34,300	2043		**	
				<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Along Wilson Avenue Patch</i>				
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Along Wilson Avenue</i>				
				<i>Explanation : Asphalt Patching</i>				
On-Site Walkways								
	Cast in Place Concrete	95%			2043		**	
	Masonry: Granite	5%	4+	\$7,700	LIFE		**	
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Exits Throughout</i>				
Parking/Driveway								
	Cast in Place Concrete	100%	2-4	\$8,700	2043		**	
				<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>				
				<i>Location : At Dumpster</i>				
Activity Yard								
	Asphalt	90%			2039		**	
	Rubber Matting	10%			2030			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2030	\$40,400	5	\$400
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Electrical Room</i>				
				<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>				
	Fused Disc Sw	10%			2050	**	5	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Electrical Room</i>				
				<i>Explanation : One 400 Ampere Main Disconnect For Emergency</i>				
Switchgear / Switchboard								
	Fused Disc Sw	90%			2030	\$187,800	5	\$400
	Fused Disc Sw	10%			2050	**	5	
Raceway								
	Conduit	95%			2030	\$211,600	1	
	Conduit	5%			2050	**	1	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Fused Knife Sw	1%	2-4	\$1,900	2055	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	79%	Now	\$15,100	2038	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library And First Floor</i>								
<i>Explanation : Panel 2 - B Is Overloaded And Has Nuisance Tripping Of Circuit Breakers.</i>								
<i>Emergency Lighting Panel L L 1641</i>								
Molded Case Bkrs	10%			2046	**	5	\$300	
Wiring								
Thermoplastic	10%			2050	**	1		
Thermoplastic	90%			2030	\$286,700	1		
Motor Controllers								
Locally Mounted	30%			2028	\$36,900	5	\$200	
Motor Control Center	70%			2028	\$539,800	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$94,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%	Now	\$700	2035	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Electric Service Room</i>								
<i>Explanation : Out Of Service Central Battery System Was Abandoned In Place</i>								
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%	Now	\$42,300	2030	\$423,400			
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Parapet</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2065	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Terminals On Chimney Cap With Downloads Into Chimney Masonry</i>								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System								
Generic	100%			2030	\$339,200	1	\$39,200	

Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	\$17,400	2038	**	1-3	\$17,600	

Other Observation, Extent : Moderate, Area Affected : 10%

Location : Lobby

Explanation : Trouble Signal Visible On Fire Alarm Control Panel

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2040	**	1		

Conversion Equipment								
Steam Boiler	100%	0-2	\$13,600	2035	**	1	\$93,600	

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Opacity Monitor

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution								
Steam Piping/Pump	100%	0-2	\$9,300	2040	**			

Leak Evident, Extent : Moderate, Area Affected : 100%

Location : 1 Of 2 Vacuum Pumps In Basement

Terminal Devices								
Air Handler	20%			2030	\$295,300	1	\$13,000	
Convactor/Radiator	60%			2035	**	1	\$20,400	
Fan Coil Unit/Heat	20%	Now	\$31,500	2030	\$314,500	1	\$6,100	

Not in Service, Extent : Moderate, Area Affected : 100%

Location : Unit Ventilators Located On 1st Floor Only.

Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		

Conversion Equipment								
Centrifugal, Elec Chiller	30%			2026	\$356,500	1	\$34,100	

R-22 Refrigerant, Extent : Light, Area Affected : 30%

Location : Penthouse

Split Unit	2%			2030	\$44,800			
Window/Wall Unit	68%			2025	\$148,800	1		

Distribution								
CW & CHW Wtr Pipe/Pump	30%			2030	\$38,400	4	\$2,300	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	30%			2030	\$353,300	1	\$19,500
	No Component	70%						
Heat Rejection								
	Dry Cooler	30%			2025	\$171,300	2	\$21,900
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$55,600
	No Component	40%						
Exhaust Fans								
	Interior	30%			2025	\$112,100	2	\$1,000
	Roof	70%	Now	\$12,200	2025	\$122,000	2	\$1,800
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
	Brass/Copper	90%			2040	**	1	
	Galvanized Steel	10%			2035	**	1	
Water Heater								
	Gas Fired	100%	0-2	\$1,300	2023	\$64,000	2	\$1,200
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Faulty Pilot In Basement.</i>					
Sanitary Piping								
	Cast Iron	100%	Now	\$15,400	LIFE	**	1	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Grease Trap Leaks In Kitchen</i>					
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$16,000	4	\$3,300
Backflow Preventer								
	Generic	100%	4+	\$2,700	2030	\$26,700	1	\$5,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Services. Rusting Beginning At Valve Rig.</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit. No Ventilation In Elevator Machine Room.</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$52,900

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DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	No Component	85%						
	Generic	15%		2030	\$154,200	1-2	\$4,400	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 380 - BK
Address : 370 MARCY AVENUE BTWN: LYNCH ST. - MIDDLETON ST.
Borough : BROOKLYN **Agency's Number** : K380
Program / Asset # : BOE0612.000 / 1238 **Yr Built/Renovated** : 1981 / 2015
Area Sq Ft : 155,404 **Project Type** : EDUCATION
Date of Survey : 14-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2236 **Lot** : 9 **BIN** : 3061235

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$299,100
Interior Architecture	\$302,300	\$1,684,100
Electrical	\$275,900	\$1,374,400
Mechanical	\$431,000	\$3,744,700
Total	\$1,009,200	\$7,102,400
Importance Code A		\$1,349,700
Importance Code B	\$1,009,200	\$5,716,500
Importance Code C		\$36,100
Total	\$1,009,200	\$7,102,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$43,700	\$14,200	
Interior Architecture	\$27,300	\$22,300	\$11,600	\$21,400
Electrical	\$6,300	\$23,600	\$5,300	\$4,400
Mechanical	\$81,000	\$84,100	\$46,700	\$38,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,500	\$177,500	\$81,700	\$68,100
Importance Code A	\$15,400	\$59,400	\$29,600	\$15,400
Importance Code B	\$103,100	\$118,100	\$40,600	\$52,700
Importance Code C			\$11,600	
Total	\$118,500	\$177,500	\$81,700	\$68,100



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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$126,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$21,700	
Windows								
Aluminum	98%			2043	**	5	\$28,400	
Metal Louvers	2%			2036	**	10	\$3,600	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$76,300	
Masonry: Brick Cavity	40%			LIFE	**	5	\$7,400	
Metal Rail	15%			2047	**	5-10	\$50,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,800	
Roof								
IRMA/Protected Membrane	20%			2032	**	10	\$24,000	
Modified Bitumen	80%			2037	**	10	\$95,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$52,700	LIFE	**	5	\$51,900	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Evidence Of Ground Water</i>								
Ceramic Tile	5%			2036	**	5	\$11,900	
Terrazzo	3%			LIFE	**	5	\$5,600	
Vinyl Tile	72%			2027	\$1,551,600	3	\$85,500	
Wood	10%			2062	**	5	\$44,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,700	
Folding Partition	5%			2043	**	5	\$23,100	
Metal Panel	10%			LIFE	**			
Plaster	65%			LIFE	**	5	\$36,100	
SGFT/Glazed Masonry	15%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$205,000	2047	**	5	\$14,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor Near Auditorium</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Near Auditorium</i>								
AcousTileConcealSpLn	30%			2032	**	5	\$89,000	
Exposed Concrete	50%			LIFE	**	5	\$18,500	
Gypsum Board	10%			LIFE	**	5	\$29,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$44,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$234,800	5	\$700	
Raceway								
Conduit	95%			2027	\$251,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$23,900	5	\$400	
Fused Disc Sw	5%			2043	**	5	\$200	
Molded Case Bkrs	85%			2026	\$203,500	5	\$3,500	
Wiring								
Thermoplastic	95%			2027	\$352,300	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$122,900	5	\$1,000	

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$2,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Meter Room**Explanation : Connected To The Main Water Pipe*

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	1%			2035	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	98%			2035	**	10	\$139,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	1%			2022	\$18,400	2		
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$18,800	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2022	\$125,300	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2022	\$150,600	1	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$28,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$48,100	
Conversion Equipment								
Steam Boiler	100%			2025	\$1,005,700	1	\$153,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$131,500	2037	**	4	\$7,700	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2027	\$437,000	1	\$19,200	
Convactor/Radiator	50%			2032	**	1	\$25,100	
Fan Coil Unit/Heat	30%	Now	\$34,900	2027	\$698,200	1	\$13,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2025	\$330,500	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Reciprocating Compr/Chiller	30%			2027	\$395,700	1	\$21,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit	40%			2022	\$129,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$3,400	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	\$418,300	1	\$28,800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2022	\$75,200	2	\$32,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$86,700	
Exhaust Fans								
Interior	40%			2027	\$221,200	2	\$1,900	
Roof	60%	Now	\$7,700	2027	\$154,800	2	\$2,300	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$94,800	2	\$2,300	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$23,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2032	**	4	\$3,300	
	Sewage Ejector(s)							
	Electric	100%		2027	\$44,800	4	\$6,200	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%		2037	**	1-5	\$78,400	
	Sprinkler							
	No Component	80%						
	Generic	20%		2037	**	1-2	\$8,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 384 - BK
Address : 242 COOPER STREET BTWN: WILSON AVE., KNICKERBOCKER
Borough : BROOKLYN **Agency's Number** : K384
Program / Asset # : BOE0614.000 / 1239 **Yr Built/Renovated** : 1975 / 2001
Area Sq Ft : 111,000 **Project Type** : EDUCATION
Date of Survey : 27-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 3442 **Lot** : 1 **BIN** : 3080043

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$207,000	\$190,800
Interior Architecture	\$654,800	\$897,200
Electrical	\$240,500	\$1,251,400
Mechanical	\$88,600	\$1,099,400
Site Pavements	\$43,300	\$149,300
Total	\$1,234,000	\$3,588,000
Importance Code A	\$207,000	\$190,800
Importance Code B	\$861,800	\$3,359,800
Importance Code C	\$165,300	\$37,400
Total	\$1,234,000	\$3,588,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,900		\$17,900	
Interior Architecture	\$92,000		\$19,600	\$11,300
Electrical	\$25,800	\$6,600	\$6,700	\$8,200
Mechanical	\$47,400	\$20,500	\$32,500	\$20,900
Site Enclosure	\$15,400			
Site Pavements	\$21,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$249,100	\$31,100	\$80,600	\$44,400
Importance Code A	\$53,800	\$11,000	\$28,900	\$11,000
Importance Code B	\$121,100	\$20,100	\$51,700	\$33,400
Importance Code C	\$74,200			
Total	\$249,100	\$31,100	\$80,600	\$44,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$31,700	LIFE	**	5	\$49,200	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair 1 And 3</i>								
Metal Panel	5%	0-2	\$2,200	2050	**	5	\$5,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	2-4	\$8,900	2043	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$89,900	2046	**	5	\$10,000	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2039	**	10	\$6,600	
Parapets								
Masonry: Brick	60%	0-2	\$117,100	LIFE	**	5	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Parge Coat Has Light Cracks</i>								
Metal: Cage/Fence	25%			2043	**	5-10	\$30,600	
No Component	15%							
Roof								
Built-Up (BUR)	100%			2035	**	10	\$141,600	
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof At Patches</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Stucco Cement	100%			2043	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$72,200	
			<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Boiler And Mechanical Room</i>					
Ceramic Tile	3%	Now	\$5,100	2039	**	5	\$2,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Toilets</i>					
Quarry Tile	2%	Now	\$5,100	2043	**	5	\$2,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
Vinyl Tile	55%	Now	\$247,100	2030	\$823,700	3	\$34,000	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Corridors</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Corridors</i>					
Vinyl Tile	20%			2035	**	3	\$12,400	
Wood	10%			2058	**	5	\$30,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$58,500	LIFE	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Basement</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Basement</i>					
Concrete Masonry Unit	8%			LIFE	**	5	\$11,100	
Folding Partition	3%	0-2	\$22,100	2038	**	5	\$6,500	
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Gymnasium And Auditorium</i>					
Masonry: Brick	5%			LIFE	**	10	\$2,600	
Metal Panel	7%	Now	\$17,900	LIFE	**			
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Classrooms</i>					
Plaster	72%	Now	\$106,800	LIFE	**	5	\$37,400	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Stairs 1 And 3</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Stairs 1 And 3</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	35%	Now	\$38,600	LIFE	**	5	\$8,800	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Under Courtyard</i>								
Fiber Board	50%	Now	\$167,700	2035	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors Throughout</i>								
<i>Explanation : Sagging Panels And Grid System</i>								
Plaster	15%	Now	\$33,700	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Various Classrooms And Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Classrooms And Bulkheads</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	\$4,300	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Gate</i>								
Iron Picket	40%	0-2	\$11,100	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Along Moffat Street</i>								
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$6,700	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	10%	0-2	\$3,900	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	75%	2-4	\$43,300	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Athletic Yard</i>								
Cast in Place Concrete	5%	2-4	\$1,200	2043		**		
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Play Yard</i>								
Rubber Matting	20%			2030	\$149,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040		**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service Size 2500 Ampere, Emergency Lighting Switch Size 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$208,700	5		\$500
Raceway								
Conduit	100%			2030	\$222,800	1		
Panelboards								
Fused Disc Sw	20%			2029	\$38,300	5		\$500
Molded Case Bkrs	30%			2029	\$57,500	5		\$900
Molded Case Bkrs	50%			2046		**	5	\$1,500
Wiring								
Thermoplastic	100%			2040		**	1	
Motor Controllers								
Locally Mounted	100%	0-2	\$61,400	2047		**	5	\$400
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Mechanical Room, Penthouse</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$3,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	94%			2040	**	10	\$95,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2025	\$65,800	2	\$100	
LED	1%			2040	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Service	50%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Central Batteries For Original Emergency Lighting System Is Abandoned.</i>								
Exit, Service	50%	2-4	\$16,000	2040	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	100%	0-2	\$179,000	2038	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Soffit And East Wall</i>								
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : East Wall, South Wall, West Parapet</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2065	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Single Air Terminal Lightning Preventor System Installed</i>								
Alarm								
Security System								
Generic	20%			2030	\$71,700	1	\$8,300	
Generic	80%			2035	**	1	\$33,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building Exterior</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$491,000	1-3	\$28,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Gas Booster In Basement</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$109,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$49,100	2040	**			
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	30%			2030	\$468,200	1	\$20,600	
Convactor/Radiator	70%			2035	**	1	\$25,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2030	\$141,300	1	\$7,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Window/Wall Unit	25%			2025	\$57,800	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2040	**	4	\$800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Chilled Water Pumps</i>								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2030	\$74,700	1	\$10,300	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2025	\$13,400	2	\$11,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%	Now	\$8,200	LIFE	**	2-5	\$24,800	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium Diffusers</i>								
No Component	60%							

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DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	50%	Now	\$39,500	2030	\$197,500	2	\$1,400	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Roof	50%	Now	\$9,200	2030	\$92,100	2	\$1,400	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2040	**	1		
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Booster Pump Set</i>							
Galvanized Steel	25%	4+	\$2,400	2035	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Cold Water Service Valves In Basement</i>							
Water Heater								
Gas Fired	100%			2025	\$67,700	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$4,600	LIFE	**	1		
	<i>Cracked, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Pipe Cracked Next To Boiler Room Entrance And Crawl Space In Basement.</i>							
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,300	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$4,400	
Backflow Preventer								
Generic	100%			2030	\$28,200	1	\$6,800	
Fixtures								
Generic	100%							
	<i>Leaking Faucets/Valves/Heads, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Various Lavatories</i>							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Unit. No Ventilation In Equipment Room</i>							
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$56,000	
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$3,100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Address : 35 SNYDER AVENUE BTWN: FLATBUSH AVE., BEDFORD AV
Borough : BROOKLYN **Agency's Number** : K877
Program / Asset # : BOE0617.010 / 1243 **Yr Built/Renovated** : 1875 / 2001
Area Sq Ft : 18,000 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,3
Block : 5103 **Lot** : 93 **BIN** : 3338996

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$465,700	
Interior Architecture	\$106,400	
Electrical		\$142,000
Mechanical	\$41,900	
Total	\$613,900	\$142,000
Importance Code A	\$465,700	
Importance Code B	\$148,200	\$142,000
Total	\$613,900	\$142,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$61,400			
Interior Architecture	\$38,300		\$2,800	\$2,000
Electrical	\$5,900	\$1,700	\$2,200	\$1,700
Mechanical	\$3,100	\$2,000	\$1,500	\$1,400
Site Enclosure	\$6,100			
Site Pavements	\$31,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$150,600	\$7,600	\$10,500	\$9,000
Importance Code A	\$62,200	\$900	\$900	\$900
Importance Code B	\$52,000	\$6,700	\$9,600	\$7,500
Importance Code C	\$36,400			\$600
Total	\$150,600	\$7,600	\$10,500	\$9,000



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DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Asset # : 1243

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	78%	Now	\$366,100	LIFE	**	5	\$34,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Rear Building</i>								
Masonry: Granite	10%			LIFE	**	5	\$6,600	
Masonry: Limestone	10%	0-2	\$31,000	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2050	**	5-10	\$6,100	
Windows								
Wood	100%	Now	\$99,600	2055	**	5	\$15,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Roof								
Slate	85%			LIFE	**	10	\$27,000	
Not Accessible	15%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,900	
Ceramic Tile	5%	Now	\$3,000	2039	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor Toilet</i>								
Vinyl Tile	40%	Now	\$106,400	2040	**	3	\$4,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%			2035	**	3	\$4,500	
Wood	5%			2058	**	5	\$2,500	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,200	
Gypsum Board	95%			LIFE	**	5-10	\$40,200	

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DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)

Asset # : 1243

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Gypsum Board	100%	2-4	\$6,300	LIFE	**	5	\$33,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2050	**			
Iron Picket	15%			2050	**			
Retaining Walls								
Masonry: Fieldstone	100%	0-2	\$6,100	2040	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Stair Landing</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$5,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	60%			2035	**			
Pavers/Stone	40%	Now	\$10,400	2033	**			
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : South Stairs</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Asphalt	85%	2-4	\$16,500	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	15%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	90%			2038	**	5	\$400	
Molded Case Bkrs	10%			2029	\$3,500	5		

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DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)
Asset # : 1243

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
LED	100%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$14,100	10	\$2,200	
Exit, Battery	50%			2030	\$9,600	10	\$600	
Exterior Lighting								
HID	100%	Now	\$3,900	2030	\$78,900			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Perimeter And Play Yard</i>								
Alarm								
Security System								
Generic	100%			2030	\$63,200	1	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$11,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Only One Pump</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)

Asset # : 1243

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	80%	2-4	\$41,900	2035	**	1	\$4,200	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, First Floor, Second Floor, Third Floor</i>								
<i>Explanation : End Of Life Span</i>								
Unit Heater - Steam	20%			2030	\$14,000	4	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$32,600	1		
No Component	20%							
Ventilation								
Exhaust Fans								
Roof	100%			2035	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$11,900	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$2,000	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Broken Drain</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 397 - BK
Address : 490 FENIMORE STREET BTWN: NEW YORK AVE., BROOKLYN AV
Borough : BROOKLYN **Agency's Number** : K397
Program / Asset # : BOE0618.000 / 1244 **Yr Built/Renovated** : 1975 /
Area Sq Ft : 32,000 **Project Type** : EDUCATION
Date of Survey : 20-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4815 **Lot** : 20 **BIN** : 3107315

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$42,600	\$53,200
Interior Architecture	\$50,300	
Electrical		\$549,800
Mechanical		\$954,700
Total	\$92,900	\$1,557,700
Importance Code A	\$42,600	\$53,200
Importance Code B	\$50,300	\$1,504,500
Total	\$92,900	\$1,557,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,000		\$1,100	
Interior Architecture	\$54,400			\$5,500
Electrical	\$39,900	\$900	\$1,200	\$1,300
Mechanical	\$26,700	\$9,100	\$18,800	\$7,400
Site Enclosure	\$4,000			
Site Pavements	\$3,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$171,400	\$13,900	\$25,000	\$18,000
Importance Code A	\$42,200	\$3,200	\$4,300	\$3,200
Importance Code B	\$98,700	\$10,800	\$20,700	\$14,900
Importance Code C	\$30,600			
Total	\$171,400	\$13,900	\$25,000	\$18,000



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DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	Now	\$42,600	LIFE	**	5	\$53,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side At 3rd Floor</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$18,200	
Windows								
Aluminum	100%	Now	\$3,300	2046	**	5	\$1,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office On 1st Floor Screwed Closed</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office On 1st Floor, Trim And Insulation Broken</i>								
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$29,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	98%			2035	**	10	\$29,800	
Metal Panel	2%			2043	**	10	\$1,100	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								

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DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$2,700	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	Now	\$50,300	2045	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	90%	Now	\$19,900	2035	**	3	\$16,400	
<i>Adhesion Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen And Classrooms Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$33,500	
Folding Partition	5%			2046	**	5	\$6,500	
Gypsum Board	10%			LIFE	**	5-10	\$8,900	
Metal Panel	5%			LIFE	**	10	\$1,200	
Ceilings								
AcousTileSusp.Lay-In	95%			2035	**	5	\$46,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$4,900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050		**		
Iron Picket	25%	Now	\$2,600	2050		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Swinging Gates And Fence On East Side</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Brick	100%	Now	\$1,400	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Pavers/Stone	100%	2-4	\$1,000	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance And East Side Yard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance And East Side Yard</i>								
Activity Yard								
Asphalt	75%	2-4	\$2,400	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Play Yard</i>								
Rubber Matting	25%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$8,900	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,500 Amperes, Evidence Of Water Intrusion From Con. Edison Service Ducts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$104,400	5	\$100	
Raceway								
Conduit	100%			2030	\$56,100	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%	0-2	\$2,000	2038	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Molded Case Bkrs	85%			2029	\$67,800	5	\$700	
Molded Case Bkrs	10%	0-2	\$8,000	2055	**	5		
<i>Aged Component, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Panel Compact Substation And Warming Pantry Panel</i>								
Wiring								
Thermoplastic	100%			2030	\$71,000	1		
Motor Controllers								
Locally Mounted	100%			2028	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	97%			2025	\$73,100	10	\$28,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	3%			2025	\$11,400	2		
Egress Lighting								
Emergency, Battery	50%			2030	\$23,000	10	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Electric Service Room</i>								
<i>Explanation : Obsolete Central Battery System</i>								
Exit, Service	50%			2030	\$4,600	1		
Exterior Lighting								
HID	100%			2025	\$129,000	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$31,000	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2040	**	5	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2040	**	4	\$1,600	
Terminal Devices Air Handler	100%			2030	\$450,000	1	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2030	\$400,600	2	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Package Units</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$52,000	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,300	
Exhaust Fans Roof	100%			2030	\$53,100	2	\$1,000	
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
HW Heat Exchanger Steam Fired	100%			2030	\$51,000	4	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Approximately 200 Gallon Unit</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Floors</i>					
			<i>Explanation : Floor Drains To High Over Floor</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$4,900	4	\$1,000
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Hydraulic Elevator</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2040	**	1-5	\$16,100
	Sprinkler							
	No Component	80%						
	Generic	20%			2040	**	1-2	\$1,800
	Chemical System							
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 398 - BK (UDC)
Address : 60 EAST 94 STREET BTWN: RUTLAND RD., EAST NEW YORK
Borough : BROOKLYN **Agency's Number** : K398
Program / Asset # : BOE0619.000 / 2615 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 106,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4595 **Lot** : 15 **BIN** : 3323072

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$255,800	\$1,512,200
Interior Architecture	\$386,800	\$1,205,900
Electrical	\$42,700	\$2,250,300
Mechanical	\$305,700	\$3,609,200
Total	\$991,100	\$8,577,700
Importance Code A	\$456,900	\$2,227,600
Importance Code B	\$376,900	\$6,301,700
Importance Code C	\$157,300	\$48,400
Total	\$991,100	\$8,577,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,000		\$33,000	
Interior Architecture	\$102,500		\$111,500	\$22,300
Electrical	\$9,900	\$9,900	\$12,600	\$11,200
Mechanical	\$108,900	\$31,200	\$33,600	\$33,000
Site Enclosure	\$400			
Site Pavements	\$29,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$284,700	\$45,100	\$194,600	\$70,500
Importance Code A	\$30,000	\$10,300	\$43,200	\$10,300
Importance Code B	\$203,500	\$34,800	\$151,400	\$60,200
Importance Code C	\$51,200			
Total	\$284,700	\$45,100	\$194,600	\$70,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	73%	Now	\$111,200	LIFE	**	5	\$138,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Bulkhead B</i>								
Metal Panel	7%			2050	**	5-10	\$91,600	
Window Wall	20%			2050	**	5	\$142,700	
Windows								
Aluminum	100%	Now	\$25,200	2046	**	5	\$2,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Double Height Classroom At North Elevation</i>								
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5-10	\$72,000	
Metal Panel	5%			2050	**	5	\$2,900	
Metal Rail	20%			2043	**	5-10	\$54,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,500	
Roof								
Built-Up (BUR)	20%			2030		10	\$23,000	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
IRMA/Protected Membrane	30%			2035	**	10	\$34,400	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Flat Sections Over Second Floor</i>								
Modified Bitumen	50%	Now	\$83,100	2025	\$831,500			
<i>Alligatoring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Main Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2023	\$105,700	3	\$15,500	
Cast in Place Concrete	10%			LIFE	**	5	\$67,800	
Ceramic Tile	5%			2039	**	5	\$7,800	
Quarry Tile	5%			2043	**	5	\$11,600	
Vinyl Tile	75%	Now	\$21,100	2030	\$1,055,800	3	\$43,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$108,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Concrete Masonry Unit	75%			LIFE	**	5	\$96,700	
Gypsum Board	15%			LIFE	**	5-10	\$41,100	
Ceilings								
AcousTileConcealSpLn	45%	Now	\$120,500	2035	**	5	\$43,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$19,400	
Gypsum Board	15%			LIFE	**	5-10	\$80,000	
Metal Panel	30%			LIFE	**	5	\$116,300	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2040	**			
Iron Picket	85%			2050	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$400	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Activity Yard North Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$24,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp To Activity Yard</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

80%

2039

* *

Asphalt

15% Now

\$4,500

2033

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Upper Level Activity Yard*

Rubber Matting

5%

2035

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2030

\$44,900

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switches Rated At 3,000 Amperes And 1,200 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2030

\$208,700

5

\$500

Raceway

Conduit

100%

2030

\$222,800

1

Panelboards

Fused Disc Sw

29%

2029

\$55,500

5

\$700

Fused Toggle Switch

1%

2029

\$1,900

5

Molded Case Bkrs

70%

2029

\$134,100

5

\$2,000

Wiring

Thermoplastic

100%

2030

\$318,600

1

Motor Controllers

Locally Mounted

70%

2028

\$86,000

5

\$500

Motor Control Center

30%

2028

\$231,300

5

\$900

Ground

Grounding Devices

Not Accessible

100%

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	69%			2030	\$168,300	10	\$65,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2030	\$48,800	10	\$19,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Lobby</i>								
Fluorescent	1%			2030	\$2,400	10	\$1,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room Area</i>								
LED	10%			2038	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Stairs And 3rd Floor Classrooms</i>								
Egress Lighting								
Emergency, Service	20%			2030	\$10,900	1		
Emergency, Battery	30%			2030	\$44,800	10	\$7,500	
Exit, Service	40%			2025	\$11,900	1		
Exit, Battery	10%			2030	\$10,200	10	\$700	
Exterior Lighting								
HID	100%	Now	\$42,700	2030	\$427,400			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Perimeter And Play Ground</i>								
Alarm								
Security System								
Generic	50%			2035	**	1	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior And Exterior Of Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	50%			2030	\$171,200	1	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$65,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke And Heat Detectors, Horns, Manual Pull Stations And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$32,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	2-4	\$201,100	2028	\$670,500	1	\$92,300	
<i>Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler No. 1 Shell In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler No. 2 Tubes Leaking In Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	40%	Now	\$6,500	2038	**	4	\$2,000	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Water Storage Tank And Pumps In Basement</i>								
Steam Piping/Pump	60%	Now	\$5,500	2040	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In Boiler Room</i>								
Terminal Devices Air Handler	70%	2-4	\$20,400	2025	\$1,019,800	1	\$40,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil Leaks In Room 340</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : See Terminal Devices Under Air Conditioning.</i>								
Convactor/Radiator	30%			2035	**	1	\$10,000	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%			2028	\$193,700	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 250 And 260 Ceiling</i>								
Reciprocating Compr/Chiller	75%	0-2	\$66,000	2025	\$659,500	1	\$32,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Compressor Not Working</i>								
No Component	20%							
Distribution CW & CHW Wtr Pipe/Pump	75%			2040	**	4	\$3,800	
No Component	25%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	75%			2030	\$697,200	1	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : See Heating Terminal Unit</i>								
No Component	25%							
Heat Rejection								
Dry Cooler	5%			2030	\$22,500	2	\$3,600	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$73,200	
No Component	20%							
Exhaust Fans								
Interior	100%			2030	\$368,600	2	\$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$38,600	2040	**	1		
<i>Booster Pump w/Tank, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pumps Are Broken In Basement</i>								
HW Heat Exchanger								
Steam Fired	100%	2-4	\$33,000	2040	**	4	\$10,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire Resistant Material Insulation And Faulty Aquastat On Hot Water Storage Tank.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Replacement Is In Progress</i>								
Sewage Ejector(s)								
Electric	100%			2030	\$30,500	4	\$6,300	
Backflow Preventer								
Generic	4%	0-2	\$1,100	2030	\$1,100	1	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Service Valve</i>								
Generic	96%			2030	\$25,300	1	\$6,100	
Fixtures								
Generic	100%							
<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 398 - BK (UDC)

Asset # : 2615

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit. 1 Cylinder Broken.</i>								
Fire Suppression	Standpipe							
	Generic	100%	4+	\$8,600	2040		**	1-5 \$36,800
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Service Valves In Basement</i>								
Sprinkler	No Component	75%						
	Generic	25%			2040		**	1-2 \$7,300
Chemical System	No Component	98%						
	Generic	2%			2025	\$600		1-3 \$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 399 - BK
Address : 2707 ALBEMARLE ROAD @ROGERS AVE.
Borough : BROOKLYN **Agency's Number** : K399
Program / Asset # : BOE0620.000 / 1245 **Yr Built/Renovated** : 1981 /
Area Sq Ft : 37,417 **Project Type** : EDUCATION
Date of Survey : 28-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5111 **Lot** : 1 **BIN** : 3117396

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$468,800	\$225,600
Interior Architecture	\$45,600	\$341,100
Electrical	\$129,000	\$477,600
Mechanical	\$1,212,300	\$307,100
Total	\$1,855,700	\$1,351,400
Importance Code A	\$711,000	\$225,600
Importance Code B	\$1,099,100	\$1,125,800
Importance Code C	\$45,600	
Total	\$1,855,700	\$1,351,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,600		\$200	
Interior Architecture	\$62,700		\$1,700	\$4,700
Electrical	\$1,000	\$1,600	\$108,000	\$900
Mechanical	\$26,800	\$6,700	\$26,800	\$9,700
Site Enclosure	\$8,500			
Site Pavements	\$13,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$166,000	\$12,200	\$140,700	\$19,200
Importance Code A	\$49,600	\$3,700	\$4,000	\$3,700
Importance Code B	\$94,500	\$8,500	\$135,000	\$15,500
Importance Code C	\$21,900		\$1,700	
Total	\$166,000	\$12,200	\$140,700	\$19,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
Masonry: Brick Cavity	85%	Now	\$81,900	LIFE	**	5	\$40,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Heads And Sills - Upper Floors - During Bouts Of Driving Rain</i>								
Metal Panel	10%	2-4	\$1,800	2038	**	5	\$9,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Spandrel Panels All Facades</i>								
Windows								
Aluminum	65%	0-2	\$18,500	2027	\$184,600	5	\$2,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows - Lexan Panes</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Windows - Lexan Panes</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Pivot Hinged Windows On Upper Floors</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Windows Throughout</i>								
Aluminum	30%			2036	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%	Now	\$1,000	2031	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room Vent</i>								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$6,500	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	88%	0-2	\$20,800	LIFE	**	5	\$4,200	
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Result Of Recent Repointing - Interior Parapet Wall</i>								
Metal Panel	2%			2038	**	5	\$400	
Roof								
IRMA/Protected Membrane	100%	Now	\$64,500	2023	\$322,400			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Various 3rd Floor Classrooms And Male Restroom</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$15,400	
Ceramic Tile	5%	0-2	\$4,900	2031	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Bathrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen And Bathrooms</i>								
Vinyl Tile	80%	0-2	\$34,100	2028	\$341,100	3	\$14,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd And 3rd Floor Classrooms</i>								
Interior Walls								
Cast in Place Concrete	8%			LIFE	**			
Ceramic Tile	3%	0-2	\$8,800	2031	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen And Bathrooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen And Bathrooms</i>								
Concrete Masonry Unit	72%			LIFE	**	5	\$28,600	
Gypsum Board	15%			LIFE	**	5	\$8,900	
Operable Wall	1%	Now	\$45,600	2058	**	5	\$1,700	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Wall Between Cafeteria And Multipurpose Room</i>								
Operable Wall	1%			2038	**	5	\$3,500	
Ceilings								
AcousTileSusp.Lay-In	80%	Now	\$15,000	2041	**	5	\$17,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Panels Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Panels Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Component Consists Of Concrete Metal Decking And Structural Beams</i>								
Gypsum Board	10%			LIFE	**	5	\$5,400	
Site Enclosure								
Fence/Gates								
Chain Link	65%	0-2	\$7,100	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Curbing</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fences At Play Yard</i>								
Iron Picket	35%	0-2	\$1,500	2063	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Curbing</i>								
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,100	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cornet Of Albemarle And Rogers Avenues</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,600	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ramp And Stair Landing In Side Yard</i>								
Activity Yard								
Rubber Matting	30%	0-2	\$1,000	2028	\$19,200			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Playground Mats</i>								
Traffic Topping	70%	4+	\$1,600	2033		**		
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Play Yard Surface</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$8,900	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$104,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	100%			2028	\$56,100	1		
Panelboards								
Fused Disc Sw	10%			2027	\$8,000	5	\$100	
Molded Case Bkrs	90%			2027	\$71,800	5	\$900	
Wiring								
Thermoplastic	100%			2028	\$71,000	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$600
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$83,700	10	\$32,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2028	\$1,800	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	3%			2023	\$13,300	2		
Egress Lighting								
Emergency, Battery	50%			2023	\$26,900	10	\$4,500	
Exit, Service	50%			2023	\$5,400	1		
Exterior Lighting								
HID	30%			2023	\$45,300	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2023	\$24,200	1	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$124,100	1-3	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$11,600	
Conversion Equipment								
Steam Boiler	100%	Now	\$242,200	2048	**	1	\$33,400	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : The Shell</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Burner</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Obsolete Unit</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$3,300	2028	\$165,400			
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All 24 Thermostats, Throughout</i>								
Terminal Devices								
Air Handler	90%			2023	\$473,500	1	\$20,800	
Fan Coil Unit/Heat	10%			2023	\$56,000	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	Now	\$15,200	2023	\$303,000	2	\$1,800	
<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : #4 Unit, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Package Units</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2023	\$75,400	2	\$26,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,900	
Exhaust Fans								
Roof	100%			2023	\$62,100	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%			2026	\$82,100	1		
HW Heat Exchanger								
Steam Fired	100%			2028	\$59,600	4	\$3,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$5,700	4	\$800	
Sewage Ejector(s)								
Electric	100%			2028	\$10,800	4	\$1,500	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement, 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$18,900
	Sprinkler							
	No Component	95%						
	Generic	5%			2038	**	1-2	\$500

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 4 - BX
Address : 1701 FULTON AVENUE @E. 173 STREET
Borough : BRONX **Agency's Number** : X004
Program / Asset # : BOE0157.000 / 524 **Yr Built/Renovated** : 1897 / 2005
Area Sq Ft : 106,000 **Project Type** : EDUCATION
Date of Survey : 16-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2930 **Lot** : 75 **BIN** : 2100071

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,347,000	\$499,500
Interior Architecture	\$487,300	\$209,600
Electrical	\$95,300	\$1,068,800
Mechanical	\$236,400	\$1,727,600
Total	\$2,166,000	\$3,505,400
Importance Code A	\$1,347,000	\$544,300
Importance Code B	\$511,600	\$2,906,300
Importance Code C	\$307,400	\$54,800
Total	\$2,166,000	\$3,505,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$500			\$21,600
Interior Architecture	\$70,600	\$38,400		\$14,900
Electrical	\$18,100	\$3,800	\$4,200	\$16,500
Mechanical	\$28,600	\$28,100	\$20,900	\$43,300
Total	\$117,900	\$70,300	\$25,100	\$96,300
Importance Code A	\$11,000	\$10,500	\$10,500	\$32,300
Importance Code B	\$84,500	\$59,800	\$14,600	\$64,000
Importance Code C	\$22,300			
Total	\$117,900	\$70,300	\$25,100	\$96,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$149,800	
Masonry: Brick	68%	Now	\$656,400	LIFE	**	5	\$101,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Of 1917 Wing</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,600	
Metal Panel	2%			2039	**	5-10	\$20,600	
Stucco Cement	5%			2034	**	5	\$18,700	
Windows								
Aluminum	100%	Now	\$507,800	2045	**	5	\$14,200	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Windows Cannot Remain Open</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$9,800	
Masonry: Brick	24%	Now	\$77,600	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face Of 1917 Wing</i>								
Pre-Cast Concrete	1%	Now	\$500	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	80%			2034	**	10	\$105,200	
Copper/Terne	3%			2057	**	10	\$9,900	
Copper/Terne	2%			2044	**	10	\$6,600	
Modified Bitumen	13%			2029		10	\$247,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sloped Roof</i>								
Skylight, Metal/Glass	2%			2039	**	10	\$8,800	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool</i>								
Ceramic Tile	10%	0-2	\$20,500	2032	**	5	\$9,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Mosaic Tile	5%			2034	**	5	\$24,800	
Quarry Tile	5%			2042	**	5	\$14,900	
Vinyl Tile	50%			2034	**	3	\$37,200	
Vinyl Tile	10%	Now	\$179,900	2039	**	3	\$7,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%			2032	**	5	\$37,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%	Now	\$307,400	2032	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Bathrooms</i>								
Gypsum Board	10%			LIFE	**	5	\$15,700	
Masonry: Brick	5%			LIFE	**			
Plaster	5%	Now	\$22,300	LIFE	**	5	\$3,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Upper Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Upper Floors</i>								
Plaster	65%			LIFE	**	5	\$50,900	
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$3,100	
Plaster	85%			LIFE	**	5	\$105,300	
Plaster	5%	Now	\$27,800	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Upper Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Upper Floors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2049	**			
Iron Picket	70%			2049	**			
Retaining Walls								
Cast in Place Concrete	20%			2064	**			
Masonry: Fieldstone	80%			2039	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Cast in Place Concrete	80%			2042	**			
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Rubber Matting	20%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$44,900	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$208,700	5	\$500	
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Raceway

Conduit	90%			2029	\$200,500	1		
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Conduit	10%			2039	**	1		
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Panelboards

Fused Disc Sw	5%			2037	**	5	\$100	
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Molded Case Bkrs	10%			2037	**	5	\$300	
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Molded Case Bkrs	85%			2028	\$162,800	5	\$2,400	
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Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	20%			2027	\$24,600	5	\$100	
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Locally Mounted	80%			2034	**	5	\$600	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Some Corrosion In Conduit.

Lighting

Interior Lighting

Fluorescent	98%			2034	**	10	\$95,300	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout Building

Fluorescent	2%	Now	\$5,000	2039	**			
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Pool Area

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$12,800	
Exit, Service	50%			2034	**	1		

Exterior Lighting								
HID	100%			2029	\$427,400	10	\$300	

Other Observation, Extent : Light, Area Affected : 100%

Location : Front Of The Building

Explanation : HID Lighting Fixtures

Alarm

Security System								
No Component	70%							
Generic	30%			2034	**	1	\$11,900	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Outside

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$19,600	

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Oil Tanks Above Ground Capacity 5000 Gallons Each, No.2 Oil.

Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$105,000	

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 3 Units. Boiler 1 Has 4 Plugged Tubes And Boiler 2 Has 2.

Distribution								
Steam Piping/Pump	100%			2029	\$468,700			

Terminal Devices								
Convactor/Radiator	99%			2027	\$561,800	1	\$33,900	
Unit Heater - Steam	1%			2024	\$3,800	4	\$100	

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	1%			2037	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mdf Room 306c</i>								
<i>Explanation : 1 Unit Installed In 2015</i>								
	Window/Wall Unit	68%			2024	\$150,200	1	
	Window/Wall Unit	2%	Now	\$4,400	2029	\$4,400	1	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 513b</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 513b</i>								
<i>Explanation : 1 Unit Not Working</i>								
	No Component	29%						
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$13,800
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2029	\$7,600	2	\$3,700
	Air Cooled Condenser Unit	5%	Now	\$7,600	2039	**	2	\$3,000
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building - Southside</i>								
	No Component	90%						
Dehumidifier								
	No Component	90%						
	Generic	10%			2027			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Swimming Pool Area</i>								
<i>Explanation : 2 Units Control Humidity And At The Same Time Provide Cooling In Summer And Heating In Winter.</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$8,900
	No Component	85%						
Exhaust Fans								
	Interior	10%			2024	\$37,700	2	\$300
	Roof	5%			2029	\$8,800	2	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 1 Unit For Science Laboratory</i>								
	Wall Unit	3%			2024	\$1,100	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 3 Units</i>								
	No Component	82%						

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2029	\$553,100	1	
	Galvanized Steel	30%			2027	\$139,500	1	
Water Heater								
	Electric	25%			2024	\$23,300	4	\$200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement - Boiler Room</i>				
				<i>Explanation : 1 Unit For Domestic Hot Water.</i>				
	Gas Fired	75%			2024	\$48,500	2	\$1,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement - Boiler Room And Swimming Pool Area</i>				
				<i>Explanation : 3 Units Total. 2 Dedicated To Domestic Hot Water And 1 For The Swimming Pool.</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$16,200	4	\$3,400
Pool Filter/Treatment								
	Sand	100%			2034	**	4	\$39,400
Backflow Preventer								
	Generic	100%			2029	\$26,900	1	\$6,500
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Sprinkler System Only In Basement</i>				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 4 (P171 ECC) - BX ANNEX
Address : 1717 FULTON AVENUE
Borough : BRONX **Agency's Number** : X171
Program / Asset # : BOE1166.000 / 14912 **Yr Built/Renovated** :
Area Sq Ft : 45,596 **Project Type** : EDUCATION
Date of Survey : 01-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 2930 **Lot** : 75 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$438,100
Interior Architecture		\$47,600
Electrical	\$41,800	\$36,800
Mechanical	\$345,300	\$1,580,500
Site Pavements		\$69,200
Total	\$387,100	\$2,172,300
Importance Code A		\$438,100
Importance Code B	\$387,100	\$1,686,600
Importance Code C		\$47,600
Total	\$387,100	\$2,172,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,900	\$12,100		
Interior Architecture		\$23,000	\$8,800	\$8,500
Electrical	\$5,400	\$7,700	\$4,200	\$4,700
Mechanical	\$23,100	\$23,100	\$21,600	\$56,100
Site Enclosure	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,600	\$69,900	\$38,600	\$73,300
Importance Code A	\$24,400	\$16,600	\$4,500	\$4,600
Importance Code B	\$28,200	\$53,300	\$25,200	\$68,600
Importance Code C			\$8,800	
Total	\$52,600	\$69,900	\$38,600	\$73,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 (P171 ECC) - BX ANNEX

Asset # : 14912

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%	4+	\$15,500	LIFE	**	5	\$11,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Entry On Fulton Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Glazed Masonry Units</i>								
Masonry: Brick Cavity	80%			LIFE	**	5	\$70,400	
Windows								
Aluminum	98%			2045	**	5	\$9,200	
Metal Louvers	2%			2038	**	10	\$1,200	
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$4,100	LIFE	**	5	\$11,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$12,700	
Metal Rail	5%			2042	**	5-10	\$13,500	
Roof								
IRMA/Protected Membrane	5%	4+	\$300	2029			\$16,500	
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof By Exhaust Fan</i>								
IRMA/Protected Membrane	95%			2029		10	\$314,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paver Blocks</i>								
Soffits								
Stucco Cement	100%			2042	**	5	\$7,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,900	
Quarry Tile	5%			2042	**	5	\$5,100	
Terrazzo	25%			LIFE	**	5	\$13,300	
Vinyl Tile	60%			2034	**	3	\$15,400	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$17,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$10,600	
Gypsum Board	45%			LIFE	**	5	\$47,600	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$17,100	
AcousTileSusp.Lay-In	45%			2042	**	5	\$30,700	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$8,500	
Metal Panel	5%			LIFE	**	5	\$4,300	

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 (P171 ECC) - BX ANNEX

Asset # : 14912

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064		**		
Free Standing Walls								
Cast in Place Concrete	10%			2064		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : These Are Actually Precast Concrete Copings</i>					
Concrete Masonry Unit	20%			2049		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : These Are Actually Glazed Masonry Units</i>					
Masonry: Brick	70%			2049		**		
Retaining Walls								
Cast in Place Concrete	60%			2064		**		
Cast in Place Concrete	5%	Now	\$300	2064		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : East 174th Street Side</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : These Are Actually Precast Concrete Copings</i>					
Concrete Masonry Unit	20%			2049		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : These Are Actually Glazed Masonry Units</i>					
Masonry: Brick	15%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034		**		
On-Site Walkways								
Cast in Place Concrete	100%			2034		**		
Activity Yard								
Cast in Place Concrete	10%			2034		**		
Rubber Matting	90%			2029	\$69,200			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049		**	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 1200 And Two 400 Ampere Switches</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2049		**	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 4 (P171 ECC) - BX ANNEX

Asset # : 14912

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$1,200	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	96%			2042	**	5	\$300	
Locally Mounted	4%	2-4	\$1,200	2042	**	5		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$14,000	
Generators								
Diesel	100%			2038	**	1	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Nameplate Inaccessible</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$1,700	
Fuel Storage								
Day Tank	50%			2045	**	5	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallon</i>								
Main Tank	50%			2044	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$41,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	20%			2029	\$36,800	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							

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DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	60%							
Generic, Digital	40%			2034	**	1-3	\$11,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2049	**	1		
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Conversion Equipment

Steam Boiler	100%			2034	**	1	\$45,200	
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Distribution

Hot Wtr Piping/Pump	90%			2037	**	4	\$3,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Steam Heat Exchanger

Steam Piping/Pump	10%			2039	**			
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Terminal Devices

Air Handler	100%			2029	\$641,100	1	\$28,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Heating And Cooling

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Centrifugal, Elec Chiller	90%			2032	**	1	\$44,400	
Split Unit	10%			2024	\$97,300			

Distribution

CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$2,200	
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Terminal Devices

Fan Coil - 2 Pipe	100%			2029	\$867,500	1	\$14,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Classrooms

Explanation : Heating And Cooling

Heat Rejection

Dry Cooler	100%			2024	\$248,000	2	\$31,800	
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,400	
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DEPARTMENT OF EDUCATION - 040
P. S. 4 (P171 ECC) - BX ANNEX
Asset # : 14912

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	95%			2029	\$71,900	2	\$1,300
	Roof	5%	Now	\$3,800	2039	**	2	\$100
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	Water Heater							
	Gas Fired	100%			2024	\$27,800	2	\$700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 175 Gallons</i>						
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$7,000	4	\$1,400
	Sewage Ejector(s)							
	Electric	100%			2029	\$13,100	4	\$2,700
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
	Standpipe							
	Generic	100%			2049	**	1-5	\$23,000
	Sprinkler							
	Generic	100%			2039	**	1-2	\$12,800
	Fire Pump							
	Generic	100%			2032	**	1	\$8,500
	Chemical System							
	No Component	99%						
	Generic	1%			2027	\$300	1-3	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 41 - BX
Address : 3352 OLINVILLE AVENUE @ MAGENTA ST.
Borough : BRONX **Agency's Number** : X041
Program / Asset # : BOE0184.000 / 514 **Yr Built/Renovated** : 1905 / 2007
Area Sq Ft : 71,000 **Project Type** : EDUCATION
Date of Survey : 02-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4624 **Lot** : 15 **BIN** : 2056898

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$302,600	\$168,200
Interior Architecture	\$647,700	\$1,002,500
Electrical	\$295,700	\$263,800
Mechanical	\$191,100	\$360,900
Total	\$1,437,100	\$1,795,400
Importance Code A	\$302,600	\$168,200
Importance Code B	\$1,093,200	\$1,316,900
Importance Code C	\$41,200	\$310,300
Total	\$1,437,100	\$1,795,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,100	\$7,500		
Interior Architecture	\$88,300	\$24,000		\$10,700
Electrical	\$1,700	\$17,500	\$1,500	\$1,300
Mechanical	\$31,600	\$20,900	\$16,200	\$9,900
Total	\$136,700	\$69,900	\$17,700	\$21,900
Importance Code A	\$38,100	\$14,700	\$7,000	\$7,000
Importance Code B	\$67,600	\$55,200	\$10,600	\$14,900
Importance Code C	\$31,000			
Total	\$136,700	\$69,900	\$17,700	\$21,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,900	
Masonry: Brick	50%			LIFE	**	5	\$52,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Windows For Closet Rooms - Rear Facade</i>								
Masonry: Brick Cavity	23%	Now	\$96,500	LIFE	**	5	\$24,100	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear 1 Story Addition Adjacent To Playground</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Bulkheads And Above 4th Floor Windows</i>								
Pre-Cast Concrete	22%			LIFE	**	5	\$74,900	
Windows								
Aluminum	65%	4+	\$121,100	2043	**	5	\$11,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	35%			2035	**	5	\$12,700	
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$47,300	LIFE	**	5	\$2,700	
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Addition</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping On Rear Addition</i>								
Masonry: Brick Cavity	80%			LIFE	**	5	\$9,300	
Metal Panel	5%			2037	**	5	\$2,300	
Metal Rail	5%			2032	**	5-10	\$10,500	
Pre-Cast Concrete	5%	0-2	\$2,200	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Coping</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Coping</i>								
No Component	2%							
Roof								
Built-Up (BUR)	85%			2032	**	10	\$37,800	
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2055	**	10	\$5,600	
Modified Bitumen	10%	Now	\$12,900	2032	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1 Story Rear Addition</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	5%	Now	\$11,900	2030	\$118,600	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Sheet Vinyl/Rubber	5%			2027	\$181,500	5	\$8,600	
Terrazzo	5%	0-2	\$14,200	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors Throughout</i>								
Vinyl Tile	30%	Now	\$31,200	2027	\$312,100	3	\$12,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	45%	0-2	\$606,400	2037	**	3	\$19,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Wood	5%			2062	**	5	\$10,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	7%	Now	\$31,000	2030	\$310,300	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Corridors</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Glass: Single Pane	5%			LIFE	**	5	\$5,600	
Metal: Cage/Fence	2%			LIFE	**			
Plaster	64%	0-2	\$41,200	LIFE	**	5	\$28,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor, Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor, Throughout</i>								
SGFT/Glazed Masonry	17%			LIFE	**			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTile,Adhered	15%			2032	**	5	\$17,200	
AcousTileSusp.Lay-In	10%			2032	**	5	\$11,500	
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%			2027			\$39,900	
Metal Panel	2%			LIFE	**	5	\$2,900	

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Library*

Plaster	56%			LIFE	**	5	\$40,100	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2057	**	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 800 And 1600 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2057	**	5	\$300	
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Raceway

Conduit	50%			2027			\$66,100	1
Conduit	50%			2057	**	1		

Panelboards

Fused Disc Sw	10%			2026			\$14,400	5
Molded Case Bkrs	30%			2026			\$43,100	5
Molded Case Bkrs	20%			2043	**	5		\$400
Molded Case Bkrs	40%			2052	**	5		\$700

Wiring

Braided Cloth	50%	2-4	\$92,800	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	10%			2053	**	1		
Thermoplastic	10%			2037	**	1		
Thermoplastic	30%			2057	**	1		

Motor Controllers

Locally Mounted	40%			2025			\$32,300	5
Locally Mounted	30%			2047	**	5		\$100
Motor Control Center	30%			2047	**	5		\$600

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices
Generic

100%	LIFE	**	5	\$1,000
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Water Main

Lighting

Interior Lighting
Fluorescent

100%	2035	**	10	\$65,100
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Using T-8 Lamps

Egress Lighting

Emergency, Service
Emergency, Service
Exit, Service

40%	2022		1	\$14,900
10%	2032	**	1	
50%	2032	**	1	

Exterior Lighting

HID
No Component

20%	2027		10	\$57,300
80%				

Alarm

Security System

No Component
Generic

80%				
20%	2022		1	\$5,300

Fire/Smoke Detection

No Component
Generic, Analog

80%				
20%	2022		1-3	\$8,800

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 4

100%	2037	**	5	\$22,000
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Conversion Equipment

Steam Boiler

100%	Now		1	\$63,300
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Malfunctioning, Extent : Severe, Area Affected : 20%
Location : Basement
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Boiler Room
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : 2 Units, 1 Unit Not Working

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	5%	0-2	\$60,100	2057	**	4	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Central Plant Steam Piping/Pmp	95%			2037	**	4	\$5,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%			2027	\$49,900	1	\$2,200	
Air Handler	15%			2027	\$149,800	1	\$6,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	15%	0-2	\$57,000	2047	**	1	\$3,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, Defective Temperature Controls</i>								
Convactor/Radiator	65%			2032	**	1	\$14,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2022	\$74,000	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,600	
Exhaust Fans								
Roof	100%			2027	\$117,900	2	\$2,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$43,300	2	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Unit Improperly Installed And Under Sized For Building Demand</i>								
HW Heat Exchanger	100%			2037	**	4	\$10,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 41 - BX

Asset # : 514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$200	2027	\$10,800	4	\$1,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2037	**	1-2	\$2,000	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 42 - BX
Address : 1537 WASHINGTON AVENUE @ CLAREMONT PKWY
Borough : BRONX **Agency's Number** : X042
Program / Asset # : BOE0185.000 / 203 **Yr Built/Renovated** : 1906 / 2008
Area Sq Ft : 65,000 **Project Type** : EDUCATION
Date of Survey : 11-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 2903 **Lot** : 23 **BIN** : 2009466

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$378,100	\$103,400
Interior Architecture	\$341,600	\$689,300
Electrical	\$689,200	\$347,100
Mechanical	\$255,600	\$39,600
Total	\$1,664,500	\$1,179,500
Importance Code A	\$378,100	\$142,900
Importance Code B	\$1,205,600	\$1,036,600
Importance Code C	\$80,700	
Total	\$1,664,500	\$1,179,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,800		\$3,500	
Interior Architecture	\$2,100	\$14,100	\$19,100	
Electrical	\$13,600	\$2,600	\$11,200	\$1,900
Mechanical	\$44,900	\$10,700	\$44,900	\$9,100
Site Enclosure				
Site Pavements	\$37,700			
Total	\$130,200	\$27,400	\$78,800	\$11,000
Importance Code A	\$38,200	\$6,400	\$10,100	\$6,400
Importance Code B	\$88,500	\$18,500	\$68,700	\$4,600
Importance Code C	\$3,400	\$2,400		
Total	\$130,200	\$27,400	\$78,800	\$11,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$41,100	
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2063	**	10	\$3,500	
Masonry: Brick	83%	4+	\$200,800	LIFE	**	5	\$62,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear One Story Structure</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room, Classrooms: 411, 311, 412a, 312, 4th Floor</i>								
Masonry: Granite	3%			LIFE	**	5	\$1,700	
Masonry: Limestone	5%			LIFE	**	5	\$2,800	
Windows								
Aluminum	100%	4+	\$23,700	2044	**	5	\$5,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$5,900	
Metal Rail	10%			2041	**	5-10	\$13,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,600	
Roof								
Built-Up (BUR)	100%	Now	\$177,400	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Rooms 309, 311, 409, 411</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,100	
Ceramic Tile	5%			2037	**	5	\$5,500	
Quarry Tile	1%			2041	**	5	\$1,700	
Vinyl Tile	64%			2028	\$644,300	3	\$26,600	
Vinyl Tile 9" X 9"	20%			2023	\$260,800	3	\$8,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Acm Tiles</i>								
Wood	5%			2043	**	5	\$10,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$4,800	
Glass: Single Pane	3%			LIFE	**	5	\$2,200	
Masonry: Brick	10%	Now	\$80,700	LIFE	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Boiler Room</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Boiler Room</i>								
Metal: Cage/Fence	2%	4+	\$1,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Plaster	80%			LIFE	**	5	\$23,300	
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$11,100	
AcousTileSusp.Lay-In	10%			2033	**	5	\$11,100	
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Plaster	65%			LIFE	**	5	\$45,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 309, 311, 409, 411</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2038	**			
Iron Picket	50%			2063	**			
Free Standing Walls								
Cast in Place Concrete	100%	4+		2063	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Entry To Rear Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$17,600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,100	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various, Steps</i>								
Activity Yard								
Asphalt	85%	4+	\$18,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Activity Yard</i>								
Rubber Matting	15%			2033	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$1,700	
Raceway								
Conduit	85%			2028	\$112,400	1		
Conduit	15%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$100	
Fused Disc Sw	5%			2027	\$7,200	5	\$100	
Fused Toggle Switch	1%	Now	\$1,400	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	5%			2044	**	5	\$100	
Molded Case Bkrs	84%			2027	\$120,700	5	\$1,400	
Wiring								
Braided Cloth	80%	2-4	\$148,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2041	**	5	\$400	
Locally Mounted	20%			2026	\$16,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Connected With Main Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$58,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$7,800	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$262,100	10	\$200	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2023

\$63,000

1

\$7,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Exit Doors And Offices**Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$215,600

1-3

\$12,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

* *

1

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$64,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2038

* *

4

\$4,800

Terminal Devices

Air Handler

10%

2023

\$91,400

1

\$4,000

Convector/Radiator

90%

2033

* *

1

\$18,900

Air Conditioning

Energy Source

Electricity

10%

2036

* *

1

Electricity

90%

2036

* *

1

Conversion Equipment

Window/Wall Unit

70%

2023

\$94,800

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

60%

LIFE

* *

2-5

\$21,700

No Component

40%

Exhaust Fans

Interior

30%

2023

\$69,400

2

\$600

Roof

30% Now

\$9,700

2023

\$32,400

2

\$500

*Malfunctioning, Extent : Severe, Area Affected : 40%**Location : 5 Out Of 6 Units Motor Burn Out On The Roof*

No Component

40%

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2038	**	1	
Water Heater	Gas Fired	100%			2027	\$39,600	2	\$900
Sanitary Piping	Cast Iron	100%	Now	\$23,800	LIFE	**	1	
<i>Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2033	**	4	\$2,100
Sewage Ejector(s)	Electric	100%			2033	**	4	\$3,900
Backflow Preventer	Generic	100%			2028	\$16,500	1	\$4,000
Fixtures	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 43 - BX
Address : 165 BROWN PLACE BTWN: EAST 135 ST., EAST 136 S
Borough : BRONX **Agency's Number** : X043
Program / Asset # : BOE0186.000 / 515 **Yr Built/Renovated** : 1906 / 2010
Area Sq Ft : 97,000 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4
Block : 2280 **Lot** : 40 **BIN** : 2000205

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$307,500	\$236,400
Interior Architecture	\$243,200	\$110,800
Electrical	\$222,900	\$996,000
Mechanical	\$555,000	\$1,175,600
Total	\$1,328,700	\$2,518,800
Importance Code A	\$307,500	\$864,200
Importance Code B	\$969,800	\$1,654,600
Importance Code C	\$51,400	
Total	\$1,328,700	\$2,518,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,000	\$22,600		\$9,700
Interior Architecture	\$17,900	\$23,000		\$8,100
Electrical	\$18,000	\$3,900	\$2,700	\$38,200
Mechanical	\$59,700	\$13,400	\$25,700	\$13,400
Site Pavements	\$15,300			
Total	\$125,000	\$62,900	\$28,400	\$69,300
Importance Code A	\$23,600	\$32,300	\$9,600	\$19,500
Importance Code B	\$86,000	\$30,600	\$18,800	\$49,800
Importance Code C	\$15,300			
Total	\$125,000	\$62,900	\$28,400	\$69,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$120,600	
Masonry: Brick	75%			LIFE	**	5	\$115,800	
Masonry: Limestone	10%			LIFE	**	5	\$11,600	
Stucco Cement	5%			2034	**	5	\$19,300	
Windows								
Aluminum	100%	4+	\$200,900	2045	**	5	\$22,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$14,000	LIFE	**	5	\$16,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stone Joints</i>								
Masonry: Brick	75%	Now	\$47,700	LIFE	**	5	\$15,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2042	**	5-10	\$37,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,500	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$58,900	
Copper/Terne	5%			2057	**	10	\$7,700	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2025	\$219,600	3	\$24,200	
Cast in Place Concrete	10%	Now	\$17,900	LIFE	**	5	\$35,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2032	**	5	\$4,800	
Terrazzo	5%			LIFE	**	5	\$6,300	
Traffic Topping	5%	Now	\$106,700	2039	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	62%			2034	**	3	\$37,500	
Wood	5%	Now	\$85,100	2044	**	5	\$7,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium Areas</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$51,400	2032	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Glass: Single Pane	5%			LIFE	**	5	\$6,500	
Masonry: Brick	10%			LIFE	**			
Plaster	65%			LIFE	**	5	\$34,000	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Acous Tile, Adhered	10%			2034	**	5	\$16,100	
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Metal Panel	5%			LIFE	**	5	\$10,100	
Plaster	75%			LIFE	**	5	\$75,500	
Site Enclosure								
Fence/Gates								
Chain Link	45%			2039	**			
Iron Picket	55%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	65%			2034	**			
Masonry: Granite	35%	Now	\$15,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Entry Steps</i>								
Activity Yard								
Asphalt	60%			2032	**			
Rubber Matting	20%			2029			\$33,200	
Traffic Topping	20%			2029			\$23,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : This Is Actually Artificial Grass</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$182,600	2059	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2029	\$165,900	1		
Conduit	10%			2049	**	1		
Panelboards								
Molded Case Bkrs	20%			2045	**	5	\$500	
Molded Case Bkrs	80%			2037	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$40,300	5	\$300	
Locally Mounted	50%	2-4	\$40,300	2049	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2029	\$212,400	10	\$82,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2029	\$6,900	10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	2%	0-2	\$4,600	2039	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	2%			2024	\$23,000	2		
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$11,700	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2029	\$391,100	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$94,000	1	\$10,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2039	**	1-3	\$18,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 2	100%	Now	\$94,500	2039	**	5	\$15,000	
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Corroded, Extent : Moderate, Area Affected : 50%

Location : 1 Of 2 Tanks Badly Corroded, Leaking At Bottom And Has Been Taken Out Of Use

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : Two 7500 Gallon Tanks

Conversion Equipment

Steam Boiler	100%			2027	\$627,800	1	\$96,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 3 Units

Distribution

Steam Piping/Pump	100%	Now	\$21,400	2039	**			
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Steam Traps Faulty, Extent : Moderate, Area Affected : 50%

Location : Throughout Building

Terminal Devices

Air Handler	10%			2024	\$136,400	1	\$6,000	
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Convactor/Radiator	90%			2027	\$467,400	1	\$28,200	
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Air Conditioning

Energy Source

Electricity	100%			2037	**	1		
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Conversion Equipment

Window/Wall Unit	75%			2024	\$151,600	1		
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No Component	25%							
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,100	
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Exhaust Fans

Interior	50%			2024	\$172,600	2	\$1,500	
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Roof	50%	Now	\$24,200	2029	\$80,500	2	\$1,200	
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Not in Service, Extent : Severe, Area Affected : 50%

Location : Roof

Plumbing

H/C Water Piping

Brass/Copper	100%			2039	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - BX

Asset # : 515

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$9,600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$14,800	4	\$3,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	98% 2%			2029	\$19,000	1-2	\$500	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 43 - Q ANNEX
Address : 12 MARVIN STREET
Borough : QUEENS **Agency's Number** : Q907
Program / Asset # : BOE1048.000 / 14261 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 10,694 **Project Type** : EDUCATION
Date of Survey : 07-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 15819 **Lot** : 148 **BIN** : 4531136

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$118,300
Mechanical		\$133,900
Total		\$252,100
Importance Code B		\$252,100
Total		\$252,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,600		\$18,000	\$2,900
Interior Architecture	\$2,200	\$900	\$8,000	\$1,800
Electrical	\$900	\$900	\$700	\$700
Mechanical	\$700	\$1,200	\$1,600	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$51,400	\$7,000	\$32,200	\$10,500
Importance Code A	\$44,100	\$500	\$18,500	\$3,400
Importance Code B	\$7,200	\$5,500	\$13,700	\$7,100
Importance Code C		\$900		
Total	\$51,400	\$7,000	\$32,200	\$10,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q ANNEX

Asset # : 14261

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$4,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$7,300	
Stucco Cement	70%			2041	**	5	\$39,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facade Walls</i>								
<i>Explanation : This Component Actually Insulated Pre-fab Panels</i>								
Windows								
Aluminum	100%			2044	**	5	\$5,700	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,000	
Metal Panel	45%			2048	**	5	\$7,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$14,400	
Skylight, Metal/Glass	5%	Now	\$24,000	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Staircase B</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Staircase B</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Ceramic Tile	5%			2041	**	5	\$800	
Vinyl Tile	90%			2033	**	3	\$7,200	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$1,900	
Gypsum Board	95%			LIFE	**	5	\$21,500	
Ceilings								
AcousTileSusp.Lay-In	100%			2033	**	5	\$16,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q ANNEX

Asset # : 14261

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	20%			2036	**	5	\$100	
Molded Case Bkrs	80%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$25,200	10	\$9,800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$7,700	10	\$1,300	
Exit, Service	50%			2028	\$1,500	1		
Exterior Lighting								
Fluorescent	30%			2028	\$11,000	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$10,400	1	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$118,300	1-3	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 43 - Q ANNEX

Asset # : 14261

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	100%			2028	\$25,200	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Exterior Package Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2028	\$133,900	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Roof	100%			2028	\$17,800	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$6,500	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2048	**	1-2	\$3,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 44 - BX
Address : 1825 PROSPECT AVENUE @E. 176 STREET
Borough : BRONX **Agency's Number** : X044
Program / Asset # : BOE0187.000 / 516 **Yr Built/Renovated** : 1911 / 2001
Area Sq Ft : 76,560 **Project Type** : EDUCATION
Date of Survey : 16-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2949 **Lot** : 64 **BIN** : 2009957

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$573,800	\$770,000
Interior Architecture	\$312,100	\$581,000
Electrical	\$190,600	\$782,100
Mechanical	\$63,800	\$1,275,700
Total	\$1,140,300	\$3,408,800
Importance Code A	\$573,800	\$809,500
Importance Code B	\$566,500	\$2,599,300
Total	\$1,140,300	\$3,408,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,700	\$12,700		
Interior Architecture	\$19,300	\$10,400	\$7,200	\$17,200
Electrical	\$2,100	\$3,400	\$2,600	\$17,200
Mechanical	\$33,700	\$10,000	\$10,900	\$23,800
Site Enclosure	\$200			
Site Pavements	\$7,200			
Total	\$74,300	\$36,500	\$20,600	\$58,200
Importance Code A	\$19,200	\$20,300	\$7,600	\$7,700
Importance Code B	\$35,700	\$8,600	\$13,000	\$50,500
Importance Code C	\$19,300	\$7,500		
Total	\$74,300	\$36,500	\$20,600	\$58,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,900	
Masonry: Brick	85%	Now	\$573,800	LIFE	**	5	\$89,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Facade Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,900	
Metal Panel	5%	0-2	\$800	2039	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair Penthouse</i>								
Windows								
Aluminum	99%			2045	**	5	\$35,900	
Wood	1%	Now	\$10,900	2054	**	5	\$1,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Stair Penthouse</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Stair Penthouse</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$8,700	
Metal Rail	10%			2042	**	5-10	\$21,000	
Pre-Cast Concrete	15%			LIFE	**	5	\$11,000	
Roof								
Built-Up (BUR)	93%			2029	\$598,700	10	\$41,300	
Copper/Terne	5%			2057	**	10	\$5,600	
Skylight, Metal/Glass	2%			2039	**	10	\$3,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
Ceramic Tile	5%			2032	**	5	\$5,700	
Quarry Tile	5%			2034	**	5	\$8,600	
Vinyl Tile	30%	Now	\$312,100	2039	**	3	\$12,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Room 412</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : First Floor And Basement</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
Vinyl Tile	50%			2029	\$520,100	3	\$21,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$15,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Masonry: Brick	5%			LIFE	**			
Plaster	75%	2-4	\$19,300	LIFE	**	5	\$33,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fourth Floor Girls Room</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2034	**	5	\$17,200	
Plaster	85%			LIFE	**	5	\$60,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2039	**			
Iron Picket	50%			2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$200	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Entry Stair</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$7,200	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : East 176th Street</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2034	**			
Pavers/Stone	50%			2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Slate Entry Stairs</i>								
Parking/Driveway								
Asphalt	100%			2038	**			

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2049	**	5	\$300	
Fused Disc Sw	20%			2039	**	5	\$100	
Raceway								
Conduit	80%			2029	\$105,800	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	20%			2037	**	5	\$400	
Molded Case Bkrs	50%			2037	**	5	\$1,000	
Molded Case Bkrs	30%			2037	**	5	\$600	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$70,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	25%			2024	\$27,600	10	\$4,600	
Emergency, Battery	25%			2034	**	10	\$4,600	
Exit, Service	25%			2024	\$5,500	1		
Exit, Service	25%			2034	**	1		
Exterior Lighting								
HID	100%			2029	\$308,700	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$74,200	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$254,000

1-3

\$14,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank Above Ground. Capacity 7500 Gallons*

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$75,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

95%

2029

\$321,600

Steam Piping/Pump

5% Now

\$16,900

2059

* *

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Steam Condensate Return Pumping System Motor Defective Quantity 1*

Terminal Devices

Convactor/Radiator

95%

2027

\$389,400

1

\$23,500

Unit Heater - Steam

5%

2024

\$13,700

4

\$400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Split Unit

2%

2029

\$32,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mdf Room 412a**Explanation : 1 Unit.*

Window/Wall Unit

40%

2024

\$63,800

1

No Component

58%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$4,300

No Component

90%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 44 - BX

Asset # : 516

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	10%			2029	\$12,700	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Units</i>						
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	79%			2029	\$450,900	1		
Brass/Copper	1%	Now	\$5,700	2059	**	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement - Boiler Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement - Boiler Room</i>						
		<i>Explanation : Leaky Backflow Preventer In Boiler Room.</i>						
Galvanized Steel	20%			2027	\$67,200	1		
Water Heater								
Gas Fired	100%			2027	\$46,700	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$11,700	4	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2029	\$22,500	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 452 - M (FORMER P.S.191)
Address : 210 WEST 61 STREET BTWN: AMSTERDAM AV., WEST END A
Borough : MANHATTAN **Agency's Number** : M191
Program / Asset # : BOE0114.000 / 1636 **Yr Built/Renovated** : 1956 / 2014
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 24-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 1152 **Lot** : 29 **BIN** : 1030320

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$294,400	\$77,400
Interior Architecture	\$185,800	\$88,300
Electrical	\$92,800	\$407,500
Mechanical	\$36,600	\$1,226,100
Site Pavements	\$46,100	\$99,500
Total	\$655,800	\$1,898,800
Importance Code A	\$294,400	\$562,800
Importance Code B	\$361,400	\$1,336,000
Total	\$655,800	\$1,898,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,900	\$600		
Interior Architecture	\$97,700		\$9,400	\$1,700
Electrical	\$13,800	\$4,200	\$5,900	\$4,600
Mechanical	\$77,200	\$11,700	\$16,400	\$10,900
Site Enclosure	\$2,000			
Site Pavements	\$1,700			
Total	\$253,300	\$16,500	\$31,700	\$17,200
Importance Code A	\$68,400	\$8,000	\$7,400	\$7,400
Importance Code B	\$149,000	\$8,500	\$24,300	\$9,700
Importance Code C	\$35,900			
Total	\$253,300	\$16,500	\$31,700	\$17,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 452 - M (FORMER P.S.191)

Asset # : 1636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$124,700	LIFE	**	5	\$77,400	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : East Side</i>							
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Windows								
Aluminum	92%			2052	**	5	\$1,200	
Aluminum	5%	Now	\$3,000	2055	**	5		
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Basement</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Metal Louvers	3%			2039	**	10	\$300	
Parapets								
Masonry: Brick	90%	Now	\$169,700	LIFE	**	5	\$27,500	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Rooms 312, 316</i>							
Masonry: Limestone	10%			LIFE	**	5-10	\$37,300	
Roof								
Built-Up (BUR)	95%	4+	\$17,000	2035	**			
	<i>Ponding, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Around Drains</i>							
Copper/Terne	5%	4+	\$4,400	2065	**			
	<i>Ponding, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Roof Over Stair</i>							
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 452 - M (FORMER P.S.191)

Asset # : 1636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%	Now	\$20,500	2032	**	3	\$2,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Multimedia Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multimedia Room</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$32,900	
Mosaic Tile	5%	Now	\$95,900	2035	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen And Toilets</i>								
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	63%			2035	**	3	\$17,700	
Vinyl Tile 9" X 9"	10%	Now	\$17,700	2030	\$88,300	3	\$2,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Offices Throughout</i>								
Wood	5%			2058	**	5	\$7,000	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	
Glazed Ceramic Panel	5%			LIFE	**	10	\$3,100	
Plaster	60%	Now	\$17,600	LIFE	**	5	\$12,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair A</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A, Rooms 312, 316</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A, Rooms 312, 316</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$10,300	
Ceilings								
AcousTile,Adhered	30%	Now	\$44,700	2035	**	5	\$11,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5-10	\$51,600	
Plaster	15%	0-2	\$7,900	LIFE	**	5	\$7,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above 3rd Floor Windows Throughout, Stair A</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S. 452 - M (FORMER P.S.191)

Asset # : 1636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	25%	Now	\$2,000	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot Gate</i>								
Iron Picket	75%			2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	25%			2065	**			
Masonry: Brick	75%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,700	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps To Play Area</i>								
Parking/Driveway								
Asphalt	50%			2039	**			
Cast in Place Concrete	50%			2043	**			
Activity Yard								
Asphalt	75%	Now	\$46,100	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%			2030		\$99,500		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Includes A 2,000 Ampere Main Disconnect Switch Which Is In Good Condition.</i>								
Fused Disc Sw	30%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Service Equipment Includes A 200 Ampere Main Disconnect For Emergency Which Is In Good Condition.</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 452 - M (FORMER P.S.191)

Asset # : 1636

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$2,000	
Raceway								
Conduit	90%			2030	\$119,000	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$14,400	5	\$200	
Molded Case Bkrs	60%			2046	**	5	\$1,200	
Molded Case Bkrs	30%			2029	\$43,100	5	\$600	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2050	**	1		
Thermoplastic	30%			2030	\$55,700	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fixtures Are T-8 Lamp Type And Are In Good Condition.</i>								
LED	20%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium, Library, Media Room</i>								
<i>Explanation : LED Fixtures Have Been Installed At Several Locations.</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$54,000	10	\$9,100	
Exit, Service	50%			2025	\$10,800	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$46,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 452 - M (FORMER P.S.191)

Asset # : 1636

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2050	**	5	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 20,000 Tank For Number 4 Fuel Oil</i>								
Conversion Equipment								
Steam Boiler	100%			2028	\$485,400	1	\$74,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$33,200	2040	**			
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Condensate Return Pump And Vacuum Pump</i>								
Terminal Devices								
Air Handler	20%			2025	\$210,900	1	\$9,300	
Convactor/Radiator	80%			2035	**	1	\$19,400	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2030	\$160,100			
Window/Wall Unit	60%			2025	\$93,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,200	
Exhaust Fans								
Interior	100%			2030	\$266,800	2	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : Penthouse</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	**	1		
Water Heater								
Gas Fired	80%			2023	\$36,600	2	\$900	
Gas Fired	20%	Now	\$9,100	2030	\$9,100	2	\$200	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement Crawl Space</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Kitchen Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 452 - M (FORMER P.S.191)
Asset # : 1636

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$11,400	4	\$2,400
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2050	**	1-2	\$1,100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 46 - BX EDGAR ALLAN POE
Address : 279 EAST 196 STREET @BAINBRIDGE AVENUE
Borough : BRONX **Agency's Number** : X046
Program / Asset # : BOE0189.000 / 502 **Yr Built/Renovated** : 1911 / 2000
Area Sq Ft : 75,000 **Project Type** : EDUCATION
Date of Survey : 01-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3295 **Lot** : 1 **BIN** : 2094729

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,535,000	\$196,400
Interior Architecture	\$1,140,700	\$387,900
Electrical	\$617,000	\$400,000
Mechanical	\$289,100	\$170,300
Site Pavements	\$68,100	
Total	\$4,649,900	\$1,154,600
Importance Code A	\$2,535,000	\$235,900
Importance Code B	\$1,805,800	\$871,000
Importance Code C	\$309,000	\$47,700
Total	\$4,649,900	\$1,154,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,000			
Interior Architecture	\$75,400	\$4,000	\$30,300	\$2,700
Electrical	\$10,100	\$2,800	\$20,400	\$2,500
Mechanical	\$12,600	\$13,000	\$16,200	\$11,900
Site Pavements	\$34,600			
Total	\$135,700	\$19,800	\$66,900	\$17,100
Importance Code A	\$12,700	\$7,400	\$7,600	\$7,400
Importance Code B	\$72,800	\$12,400	\$59,300	\$9,700
Importance Code C	\$50,200			
Total	\$135,700	\$19,800	\$66,900	\$17,100



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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE
Asset # : 502

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$137,600	LIFE	**	5	\$61,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrel</i>								
Masonry: Brick	85%	Now	\$1,300,700	LIFE	**	5	\$134,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Corners, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Building Corners, Throughout West Facade At Fourth Floor</i>								
Masonry: Limestone	10%	Now	\$184,700	LIFE	**	5	\$11,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2036	**	5	\$6,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$100	
Masonry: Brick	95%			LIFE	**	5	\$400	
Roof								
Built-Up (BUR)	100%	Now	\$912,000	2038	**			
<i>Gravel/Slag Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,500	
Ceramic Tile	5%			2031	**	5	\$5,400	
Terrazzo	5%	0-2	\$26,700	LIFE	**	5	\$4,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Lobby</i>								
Vinyl Tile	30%			2028	\$293,100	3	\$12,100	
Vinyl Tile	20%			2033	**	3	\$10,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Hallways</i>								
Wood	30%			2043	**	5	\$60,500	

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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE
Asset # : 502

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	0-2	\$15,600	2031	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cafeteria Toilets</i>								
Masonry: Brick	5%	Now	\$36,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	2%			LIFE	**			
Plaster	90%	Now	\$272,300	LIFE	**	5	\$47,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staircase C, Rooms 402, 407, 412, 413, 401, 313, 312, 309, 301</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Staircase A,B,C,E,F; Rooms 402, 407, 412</i>								
Ceilings								
Exposed Concrete	15%	0-2	\$27,700	LIFE	**	5	\$2,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Storage Room Next To Electrical Room</i>								
Exposed Struc: Steel	15%	Now	\$726,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Basement</i>								
Plaster	70%	Now	\$105,600	LIFE	**	5	\$47,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 402, 407, 412</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Retaining Walls								
Masonry: Brick	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$68,100	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Briggs Ave</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$34,600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Activity Yard								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Activity Yard</i>								
<i>Explanation : Preparation Of Site For New Addition</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE
Asset # : 502

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2028	\$62,600	5	\$100	
Fused Disc Sw	60%			2038	**	5	\$200	
Raceway								
Conduit	90%			2028	\$119,000	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Fused Knife Sw	5%	2-4	\$7,200	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2036	**	5	\$400	
Molded Case Bkrs	65%			2027	\$93,400	5	\$1,300	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2028	\$37,100	1		
Thermoplastic	10%			2038	**	1		
Motor Controllers								
Locally Mounted	60%			2026	\$48,400	5	\$300	
Locally Mounted	40%			2033	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$67,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2033	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE
Asset # : 502

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	40%			2023	\$43,200	10	\$7,200	
Emergency, Battery	10%			2033	**	10	\$1,800	
Exit, Service	40%			2023	\$8,600	1		
Exit, Service	10%			2033	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2023	\$302,400	10	\$200	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$72,700	1	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$14,300	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 7500 Gallons</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$9,700	2033	**	1	\$66,800	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tube Of Number 2 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$5,500	
<hr/>								
Terminal Devices								
Air Handler	20%			2023	\$210,900	1	\$9,300	
Convactor/Radiator	80%			2033	**	1	\$19,400	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 46 - BX EDGAR ALLAN POE
Asset # : 502

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	50%			2023	\$78,100	1	
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800
Exhaust Fans								
	Roof	100%			2028	\$124,500	2	\$2,300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
Water Heater								
	Gas Fired	100%			2026	\$45,700	2	\$1,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$11,400	4	\$1,600
Fixtures								
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2048	**	1-2	\$1,100

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 47 - BX
Address : 1794 EAST 172 STREET BTWN: ST. LAWRENCE AV - BEACH AV
Borough : BRONX **Agency's Number** : X047
Program / Asset # : BOE0190.000 / 490 **Yr Built/Renovated** : 1912 / 2015
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3786 **Lot** : 16 **BIN** : 2025622

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$49,300	\$177,600
Interior Architecture	\$934,500	\$630,200
Electrical	\$309,000	\$514,200
Mechanical	\$109,800	\$2,515,300
Total	\$1,402,600	\$3,837,300
Importance Code A	\$49,300	\$177,600
Importance Code B	\$1,353,300	\$3,238,400
Importance Code C		\$421,300
Total	\$1,402,600	\$3,837,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$21,600	
Interior Architecture		\$16,100	\$4,100	
Electrical	\$13,500	\$2,400	\$2,300	\$2,500
Mechanical	\$29,600	\$38,500	\$20,400	\$12,600
Total	\$43,100	\$57,000	\$48,400	\$15,200
Importance Code A	\$8,300	\$8,500	\$29,900	\$8,300
Importance Code B	\$34,700	\$48,600	\$18,500	\$6,800
Importance Code C				
Total	\$43,100	\$57,000	\$48,400	\$15,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$53,700	
Masonry: Brick	90%			LIFE	**	5	\$123,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,200	
Windows								
Aluminum	100%			2043	**	5	\$43,100	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$17,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,600	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$49,300	
Metal Panel	5%			2040	**	10	\$4,800	
Interior								
Floors								
Ceramic Tile	5%			2030	\$137,000	5	\$6,600	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	25%			2032	**	3	\$12,400	
Vinyl Tile 9" X 9"	60%			2022	\$934,500	3	\$29,800	
Wood	5%			2062	**	5	\$12,400	
Interior Walls								
Ceramic Tile	5%			2030	\$368,800	5	\$12,500	
Glazed Ceramic Panel	10%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$52,600	
Ceilings								
Masonry: Vault Struct	10%			LIFE	**			
Plaster	90%			LIFE	**	5	\$71,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$28,700	5	\$300	
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,300	
Molded Case Bkrs	25%			2043	**	5	\$600	
Wiring								
Braided Cloth	75%	2-4	\$204,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	25%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$8,100	5	\$100	
Locally Mounted	20%			2040	**	5	\$100	
Motor Control Center	70%			2040	**	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2022	\$29,700	10	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	82%			2032	**	10	\$63,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2027	\$5,900	10	\$2,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$60,500	10	\$10,100	
Exit, Service	50%			2027	\$12,100	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$54,300	1	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only; Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$278,700

1-3

\$16,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement, Toilets**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2047

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 5000 Gallons*

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$83,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Central Plant Steam
Piping/Pmp

100%

Now

\$71,100

2027

\$1,421,700

4

\$4,100

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Terminal Devices

Air Handler

50%

Now

\$11,800

2027

\$590,600

1

\$23,400

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Steam Coil, Gymnasium Air Handler*

Convactor/Radiator

50%

2025

\$224,800

1

\$13,600

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Window/Wall Unit

50%

2025

\$87,500

1

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

Now

\$38,700

LIFE

* *

2-5

\$46,800

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 47 - BX

Asset # : 490

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%			2027	\$139,500	2	\$2,600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$7,400	2032	**	1		
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Leak In Basement</i>								
Water Heater								
Gas Fired	100%			2026	\$51,200	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$12,800	4	\$1,800	
Sewage Ejector(s)								
Electric	100%			2022	\$24,200	4	\$5,000	
Backflow Preventer								
No Component	90%							
Generic	10%			2032	**	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boilers Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 48 - BX
Address : 1290 SPOFFORD AVENUE
Borough : BRONX **Agency's Number** : X048
Program / Asset # : BOE0191.000 / 491 **Yr Built/Renovated** : 1916 / 2009
Area Sq Ft : 85,000 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 2766 **Lot** : 1 **BIN** : 2006680

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$300,700	\$359,900
Interior Architecture	\$553,000	\$125,400
Electrical	\$348,000	\$954,700
Mechanical	\$386,700	\$1,131,300
Total	\$1,588,400	\$2,571,300
Importance Code A	\$410,700	\$949,500
Importance Code B	\$1,105,400	\$1,621,800
Importance Code C	\$72,300	
Total	\$1,588,400	\$2,571,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,500		
Interior Architecture	\$114,500	\$9,000	\$6,000	\$4,200
Electrical	\$20,300	\$2,300	\$2,600	\$25,700
Mechanical	\$3,600	\$12,700	\$13,300	\$42,700
Site Pavements	\$11,100			
Total	\$149,500	\$31,500	\$21,900	\$72,600
Importance Code A		\$15,900	\$8,400	\$8,600
Importance Code B	\$101,800	\$15,600	\$10,900	\$64,000
Importance Code C	\$47,700		\$2,600	
Total	\$149,500	\$31,500	\$21,900	\$72,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$74,200	
Copper/Terne	2%			2049	**	10	\$4,500	
Masonry: Brick	73%			LIFE	**	5	\$69,300	
Masonry: Limestone	10%			LIFE	**	5	\$7,100	
Granite Panels	2%			LIFE	**	5	\$1,400	
Stucco Cement	3%			2042	**	5	\$7,100	
Windows								
Aluminum	100%	Now	\$261,900	2045	**	5	\$14,600	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$10,500	
Masonry: Limestone	10%			LIFE	**	5	\$2,200	
Metal: Cage/Fence	5%			2042	**	5-10	\$6,800	
Weathering Steel	25%			LIFE	**	1		
Roof								
Built-Up (BUR)	25%			2029	\$216,300	10	\$14,900	
Copper/Terne	10%			2057	**	10	\$14,900	
Modified Bitumen	65%			2034	**	10	\$38,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Soffits								
Copper/Terne	100%			2064	**	10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$7,500	LIFE	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Paint Storage Room In Basement</i>								
Ceramic Tile	5%			2038	**	5	\$6,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	3%			2042	**	5	\$6,100	
Terrazzo	5%	4+	\$16,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Entrance Lobby</i>								
Vinyl Tile	35%			2034	**	3	\$17,800	
Vinyl Tile 9" X 9"	5%			2024	\$79,700	3	\$3,400	
Wood	42%	Now	\$401,000	2044	**	5	\$53,400	
<i>Dry Rot/Decay, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Classrooms</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Glass: Single Pane	5%	Now	\$16,900	LIFE	**	5	\$4,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Marble Panels	5%	4+	\$9,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$72,300	LIFE	**	5	\$25,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Classrooms</i>								
SGFT/Glazed Masonry	5%	4+	\$21,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2034	**	5	\$6,800	
Exposed Concrete	10%	4+	\$9,300	LIFE	**	5	\$2,100	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	85%	Now	\$32,300	LIFE	**	5	\$72,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Chain Link	60%			2049	**			
Retaining Walls								
Cast in Place Concrete	60%			2064	**			
Masonry: Fieldstone	40%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$11,100	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Faile Street</i>								
Pavers/Stone	5%			2038	**			
On-Site Walkways								
Cast in Place Concrete	98%			2034	**			
Pavers/Stone	2%			2032	**			
Parking/Driveway								
Asphalt	75%			2032	**			
Cast in Place Concrete	25%			2034	**			
Activity Yard								
Asphalt	50%			2038	**			
Rubber Matting	50%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$182,600	5	\$400	
Raceway								
Conduit	100%			2029	\$184,300	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2028	\$9,600	5	\$100
	Molded Case Bkrs	10%			2037	**	5	\$200
	Molded Case Bkrs	85%			2028	\$162,800	5	\$1,900
Wiring								
	Braided Cloth	80%	2-4	\$218,200	2054	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	Thermoplastic	20%			2029	\$54,600	1	
Motor Controllers								
	Locally Mounted	100%			2027	\$80,600	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : At Water Main</i>							
Lighting								
Interior Lighting								
	Fluorescent	90%			2029	\$180,100	10	\$70,200
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	LED	10%	Now	\$17,400	2034	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gymnasium And Cafeteria</i>							
	<i>Explanation : LED Are Malfunctioning</i>							
Egress Lighting								
	Emergency, Battery	50%			2024	\$61,200	10	\$10,300
	Exit, Service	50%			2024	\$12,200	1	
Exterior Lighting								
	HID	20%	Now	\$1,400	2024	\$68,500		
	<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof And Outside Perimeter</i>							
	No Component	80%						
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2044	**	5	\$2,500
Alarm								
Security System								
	No Component	80%						
	Generic	20%			2034	**	1	\$6,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Intrusion Only</i>							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2034

* *

1-3

\$10,500

*Recent Repair Evident, Extent : Light, Area Affected : 100%**Location : Adding Central Station Connection In Lobby*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2039

* *

5

\$26,300

Conversion Equipment

Steam Boiler

100%

Now

\$110,000

2027

\$550,100

1

\$75,800

*Not in Service, Extent : Severe, Area Affected : 10%**Location : No.2 Boiler Tube Leakage And Corrosion**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$37,600

2039

* *

*Steam Traps Faulty, Extent : Severe, Area Affected : 40%**Location : Throughout Building*

Terminal Devices

Air Handler

20%

2024

\$239,000

1

\$10,500

*On Extended Life, Extent : Light, Area Affected : 20%**Location : Basement*

Convactor/Radiator

80%

2027

\$364,000

1

\$22,000

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Split Unit

5%

2029

\$90,700

Window/Wall Unit

10%

2024

\$17,700

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$9,500

No Component

80%

Exhaust Fans

Interior

20%

2034

* *

2

\$500

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

80%

2039

* *

1

Galvanized Steel

20%

2027

\$74,600

1

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - BX

Asset # : 491

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2027	\$51,800	2	\$1,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Passenger And A Basement Wheelchair Lift</i>								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2029	\$16,600	1-2	\$500	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 48 - M
Address : 4360 BROADWAY @ W.186 ST
Borough : MANHATTAN **Agency's Number** : M048
Program / Asset # : BOE0975.000 / 4138 **Yr Built/Renovated** : 1993 / 2011
Area Sq Ft : 93,913 **Project Type** : EDUCATION
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2167 **Lot** : 29 **BIN** : 1076752

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$182,700	\$198,900
Interior Architecture	\$326,600	\$153,800
Electrical	\$64,800	\$1,567,100
Mechanical	\$28,600	\$2,151,200
Total	\$602,800	\$4,071,100
Importance Code A	\$182,700	\$198,900
Importance Code B	\$240,700	\$3,802,500
Importance Code C	\$179,400	\$69,700
Total	\$602,800	\$4,071,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,300			
Interior Architecture	\$158,800	\$10,100	\$15,300	
Electrical	\$47,200	\$15,300	\$22,500	\$17,100
Mechanical	\$63,300	\$26,500	\$44,600	\$25,400
Site Enclosure	\$24,900			
Site Pavements	\$3,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$355,000	\$61,800	\$92,300	\$52,300
Importance Code A	\$52,000	\$4,600	\$4,600	\$4,600
Importance Code B	\$229,600	\$57,100	\$87,600	\$47,600
Importance Code C	\$73,400			
Total	\$355,000	\$61,800	\$92,300	\$52,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	97%	0-2	\$71,100	LIFE	**	5	\$110,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Pre-Cast Concrete	3%			LIFE	**	5	\$22,200	
			<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	97%	Now	\$31,500	2046	**	5	\$17,600	
			<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 4th Floor, North Façade</i>					
Metal Louvers	3%			2039	**	10	\$6,800	
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$62,400	
Metal Rail	35%			2043	**	5-10	\$96,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Roof								
Copper/Terne	5%			2058	**	10	\$6,700	
IRMA/Protected Membrane	95%			2035	**	10	\$50,800	
Soffits								
Cement-Fiber Panel	100%			2035	**	10		
Interior								
Floors								
Carpet	15%			2031	**	3	\$30,300	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4th Floor Offices</i>					
Cast in Place Concrete	5%			LIFE	**	5	\$29,400	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Ceramic Tile	5%	0-2	\$27,900	2033	**	5	\$3,400	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Quarry Tile	2%			2043	**	5	\$4,000	
Sheet Vinyl/Rubber	2%			2035	**	5	\$4,000	
Terrazzo	5%	0-2	\$6,700	LIFE	**	5	\$5,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	64%			2035	**	3	\$32,300	
Wood	2%			2058	**	5	\$5,000	

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$32,300	
Ceramic Tile	2%	Now	\$3,000	2039	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$11,600	
Gypsum Board	45%			LIFE	**	5-10	\$197,400	
Masonry: Brick	5%			LIFE	**	10	\$3,900	
SGFT/Glazed Masonry	40%			LIFE	**	10	\$51,600	
Ceilings								
AcousTileConcealSpLn	15%	0-2	\$8,700	2043	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	0-2	\$5,800	2043	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$16,800	
Exposed Struc: Steel	10%			LIFE	**	10	\$26,900	
Gypsum Board	50%			LIFE	**	5-10	\$231,300	
Metal Panel	5%			LIFE	**	5	\$16,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%	2-4	\$2,200	2040	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Iron Picket	50%	Now	\$1,700	2050	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Broadway</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$21,000	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$3,600	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Not Accessible	100%							
Activity Yard								
Asphalt	80%			2043	**			
Rubber Matting	20%			2035	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere And One 2,500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$400	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$2,200	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$28,900	
Generators								
Diesel	100%	Now	\$64,800	2039	**	1	\$32,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 300 Kilowatt. Defective Fuel Supply System</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,500	
Fuel Storage								
Day Tank	50%			2038	**	5	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank	50%			2045	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	97%			2030	\$214,500	10	\$83,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	1%			2030	\$2,200	10	\$900	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Corridors And 4th Floor</i>					
HID	1%			2030	\$1,600	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gymnasium</i>					
			<i>Explanation : HID Lights</i>					
Incandescent	1%			2030	\$11,100	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Auditorium</i>					
			<i>Explanation : Recessed Fixtures</i>					
Egress Lighting								
Emergency, Service	50%			2030	\$24,700	1		
Exit, Service	40%			2030	\$10,800	1		
Exit, Battery	10%			2035	**	10	\$600	
Exterior Lighting								
HID	20%	Now	\$15,100	2035	**			
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Play Yard</i>					
			<i>Explanation : Fixtures Not Operational</i>					
LED	80%			2035	**			
Alarm								
Security System								
Generic	50%	Now	\$3,000	2030	\$151,700	1	\$15,800	
			<i>Cameras Damaged, Extent : Light, Area Affected : 2%</i>					
			<i>Location : 4th Floor Stair C</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV System</i>					
Generic	25%			2035	**	1	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 25%</i>					
			<i>Location : 1st Through 3rd Floor</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Generic	25%	Now	\$15,200	2030	\$75,800	1	\$7,900	
			<i>Control Panel Damaged, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : 4th And 5th Floors</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$1,038,500	1-3	\$59,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Vault</i>						
		<i>Explanation : Two 5,500 Gallon Tanks For No. 2 Fuel</i>						
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$46,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$6,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two Pumps</i>						
Terminal Devices								
Air Handler	50%			2030	\$660,300	1	\$29,000	
Convactor/Radiator	50%			2035	**	1	\$15,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2030	\$398,600	1	\$21,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Two Chillers In The Basement</i>						
Exterior Pkg Unit - Cooling	45%			2030	\$342,200	2	\$2,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Split Unit	5%			2030	\$100,200			
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2040	**	4	\$2,300	
Ductwork/Diffusers	50%			LIFE	**	2	\$76,400	
Terminal Devices								
Air Handler/Cool/Ht	50%			2030	\$526,600	1	\$29,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Roof</i>						
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2030	\$94,700	2	\$32,700	
No Component	50%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,900	
Exhaust Fans								
Roof	100%			2035	**	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	50%			2028	\$28,600	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Gallon Unit</i>								
Gas Fired	50%			2023	\$28,600	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,000	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Duplex Sets</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor, 1st To 5th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$47,400	
Sprinkler								
No Component	85%							
Generic	15%			2050	**	1-2	\$3,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Chemical System								
	No Component	98%						
	Generic	2%		2025	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 49 - BX
Address : 383 EAST 139 STREET BTWN: ALEXANDER AVE., WILLIS AVE
Borough : BRONX **Agency's Number** : X049
Program / Asset # : BOE0192.000 / 492 **Yr Built/Renovated** : 1965 / 2009
Area Sq Ft : 114,000 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2302 **Lot** : 40 **BIN** : 2000626

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,279,600	\$325,200
Interior Architecture	\$1,358,100	\$45,100
Electrical	\$1,212,000	\$600,800
Mechanical	\$709,500	\$1,042,000
Total	\$4,559,200	\$2,013,100
Importance Code A	\$1,279,600	\$1,085,400
Importance Code B	\$3,279,600	\$927,700
Total	\$4,559,200	\$2,013,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,200	\$28,100		\$21,700
Interior Architecture	\$18,500	\$8,600	\$4,300	\$42,500
Electrical	\$3,000	\$2,400	\$3,600	\$39,700
Mechanical	\$32,800	\$16,200	\$30,900	\$51,200
Site Enclosure	\$800			
Site Pavements	\$31,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$109,700	\$59,100	\$42,800	\$159,100
Importance Code A	\$30,500	\$39,400	\$11,300	\$33,200
Importance Code B	\$43,700	\$19,800	\$27,200	\$125,800
Importance Code C	\$35,500		\$4,300	
Total	\$109,700	\$59,100	\$42,800	\$159,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$43,400	
Masonry: Limestone	2%	Now	\$2,700	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Entrances</i>								
Metal Panel	20%			2049	**	5-10	\$79,600	
Granite Panels	3%			LIFE	**	5	\$1,300	
Windows								
Aluminum	95%			2045	**	5	\$20,100	
Glass Block	5%	Now	\$1,100	LIFE	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Inner Courtyard</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inner Courtyard</i>								
Masonry: Brick	40%			LIFE	**	5	\$6,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inner Courtyard</i>								
Metal: Cage/Fence	55%			2027	\$184,600	5-10	\$67,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	5%			2057	**	10	\$17,700	
IRMA/Protected Membrane	95%			2024	\$1,145,100	10	\$134,500	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Soffits								
Stucco Cement	100%	Now	\$15,400	2034	**	5	\$3,100	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop Overhang</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooftop Overhang</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$18,000	
Ceramic Tile	5%			2032	**	5	\$8,200	
Terrazzo	5%			LIFE	**	5	\$6,400	
Vinyl Tile	14%			2034	**	3	\$8,700	
Vinyl Tile 9" X 9"	70%			2024	\$1,358,100	3	\$57,700	
Wood	1%			2057	**	5	\$3,100	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$8,700	
Concrete Masonry Unit	5%	4+	\$4,100	LIFE	**	5	\$3,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Service Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Service Room</i>								
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$28,600	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Acous Tile, Adhered	30%			2034	**	5	\$48,100	
Acous Tile Susp. Lay-In	5%			2034	**	5	\$8,000	
Exposed Concrete	11%			LIFE	**	5	\$2,800	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%			2034	**			
Metal Panel	2%			LIFE	**	5	\$4,000	
Plaster	45%			LIFE	**	5	\$45,100	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2039	**			
Iron Picket	40%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$800	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Play Yard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	75%	Now	\$1,200	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Ramp And Steps At Rear Yard</i>								
Masonry: Granite	25%	Now	\$2,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Door Entry Points</i>								
Parking/Driveway								
Asphalt	85%	Now	\$27,100	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Driveway Entrance</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

100%

2032

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2029

\$22,400

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Fused Disc Sw

50%

2049

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

90%

2029

\$187,800

5

\$400

Fused Disc Sw

10%

2049

* *

5

Raceway

Conduit

90%

2029

\$200,500

1

Conduit

10%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$19,200

5

\$300

Molded Case Bkrs

80%

2028

\$153,200

5

\$2,400

Molded Case Bkrs

10%

2045

* *

5

\$300

Wiring

Braided Cloth

90%

2-4

\$286,700

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 90%**Location : Throughout The Building*

Thermoplastic

10%

2049

* *

1

Motor Controllers

Locally Mounted

30%

2027

\$36,900

5

\$200

Locally Mounted

70%

2-4

\$86,000

2049

* *

5

\$300

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,700

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	85%			2034	**	10	\$88,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2039	**	10	\$2,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 2%</i>								
<i>Location : Library</i>								
HID	3%			2024		10	\$100	
Incandescent	10%			2024		2	\$300	
Egress Lighting								
Emergency, Battery	50%			2024		10	\$13,800	
Exit, Service	50%			2024		1		
Exterior Lighting								
HID	20%			2024		10	\$100	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2024		1-3	\$25,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2029		5	\$35,300	
Conversion Equipment Steam Boiler	100%			2027		1	\$112,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$50,400	2039	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Stairway And 3rd Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Terminal Devices								
Air Handler	15%			2024		1	\$10,600	
Air Handler	5%	Now	\$40,100	2029		1	\$3,200	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	80%			2034	**	1	\$29,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2024	\$166,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,600	
Exhaust Fans								
Interior	10%			2024	\$40,600	2	\$400	
Roof	90%	Now	\$102,200	2034	**	2	\$2,500	
<i>Broken, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$17,000	2039	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2024	\$69,500	2	\$1,700	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$11,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$300	2024	\$17,400	4	\$2,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Float For Pump</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
No Component	80%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 5 - M
Address : 3703 10TH AVE. @ DYCKMAN ST - HARLEM RIVER DR
Borough : MANHATTAN **Agency's Number** : M005
Program / Asset # : BOE0976.000 / 4139 **Yr Built/Renovated** : 1993 /
Area Sq Ft : 93,233 **Project Type** : EDUCATION
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 2150 **Lot** : 30 **BIN** : 1084201

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$234,700	\$261,000
Interior Architecture	\$239,400	\$134,500
Electrical		\$631,600
Mechanical	\$393,300	\$3,241,800
Total	\$867,500	\$4,268,900
Importance Code A	\$234,700	\$261,000
Importance Code B	\$545,400	\$3,960,300
Importance Code C	\$87,300	\$47,600
Total	\$867,500	\$4,268,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,300		\$17,100	
Interior Architecture	\$112,300		\$55,200	
Electrical	\$22,100	\$15,200	\$24,100	\$15,200
Mechanical	\$53,400	\$20,700	\$27,800	\$20,700
Site Enclosure	\$26,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$249,100	\$43,800	\$132,100	\$43,800
Importance Code A	\$31,900	\$4,600	\$21,700	\$4,600
Importance Code B	\$144,400	\$39,100	\$110,300	\$39,100
Importance Code C	\$72,700			
Total	\$249,100	\$43,800	\$132,100	\$43,800



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DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$4,300	
Masonry: Brick Cavity	76%			LIFE	**	5	\$260,500	
Metal Panel	5%			2050	**	5-10	\$58,900	
Pre-Cast Concrete	2%			LIFE	**	5	\$22,300	
Stucco Cement	5%			2043	**	5	\$21,400	
Window Wall	10%			2050	**	5	\$64,300	
Windows								
Aluminum	98%			2046	**	5	\$23,700	
Metal Louvers	2%			2039	**	10	\$3,000	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$72,000	
Metal Panel	2%			2050	**	5	\$900	
Metal Rail	5%			2043	**	5-10	\$10,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$4,400	
Roof								
Built-Up (BUR)	5%			2035	**	10	\$5,900	
Metal Panel	20%			2043	**	10	\$43,000	
Modified Bitumen	75%			2040	**	10	\$87,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Cement-Fiber Panel	100%			2035	**	10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$60,800	
Ceramic Tile	5%	Now	\$7,200	2039	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Restrooms</i>								
Quarry Tile	5%			2043	**	5	\$10,400	
Terrazzo	5%			LIFE	**	5	\$10,900	
Vinyl Tile	70%			2035	**	3	\$36,500	
Wood	5%			2058	**	5	\$13,000	
Interior Walls								
Ceramic Tile	5%	Now	\$11,700	2039	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Restrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$12,700	
Glass Block	2%			LIFE	**	10	\$1,300	
Glass: Single Pane	3%			LIFE	**	5	\$7,100	
Gypsum Board	10%			LIFE	**	5-10	\$27,000	
Gypsum Board	40%			LIFE	**	5-10	\$108,000	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$23,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2043	**	5	\$34,800	
AcousTileSusp.Lay-In	20%			2043	**	5	\$27,800	
Exposed Struc: Steel	5%			LIFE	**	10	\$13,900	
Gypsum Board	50%			LIFE	**	5-10	\$239,000	
Metal Panel	5%			LIFE	**	5	\$17,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$10,100	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$16,000	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2039	**			
Activity Yard								
Asphalt	60%			2043	**			
Rubber Matting	40%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$400	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$2,200	
Wiring								
Thermoplastic	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$28,700	
Generators								
Diesel	100%			2033	**	1	\$36,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : One 250 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,500	
Fuel Storage								
Day Tank	50%			2038	**	5	\$8,600	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 40 Gallons</i>						
Main Tank	50%			2045	**	5	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 6,000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	48%			2030	\$105,400	10	\$41,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	48%			2030	\$105,400	10	\$41,000	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 45%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2030	\$22,100	2		
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Auditorium And Kitchen</i>						
		<i>Explanation : Incandescent Fixtures</i>						
LED	2%			2038	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gymnasium</i>						

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2030	\$24,500	1		
Emergency, Battery	2%	Now	\$100	2035	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fire Rescue Areas/ Holding Rooms</i>								
Exit, Service	2%			2030	\$500	1		
Exit, Battery	46%			2035	**	10	\$2,900	
Exterior Lighting								
HID	10%	Now	\$3,800	2030	\$37,600			
<i>Sensor/Timer Malfunction, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
LED	90%			2035	**			
Alarm								
Security System								
Generic	100%			2030	\$301,200	1	\$34,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$57,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 10,000 Gallon Tank For No. 2 Fuel Oil</i>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2033	**			
Steam Boiler	50%			2035	**	1	\$46,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$3,400	
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$2,300	

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%	Now	\$393,300	2035	**	1	\$25,900	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Six Units Are Broken</i>						
Convector/Radiator	50%			2043	**	1	\$15,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	100%			2030	\$1,990,200			
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$1,045,600	1	\$57,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse And Second Floor Fan Rooms</i>						
		<i>Explanation : Equipment Accounted For Under Heating Section Of This Report</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,300	
Exhaust Fans								
Roof	100%			2030	\$154,800	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Triplex Booster Pumps</i>						
Water Heater								
Electric	10%			2025	\$8,200	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 30 Gallons</i>						
Gas Fired	75%			2029	\$42,600	2	\$1,000	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One 400 Gallon Unit Serves Toilet Rooms</i>						
Gas Fired	15%			2025	\$8,500	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : First Floor Kitchen Equipment Room</i>						
		<i>Explanation : 140 Gallon Serves Kitchen</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 5 - M

Asset # : 4139

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$7,100	2035	**	4	\$2,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Of Two Pumps Is Broken</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$47,000	
Sprinkler								
No Component	80%							
Generic	20%			2050	**	1-2	\$5,200	
Fire Pump								
Generic	100%			2033	**	1	\$17,400	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 50 - BX
Address : 1550 VYSE AVENUE @E. 172-173 STS.
Borough : BRONX **Agency's Number** : X050
Program / Asset # : BOE0193.000 / 493 **Yr Built/Renovated** : 1914 / 2012
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2996 **Lot** : 10 **BIN** : 2010786

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$487,900	\$360,400
Interior Architecture	\$568,200	\$155,400
Electrical	\$1,001,500	\$473,700
Mechanical	\$312,700	\$480,200
Site Pavements	\$52,900	
Total	\$2,423,200	\$1,469,700
Importance Code A	\$487,900	\$399,900
Importance Code B	\$1,707,300	\$1,008,400
Importance Code C	\$228,000	\$61,300
Total	\$2,423,200	\$1,469,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$6,300	\$9,600	\$32,100	\$3,800
Electrical	\$14,600	\$4,900	\$32,400	\$4,400
Mechanical	\$65,500	\$10,300	\$79,500	\$12,500
Total	\$86,400	\$24,800	\$144,000	\$20,700
Importance Code A	\$7,300	\$7,300	\$7,500	\$7,300
Importance Code B	\$79,100	\$10,700	\$136,500	\$13,400
Importance Code C		\$6,800		
Total	\$86,400	\$24,800	\$144,000	\$20,700



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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,600	
Glass Block	5%			LIFE	**	5	\$4,700	
Masonry: Brick	85%	Now	\$410,600	LIFE	**	5	\$127,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 5th Floor, Stairways, A And B</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation, Boiler Room, 5th Floor, Stairways A And B</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,600	
Windows								
Aluminum	100%	Now	\$77,300	2044	**	5	\$8,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 503, 509</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$11,600	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Pre-Cast Concrete	10%			LIFE	**	5	\$8,600	
Roof								
Built-Up (BUR)	30%			2028	\$174,300	10	\$12,000	
Built-Up (BUR)	70%			2036	**	10	\$28,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Fifth Floor</i>								
Interior								
Floors								
Carpet	5%			2029	\$76,800	3	\$8,500	
Cast in Place Concrete	10%			LIFE	**	5	\$24,700	
Cast in Place Concrete	5%			LIFE	**	5	\$12,300	
Ceramic Tile	5%			2037	**	5	\$5,600	
Quarry Tile	3%			2041	**	5	\$5,100	
Vinyl Tile	27%			2033	**	3	\$15,200	
Vinyl Tile 9" X 9"	20%			2023	\$265,100	3	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Cafeteria</i>								
<i>Explanation : 9 X 9</i>								
Wood	25%			2043	**	5	\$52,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$13,600	
Marble Panels	5%			LIFE	**			
Plaster	75%	Now	\$175,100	LIFE	**	5	\$61,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor, Rooms 503, Stairway A</i>								
SGFT/Glazed Masonry	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Metal Panel	3%			LIFE	**	5	\$3,900	
Plaster	87%	Now	\$127,900	LIFE	**	5	\$57,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor, Rooms 503, 509, 410, 412</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2048	**			
Iron Picket	10%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$52,900	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Next To Auditorium Wall</i>								
Activity Yard								
Rubber Matting	100%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2028	\$109,600	5	\$200	
Fused Disc Sw	30%			2048	**	5	\$100	
Raceway								
Conduit	80%			2028	\$105,800	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	2%			2044	**	5		
Fused Disc Sw	8%			2027	\$11,500	5	\$100	
Molded Case Bkrs	20%			2044	**	5	\$400	
Molded Case Bkrs	70%			2027	\$100,500	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Thermoplastic	20%			2028	\$37,100	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2041	**	5	\$300	
Locally Mounted	30%			2026	\$24,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	84%			2038	**	10	\$57,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First To Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2033	**	10	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
LED	6%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$53,300	10	\$8,900	
Exit, Service	50%			2023	\$10,700	1		
Exterior Lighting								
HID	100%			2033	**	10	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$818,300	1-3	\$45,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2048	**	5	\$22,900	
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$73,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$32,700	2038		**		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Return Line And Vacuum Pump In Basement</i>								
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	10%			2023	\$104,100	1	\$4,600	
Convactor/Radiator	80%			2026	\$316,900	1	\$19,100	
Fan Coil Unit/Heat	10%			2023	\$110,800	1	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036		**	1	
Conversion Equipment								
Window/Wall Unit	15%			2023	\$23,100	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$41,300
Exhaust Fans								
Interior	20%	Now	\$2,600	2023	\$52,700	2	\$400	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Roof	80%	Now	\$19,700	2028	\$98,300	2	\$1,400	
<i>Not in Service, Extent : Severe, Area Affected : 65%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038		**	1	
Galvanized Steel	20%			2026	\$64,900	1		
Water Heater								
Gas Fired	100%			2023	\$45,100	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE		**	1	
Storm Drain Piping								
Cast Iron	100%			LIFE		**	1	
Sump Pump(s)								
Non-Submersible	100%			2028	\$11,300	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2028	\$21,300	4	\$2,900	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 50 - BX

Asset # : 493

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%		2028	\$21,700	1-2	\$600	
Chemical System								
	Generic	100%		2023	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 51 (ECC) - Q
Address : 87-45 117TH STREET
Borough : QUEENS **Agency's Number** : Q051
Program / Asset # : BOE1149.000 / 14895 **Yr Built/Renovated** :
Area Sq Ft : 31,384 **Project Type** : EDUCATION
Date of Survey : 12-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 9327 **Lot** : 26 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$585,900	\$48,100
Interior Architecture	\$90,000	
Electrical		\$178,000
Mechanical	\$1,289,900	\$739,600
Total	\$1,965,700	\$965,700
Importance Code A	\$585,900	\$149,700
Importance Code B	\$1,379,900	\$816,100
Total	\$1,965,700	\$965,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,200	\$39,000		\$900
Interior Architecture		\$8,500	\$5,000	
Electrical	\$3,500	\$8,200	\$2,900	\$3,100
Mechanical	\$8,200	\$27,000	\$24,600	\$18,700
Site Enclosure	\$1,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,700	\$86,600	\$36,400	\$26,700
Importance Code A	\$25,700	\$40,500	\$1,600	\$2,600
Importance Code B	\$15,900	\$46,100	\$29,900	\$24,100
Importance Code C			\$5,000	
Total	\$41,700	\$86,600	\$36,400	\$26,700



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 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	4+	\$585,900	LIFE	**	5	\$48,100	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Repointing Required - Throughout All Elevations</i>								
Windows								
Aluminum	85%			2045	**	5	\$5,400	
Glass Block	10%			LIFE	**	5	\$400	
Metal Louvers	5%			2038	**	10	\$2,000	
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5	\$500	
Metal Panel	10%			2049	**	5	\$1,900	
Metal Rail	40%			2042	**	5-10	\$34,700	
Pre-Cast Concrete	40%			LIFE	**	5	\$12,100	
Roof								
IRMA/Protected Membrane	75%	2-4	\$24,200	2034	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%			2042	**	10	\$13,900	
Metal Panel	5%			2042	**	10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Louvered Metal Mechanical Screen</i>								
<i>Explanation : No Repairs Needed</i>								
Soffits								
Stucco Cement	100%			2042	**	5	\$1,100	
Interior								
Floors								
Carpet	2%			2025	\$12,800	3	\$1,400	
Cast in Place Concrete	5%			LIFE	**	5	\$5,100	
Ceramic Tile	10%			2032	**	5	\$4,700	
Granite Panels	2%			LIFE	**	5	\$700	
Quarry Tile	3%			2042	**	5	\$2,100	
Vinyl Tile	78%			2034	**	3	\$13,700	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$9,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,000	
SGFT/Glazed Masonry	80%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%	2-4	\$90,000	2042	**	5	\$17,400	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$5,400	

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	70%			2064	**			
Masonry: Brick	30%	4+	\$1,900	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Steps</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	90%			2042	**			
Pavers/Stone	10%			2038	**			
Activity Yard								
Asphalt	50%			2038	**			
Cast in Place Concrete	5%			2042	**			
Rubber Matting	45%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	**	5	\$100	
Molded Case Bkrs	50%			2039	**	5	\$400	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	90%			2037	**	5	\$700	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	80%	4+	\$800	2034	**	5	\$100	
<i>Corroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof And Penthouse</i>								
Motor Control Center	20%			2034	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Stand-by Power								

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DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$9,700	
Generators								
Diesel	100%			2032	**	1	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$1,200	
Fuel Storage								
Day Tank	100%			2037	**	5	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 50 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2029	\$72,400	10	\$28,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	2%			2029	\$1,500	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2029	\$8,200	1		
Exit, Service	50%			2029	\$4,500	1		
Exterior Lighting								
HID	20%			2029	\$25,300	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$104,100	1-3	\$5,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2025	\$25,500			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Used To Heat Glycol</i>						
Steam Boiler	50%			2027	\$101,600	1	\$15,500	
Distribution								
Hot Wtr Piping/Pump	100%			2028	\$48,900	4	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Floors</i>						
		<i>Explanation : Glycol Used For Heating And Cooling</i>						
Terminal Devices								
Fan Coil Unit/Heat	100%			2024	\$470,000	1	\$10,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2025	\$355,200	1	\$34,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$40,800	
Terminal Devices								
Fan Coil - 2 Pipe	100%			2024	\$597,100	1	\$10,100	
Heat Rejection								
Dry Cooler	100%	2-4	\$170,700	2039	**	2	\$17,500	
		<i>Corroded, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Beyond Useful Life</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,500	
Exhaust Fans								
Roof	100%			2024	\$52,100	2	\$1,000	
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$233,900	1		
Water Heater								
Gas Fired	100%			2022	\$19,100	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 51 (ECC) - Q

Asset # : 14895

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2024	\$4,800	4	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : One Elevator Is Not Working</i>						
Fire Suppression								
Standpipe								
Generic	100%			2039		**	1-5	\$16,400
Chemical System								
No Component	99%							
Generic	1%			2024	\$300		1-3	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Kitchen</i>						
		<i>Explanation : Kitchen Hood</i>						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 528 - M (I. S. 528 - M)
Address : 180 WADSWORTH AVENUE BTWN: WEST 182 ST., WEST 183 S
Borough : MANHATTAN **Agency's Number** : M528
Program / Asset # : BOE0139.000 / 1630 **Yr Built/Renovated** : 1925 / 2014
Area Sq Ft : 21,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 2164 **Lot** : 32 **BIN** : 1063928

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$45,100	\$70,000
Interior Architecture	\$116,400	
Electrical		\$134,100
Mechanical		\$197,900
Total	\$161,500	\$402,000
Importance Code A	\$45,100	\$70,000
Importance Code B	\$116,400	\$332,000
Total	\$161,500	\$402,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,500		\$1,400	
Interior Architecture	\$82,000		\$4,100	\$4,200
Electrical	\$1,600	\$500	\$900	\$500
Mechanical	\$16,700	\$3,400	\$24,300	\$3,400
Site Enclosure	\$6,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$132,900	\$7,800	\$34,700	\$12,000
Importance Code A	\$24,700	\$2,100	\$3,500	\$2,100
Importance Code B	\$50,100	\$5,700	\$31,200	\$8,500
Importance Code C	\$58,100			\$1,400
Total	\$132,900	\$7,800	\$34,700	\$12,000



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DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$45,100	LIFE	**	5	\$70,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor West Side</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,800	
Masonry: Limestone	5%			LIFE	**	5	\$5,800	
Windows								
Aluminum	100%			2046	**	5	\$6,600	
Parapets								
Masonry: Brick	45%			LIFE	**	5-10	\$9,700	
Masonry: Limestone	15%			LIFE	**	5-10	\$5,700	
Metal Cornice	5%			2058	**	10	\$500	
Stucco Cement	35%			2043	**	5	\$2,800	
Roof								
Built-Up (BUR)	98%			2035	**	10	\$12,300	
Skylight, Metal/Glass	2%			2050	**	10	\$800	
Interior								
Floors								
Ceramic Tile	5%	Now	\$1,500	2039	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilets Throughout</i>								
Sheet Vinyl/Rubber	5%	2-4	\$2,300	2035	**	5	\$1,100	
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile	75%	Now	\$40,100	2035	**	3	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Cafeteria Throughout</i>								
Wood	15%			2058	**	5	\$8,300	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$2,900	
Glass Block	2%			LIFE	**	10	\$500	
Gypsum Board	45%			LIFE	**	5-10	\$44,200	
SGFT/Glazed Masonry	48%	0-2	\$22,900	LIFE	**			
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair At 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair At 2nd Floor</i>								
<i>Explanation : Efflorescence In Stair</i>								

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DEPARTMENT OF EDUCATION - 040**P. S. 528 - M (I. S. 528 - M)****Asset # : 1630**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	75%	Now	\$76,300	2050	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 402, 403, 406</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	Now	\$25,400	2043	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Gypsum Board	5%	Now	\$800	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Classroom Closet</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Classroom Closet</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$6,100	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Activity Yard</i>								
<i>Explanation : Efflorescence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%	4+	\$100	2040	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5		
Molded Case Bkrs	95%			2038	**	5	\$500	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	4+	\$1,000	LIFE	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Explanation : Bus Bar Painted</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	\$49,500	10	\$19,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$15,100	10	\$2,500	
Exit, Service	50%			2030	\$3,000	1		
Exterior Lighting								
HID	100%			2030	\$84,700	10	\$100	
<i>Damaged Fixtures, Extent : Light, Area Affected : 10%</i>								
<i>Location : Southeast Roof Parapet Lighting Fixture Head Damaged</i>								
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2035

* *

1-3

\$5,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

10%

2050

* *

1

Interruptible Gas/Dual

90%

2050

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One 3,000 Gallon Tank For No. 2 Fuel*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$20,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Boilers*

Distribution

Steam Piping/Pump

100%

2040

* *

Terminal Devices

Convactor/Radiator

100%

2035

* *

1

\$6,800

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

90%

2030

\$153,100

2

\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 5 Units*

Split Unit

10%

2030

\$44,800

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$34,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,500

Exhaust Fans

Roof

100%

2030

\$34,900

2

\$600

Plumbing

H/C Water Piping

Brass/Copper

100%

2050

* *

1

Water Heater

Gas Fired

100%

2023

\$12,800

2

\$300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2035	**	1	\$1,300	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler No Component Generic	80% 20%			2040	**	1-2	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement And Kitchen</i>						
		<i>Explanation : Serves Basement And Kitchen Areas</i>						
Chemical System No Component Generic	98% 2%			2025	\$600	1-3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Kitchen Hood</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 53 - BX
Address : 360 EAST 168 STREET BTWN: FINDLAY AVE - TELLER AVE
Borough : BRONX **Agency's Number** : X053
Program / Asset # : BOE0195.000 / 142 **Yr Built/Renovated** : 1913 / 2013
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 08-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2435 **Lot** : 75 **BIN** : 2002299

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$315,500	\$82,600
Interior Architecture	\$862,600	\$353,000
Electrical	\$469,200	\$314,000
Mechanical	\$140,500	\$79,000
Total	\$1,787,800	\$828,600
Importance Code A	\$315,500	\$82,600
Importance Code B	\$1,387,400	\$746,000
Importance Code C	\$84,900	
Total	\$1,787,800	\$828,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$85,600			
Interior Architecture	\$57,700	\$2,500		\$7,500
Electrical	\$1,300	\$18,400	\$900	\$700
Mechanical	\$35,900	\$17,900	\$12,100	\$8,200
Total	\$180,500	\$38,800	\$13,100	\$16,400
Importance Code A	\$91,800	\$6,300	\$6,100	\$6,100
Importance Code B	\$71,500	\$32,600	\$6,900	\$10,300
Importance Code C	\$17,200			
Total	\$180,500	\$38,800	\$13,100	\$16,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	\$266,200	LIFE	**	5	\$82,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Entering At Grade Level Along Building Perimeter</i>								
Masonry: Granite	2%	Now	\$11,200	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	2-4	\$28,800	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$19,300	2043	**	5	\$10,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,400	
Masonry: Brick	90%	0-2	\$26,300	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	98%			2032	**	10	\$49,300	
Metal Panel	2%			2040	**	10	\$1,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$11,100	LIFE	**	5	\$21,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	4%			2040	**	5	\$4,000	
Ceramic Tile	1%	Now	\$20,600	2042	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%			2032	**	5	\$5,000	
Marble Panels	1%	0-2	\$3,900	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%	2-4	\$5,000	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	2-4	\$95,100	2022	\$316,900	3	\$13,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout 9 X 9 Tiles</i>								
Vinyl Tile 9" X 9"	25%	0-2	\$88,000	2027	\$293,200	3	\$9,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	20%	4+	\$210,700	2042	**	5	\$18,700	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$17,200	2036	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	85%	Now	\$84,900	LIFE	**	5	\$29,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th And 5th Levels Of Stair #2</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
Exposed Struc: Steel	2%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			LIFE	**	5	\$2,500	
Plaster	96%	2-4	\$67,100	LIFE	**	5	\$59,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2057	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2057	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	**	5	\$300	
Raceway								
Conduit	70%			2027	\$92,600	1		
Conduit	30%			2057	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,400	5	\$100	
Molded Case Bkrs	30%			2052	**	5	\$500	
Molded Case Bkrs	60%			2026	\$86,200	5	\$1,000	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	20%			2057	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$54,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	2%			2022	\$2,100	10		
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$44,600	10	\$7,500	
Emergency, Battery	50%			2022	\$44,600	10	\$7,500	
Exterior Lighting								
HID	60%			2022	\$150,000	10	\$100	
HID	40%	Now	\$100,000	2037	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$7,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2037

* *

5

\$19,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two 7,500 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2040

* *

1

\$61,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2047

* *

4

\$3,100

Terminal Devices

Convactor/Radiator

90%

2032

* *

1

\$18,000

Fan Coil Unit/Heat

10% Now

\$37,100

2032

* *

1

\$1,800

*Broken, Extent : Moderate, Area Affected : 100%**Location : Gymnasium And Cafeteria*

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Window/Wall Unit

80%

2022

\$103,400

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$13,800

No Component

60%

Exhaust Fans

Interior

15% Now

\$9,900

2027

\$33,100

2

\$200

*Unit Inoperable, Extent : Severe, Area Affected : 15%**Location : Auditorium Blower, Basement*

Roof

40% Now

\$8,200

2027

\$41,200

2

\$600

*Unit Inoperable, Extent : Moderate, Area Affected : 25%**Location : Roof*

No Component

45%

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX

Asset # : 142

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
<i>No Water Meter, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Services / One Is Metered</i>								
Water Heater Gas Fired	100%			2025	\$37,800	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 225 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$9,500	2037	**	4	\$1,300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Four Units - One Out Of Service And Three Working Poorly</i>								
Backflow Preventer No Component Generic	95%			2035	**	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Feed</i>								
<i>Explanation : Serves Boiler Feed Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	95%			2047	**	1-2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								
Chemical System No Component Generic	90%			2025	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 53 - BX MINISCHOOL - EAST
Address : E. 168 STREET AND TELLER AVENUE
Borough : BRONX **Agency's Number** : X874
Program / Asset # : BOE0195.020 / 2877 **Yr Built/Renovated** : 1970 / 1998
Area Sq Ft : 12,000 **Project Type** : EDUCATION
Date of Survey : 08-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2435 **Lot** : 75 **BIN** : 2002299

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$123,100	
Interior Architecture		\$270,600
Electrical	\$48,400	\$48,400
Mechanical	\$126,900	\$448,700
Total	\$298,500	\$767,700
Importance Code A	\$123,100	
Importance Code B	\$175,300	\$767,700
Total	\$298,500	\$767,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,400			
Interior Architecture	\$15,400			\$1,900
Electrical	\$500	\$23,200	\$400	\$300
Mechanical	\$35,600	\$2,300	\$1,700	\$2,300
Total	\$77,900	\$25,500	\$2,200	\$4,500
Importance Code A	\$54,700	\$600	\$600	\$600
Importance Code B	\$23,200	\$24,900	\$1,600	\$3,900
Importance Code C				
Total	\$77,900	\$25,500	\$2,200	\$4,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - EAST
Asset # : 2877

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Metal Panel	95%	Now	\$26,400	2037	**	5	\$32,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$83,700	2052	**	5	\$900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%	Now	\$39,400	2040	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$1,600	2036	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	95%	Now	\$13,700	2027	\$137,200	3	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$4,200	
Metal Panel	60%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2025	\$133,400	5	\$15,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$5,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical / Mechanical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2027	\$23,700	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,600	5		
Molded Case Bkrs	95%			2026	\$30,300	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - EAST
Asset # : 2877

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2027	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$8,600	10	\$1,400	
Exit, Service	50%			2022	\$1,700	1		
Exterior Lighting								
HID	100%			2022	\$48,400	10		
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2032	**	1-3	\$3,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%	0-2	\$28,300	2037	**	1	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Duct Mounted Gas Fired Furnaces</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ductwork Is For Heating, Cooling And Ventilation</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - EAST
Asset # : 2877

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	100%	0-2	\$89,700	2025	\$448,700	2	\$600
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout, Defective Temperature Control System</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : 1st Floor Mechanical Room</i> <i>Explanation : (2) Evaporators (Split AC Unit) On Extended Life</i>								
Heat Rejection								
	Evaporative Condenser	100%			2022	\$37,200	2	\$8,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : 1st Floor Mechanical Room</i> <i>Explanation : Two Air Cooled Condensers On Extended Life</i>								
Ventilation								
Exhaust Fans								
	Roof	20%			2027	\$4,000	2	\$100
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	* *	1	
Water Heater								
	Gas Fired	100%			2021	\$7,300	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Fixtures								
	Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 53 - BX MINISCHOOL - WEST
Address : E 168 STREET AND FINDLAY AVENUE
Borough : BRONX **Agency's Number** : X851
Program / Asset # : BOE0195.010 / 486 **Yr Built/Renovated** : 1970 / 1998
Area Sq Ft : 12,000 **Project Type** : EDUCATION
Date of Survey : 08-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2435 **Lot** : 75 **BIN** : 2002299

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$123,100	
Interior Architecture		\$170,300
Electrical	\$48,400	\$48,400
Mechanical	\$89,700	\$448,700
Total	\$261,300	\$667,300
Importance Code A	\$123,100	
Importance Code B	\$138,100	\$667,300
Total	\$261,300	\$667,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,400			
Interior Architecture	\$38,400	\$400		\$1,800
Electrical	\$500	\$23,200	\$500	\$300
Mechanical	\$11,200	\$600	\$5,600	\$600
Total	\$76,500	\$24,200	\$6,100	\$2,700
Importance Code A	\$27,000	\$600	\$600	\$600
Importance Code B	\$26,100	\$23,600	\$5,500	\$2,100
Importance Code C	\$23,300			
Total	\$76,500	\$24,200	\$6,100	\$2,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 53 - BX MINISCHOOL - WEST

Asset # : 486

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$4,500		
Metal Panel	95%	Now	\$26,400	2037	**	5	\$32,300		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%	Now	\$83,700	2052	**	5	\$900	1	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Roof									
Metal Panel	100%	Now	\$39,400	2040	**				
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	2%			LIFE	**	5	\$700		
Ceramic Tile	5%	Now	\$6,600	2030	\$16,500	5	\$400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Mosaic Tile	2%			2032	**	5	\$800		
Vinyl Tile 9" X 9"	91%			2027	\$170,300	3	\$7,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Concrete Masonry Unit	35%	0-2	\$10,800	LIFE	**	5	\$3,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Metal Panel	65%	Now	\$12,500	LIFE	**				
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
AcousTileSusp.Lay-In	100%	Now	\$6,700	2032	**	5	\$7,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - WEST
Asset # : 486

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$5,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	100%			2027	\$23,700	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2026	\$1,600	5		
Molded Case Bkrs	85%			2026	\$27,100	5	\$300	
Molded Case Bkrs	10%			2043	**	5		
<hr/>								
Wiring								
Thermoplastic	90%			2027	\$23,300	1		
Thermoplastic	10%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2022	\$8,600	10	\$1,400	
Exit, Service	50%			2022	\$1,700	1		
<hr/>								
Exterior Lighting								
HID	100%			2022	\$48,400	10		
<hr/>								
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2035	**	1-3	\$3,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 53 - BX MINISCHOOL - WEST
Asset # : 486

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Furnace	100%			2027	\$28,300	1	\$5,900	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room, Cracked Heat Exchanger</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Duct Mounted, Gas Fired Furnaces</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%	Now	\$89,700	2025	\$448,700	2	\$600	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fan Room Ductwork Of Unit #2</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Temperature Control System</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$15,600	
Ventilation								
Exhaust Fans Roof	20%			2027	\$4,000	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
Water Heater Electric	100%	0-2	\$10,600	2027	\$10,600	4	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Heater Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Heater Room</i>								
<i>Explanation : 1 - 52 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 54 - BX
Address : 2747 WEBSTER AVE. @E. 197 STREET
Borough : BRONX **Agency's Number** : X054
Program / Asset # : BOE1008.000 / 4515 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 80,484 **Project Type** : EDUCATION
Date of Survey : 21-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 3278 **Lot** : 33 **BIN** : 2016383

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,600	\$88,200
Interior Architecture	\$35,400	\$103,500
Electrical		\$985,500
Mechanical	\$68,300	\$49,100
Total	\$142,300	\$1,226,400
Importance Code A	\$38,600	\$88,200
Importance Code B	\$103,700	\$1,070,000
Importance Code C		\$68,200
Total	\$142,300	\$1,226,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,600		\$3,400
Interior Architecture	\$12,700	\$20,300	\$6,100	
Electrical	\$7,800	\$23,200	\$8,300	\$11,000
Mechanical	\$47,500	\$39,600	\$31,900	\$46,300
Site Pavements	\$40,100			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$113,200	\$89,600	\$51,200	\$65,700
Importance Code A	\$20,500	\$8,500	\$7,000	\$10,600
Importance Code B	\$92,700	\$81,000	\$40,000	\$55,100
Importance Code C			\$4,300	
Total	\$113,200	\$89,600	\$51,200	\$65,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$88,200	
Metal Panel	2%			2049	**	5-10	\$12,500	
Pre-Cast Concrete	1%			LIFE	**	5	\$3,000	
Windows								
Aluminum	100%			2045	**	5	\$28,000	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,700	
Roof								
Built-Up (BUR)	90%			2034	**	10	\$38,600	
Cast in Place Concrete	8%			LIFE	**			
Metal Panel	2%			2042	**	10	\$1,600	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,200	
Ceramic Tile	3%			2038	**	5	\$3,600	
Quarry Tile	5%			2042	**	5	\$9,000	
Terrazzo	2%			LIFE	**	5	\$1,900	
Vinyl Tile	82%			2034	**	3	\$37,000	
Wood	3%			2057	**	5	\$6,800	
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$8,500	
Concrete Masonry Unit	28%			LIFE	**	5	\$31,800	
Glass: Single Pane	2%			LIFE	**	5	\$4,300	
Gypsum Board	40%			LIFE	**	5	\$68,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	2%			LIFE	**	5	\$22,700	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$12,700	2042	**	5	\$18,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	60%			2042	**	5	\$70,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	8%			LIFE	**	5	\$11,800	
Wood	2%			LIFE	**	5	\$20,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,100	2046		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Location Along Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2042		**		
Pavers/Stone	25%			2038		**		
Activity Yard								
Asphalt	40%	4+	\$16,100	2038		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Activity Yard</i>								
Pavers/Stone	60%	4+	\$16,900	2042		**		
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Plaza Area In Rear Of Buildings</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2039		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes, One 1600 Amperes, One 1200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2039		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2034		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Kil-volt-ampere, 480/277 Hv- 208/120 Lv, One 112.5 Kilovolt-ampere, 480hv-208/120lv And One 45 Kilovolt-ampere, 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039		**	5	\$300
Raceway								
Conduit	100%			2039		**	1	
Panelboards								
Fused Disc Sw	10%			2037		**	5	\$200
Molded Case Bkrs	90%			2037		**	5	\$1,900
Wiring								
Thermoplastic	100%			2039		**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2034	**	5	\$100	
Motor Control Center	78%			2034	**	5	\$1,700	
Variable Frequency Drive	2%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$24,800	
Generators								
Diesel	100%			2032	**	1	\$31,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 230 Kilowatt</i>						
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$17,900	
Fuel Storage								
Day Tank								
	50%			2037	**	5	\$7,500	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 50 Gallon</i>						
Main Tank	50%			2044	**	5	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent								
	98%			2029	\$185,700	10	\$72,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	2%			2039	**			
Egress Lighting								
Emergency, Battery								
	50%			2029	\$58,000	10	\$9,700	
Exit, Service								
	50%			2029	\$11,600	1		
Exterior Lighting								
HID								
	100%			2029	\$324,500	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2044	**	5	\$2,400	
Alarm								
Security System								
No Component								
	70%							
Generic	30%			2029	\$78,000	1	\$9,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$267,000

1-3

\$14,900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 5000 Gallons*

Conversion Equipment

Heat Exchanger, Plate & Frame

25%

2038

* *

1

\$10,000

Steam Boiler

75% Now

\$19,500 2042

* *

1

\$53,800

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Control System**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump

75%

2045

* *

4

\$4,500

Central Plant Steam Piping/Pmp

25%

2049

* *

4

\$1,500

Terminal Devices

Air Handler

25%

2034

* *

1

\$12,400

Fan Coil Unit/Heat

75%

2034

* *

1

\$19,500

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

100% Now

\$68,300 2034

* *

1

\$33,600

*Malfunctioning, Extent : Moderate, Area Affected : 15%**Location : Control System, Building Management System Malfunctioning**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Chillers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

CW & CHW Wtr Pipe/Pump

100%

2049

* *

4

\$5,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$49,800	
Heat Rejection								
Dry Cooler	100%			2034	**	2	\$56,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,900	
Exhaust Fans								
Interior	20%			2034	**	2	\$500	
Roof	80%			2034	**	2	\$2,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2027	\$49,100	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Playground</i>								
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$2,600	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$4,800	
Backflow Preventer								
Generic	100%			2034	**	1	\$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$40,600	
Sprinkler								
Generic	100%			2049	**	1-2	\$22,500	
Fire Pump								
Generic	100%	Now	\$1,000	2038	**	1	\$13,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fire Pump In The Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - BX

Asset # : 4515

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Wet	10%		2027	\$2,800	1-3	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					
	No Component	70%						
	Generic	20%		2027	\$5,600	1-3	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 54 - SI
Address : 1060 WILLOWBROOK ROAD @SUNSET AVE.
Borough : STATEN ISLAND **Agency's Number** : R054
Program / Asset # : BOE0939.000 / 1415 **Yr Built/Renovated** : 1970 / 2013
Area Sq Ft : 74,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1987 **Lot** : 104 **BIN** : 5034476

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$53,600	\$113,700
Interior Architecture	\$1,487,700	\$674,700
Electrical	\$652,200	\$764,600
Mechanical	\$220,800	\$476,200
Total	\$2,414,200	\$2,029,200
Importance Code A	\$53,600	\$153,200
Importance Code B	\$1,743,300	\$1,876,000
Importance Code C	\$617,300	
Total	\$2,414,200	\$2,029,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,500	\$30,100		
Interior Architecture	\$143,200	\$5,500		\$12,700
Electrical	\$2,500	\$2,500	\$2,900	\$20,300
Mechanical	\$24,100	\$10,500	\$22,900	\$32,300
Site Enclosure	\$8,600			
Site Pavements	\$17,300			
Total	\$250,200	\$48,500	\$25,800	\$65,300
Importance Code A	\$61,700	\$37,300	\$7,200	\$7,400
Importance Code B	\$142,500	\$11,100	\$18,500	\$57,900
Importance Code C	\$46,000			
Total	\$250,200	\$48,500	\$25,800	\$65,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$31,600	
Masonry: Brick	90%			LIFE	**	5	\$113,700	
			<i>Efflorescence, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	5%			LIFE	**	5	\$4,700	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	95%	Now	\$28,600	2045	**	5	\$16,000	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 3rd Floor Classrooms</i>					
Metal Louvers	5%	0-2	\$53,600	2044	**			
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$13,200	
Masonry: Limestone	25%			LIFE	**	5	\$7,500	
Metal: Cage/Fence	20%			2042	**	5-10	\$37,100	
Roof								
Metal Panel	5%			2042	**	10	\$8,400	
Modified Bitumen	95%	2-4	\$25,300	2039	**			
			<i>Blisters, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Upper Roof</i>					
Soffits								
Cast in Place Concrete	75%			LIFE	**	5	\$11,700	
Cement-Fiber Panel	25%	Now	\$600	2034	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rear Entrance</i>					

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,900	
Ceramic Tile	5%	4+	\$11,300	2032	**	5	\$2,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets</i>								
Quarry Tile	5%	Now	\$33,600	2042	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	7%	0-2	\$76,000	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 75%</i>								
<i>Location : Stair Treads Throughout</i>								
Vinyl Tile	25%	Now	\$5,000	2024	\$248,300	3	\$10,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	45%	Now	\$28,900	2029	\$578,900	3	\$18,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	3%			2044	**	5	\$6,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%	Now	\$18,700	2032	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	10%	Now	\$15,000	LIFE	**	5	\$5,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen Store Room</i>								
Folding Partition	5%	4+	\$538,700	2054	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$15,200	
SGFT/Glazed Masonry	30%	Now	\$78,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$10,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Metal Panel	70%	Now	\$546,100	LIFE	**	5	\$95,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$30,700	LIFE	**	5	\$13,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Stairs And Cellar</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2049		**		
Iron Picket	25%	4+	\$8,600	2064		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,700	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2042		**		
Activity Yard								
Asphalt	90%	2-4	\$13,700	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	10%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5	\$100	
Fused Disc Sw	5%			2028	\$7,200	5	\$100	
Molded Case Bkrs	80%			2028	\$114,900	5	\$1,600	
Molded Case Bkrs	10%			2037	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$55,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2029	\$111,400	1		
Thermoplastic	10%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$64,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$52,600	10	\$8,800	
Exit, Service	10%			2029	\$2,100	1		
Exit, Service	40%			2024	\$8,400	1		
Exterior Lighting								
HID	100%			2024	\$298,400	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$71,700	1	\$8,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$245,500	1-3	\$14,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	99%			2039	**	5	\$22,400	
Natural Gas	1%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Room; Kitchen Equipment</i>								
<i>Explanation : Gas Service For Kitchen Equipment And Boiler Ignition</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$72,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$123,700	2039	**	4	\$3,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room; Condensate Return Vacuum Pump Leaking</i>								
Terminal Devices								
Air Handler	20%			2029	\$205,600	1	\$9,000	
Convactor/Radiator	80%	0-2	\$15,700	2034	**	1	\$17,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Trap Faulty</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	8%			2027	\$218,600	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : (4) Outside Of Auditorium; (1) Roof</i>								
<i>Explanation : Four Split Dx Units For Auditorium, One Split Dx For Computer Room</i>								
Window/Wall Unit	7%			2024	\$10,700	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exhaust System Serves Classrooms, Toilet Rooms, Kitchen, And Other Areas</i>								
Exhaust Fans								
Interior	20%			2029	\$52,000	2	\$500	
Roof	80%			2024	\$97,100	2	\$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$7,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$2,500	4	\$1,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2039	**	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 54 MINISCHOOL - Q
Address : 86-02 127TH STREET
Borough : QUEENS **Agency's Number** : Q864
Program / Asset # : BOE1163.000 / 14909 **Yr Built/Renovated** :
Area Sq Ft : 10,155 **Project Type** : EDUCATION
Date of Survey : 03-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 9280 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$60,500
Interior Architecture	\$77,900	
Total	\$77,900	\$60,500
Importance Code A		\$60,500
Importance Code C	\$77,900	
Total	\$77,900	\$60,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,900			\$24,500
Interior Architecture	\$22,800	\$4,800		\$1,700
Electrical	\$300	\$400	\$300	\$11,000
Mechanical	\$6,800	\$4,100	\$6,800	\$4,100
Total	\$47,700	\$9,200	\$7,100	\$41,300
Importance Code A	\$18,900	\$1,000	\$1,000	\$25,600
Importance Code B	\$28,800	\$8,200	\$6,000	\$15,800
Importance Code C				
Total	\$47,700	\$9,200	\$7,100	\$41,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 54 MINISCHOOL - Q

Asset # : 14909

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$7,600	
Masonry: Brick	55%			LIFE	**	5	\$16,600	
Metal Panel	40%			2049	**	5-10	\$83,200	
Windows								
Aluminum	100%			2045	**	5	\$4,600	
Roof								
Metal Panel	80%	Now	\$17,900	2042	**			
<i>Debris Present, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Valleys</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2034	**	10	\$1,900	
Skylight, Metal/Glass	15%			2049	**	10	\$18,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	
Ceramic Tile	5%	2-4	\$9,400	2038	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exit Doors And Toilets</i>								
Vinyl Tile	90%	Now	\$6,200	2034	**	3	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Exits</i>								
Interior Walls								
Concrete Masonry Unit	45%	Now	\$36,000	LIFE	**	5	\$6,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Gypsum Board	25%			LIFE	**	5	\$5,100	
SGFT/Glazed Masonry	30%	Now	\$41,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 MINISCHOOL - Q

Asset # : 14909

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	60%			2042	**	5	\$9,600	
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*Staining/Discoloring, Extent : Moderate, Area Affected : 5%**Location : Classrooms**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Classrooms*

Gypsum Board	15%			LIFE	**	5	\$3,000	
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Metal Panel	25%	Now	\$7,100	LIFE	**	5	\$5,000	
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Corridor**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Corridor*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2049	**	5	\$300	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	5%			2045	**	5		
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Molded Case Bkrs	95%			2045	**	5	\$300	
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Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	90%			2034	**	10	\$8,400	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	10%			2034	**	10	\$900	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallway 1st Floor*

Egress Lighting

Emergency, Battery	50%			2034	**	10	\$1,200	
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Exit, Service	50%			2034	**	1		
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Exterior Lighting

HID	100%			2034	**	10		
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Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 MINISCHOOL - Q

Asset # : 14909

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$1,100

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$1,900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2059

* *

1

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$10,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2049

* *

4

\$800

Terminal Devices

Air Handler

50%

2034

* *

1

\$3,100

Convactor/Radiator

50%

2042

* *

1

\$1,600

Air Conditioning

Energy Source

Electricity

100%

2051

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

100%

0-2

\$4,300

2034

* *

1

\$4,200

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : First Floor*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$13,200

Terminal Devices

Air Handler/Cool/Ht

100%

2034

* *

1

\$6,300

Heat Rejection

Air Cooled Condenser Unit

100%

2034

* *

2

\$7,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 Units*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 54 MINISCHOOL - Q

Asset # : 14909

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	10%			2034	**	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2029	\$6,200	2	\$200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$600	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 55 - BX
Address : 450 SAINT PAUL'S PLACE @WASHINGTON AVE.
Borough : BRONX **Agency's Number** : X055
Program / Asset # : BOE0196.000 / 487 **Yr Built/Renovated** : 1916 / 2013
Area Sq Ft : 123,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2902 **Lot** : 1 **BIN** : 2009463

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,654,900	\$514,800
Interior Architecture	\$434,400	\$776,600
Electrical	\$44,300	\$665,500
Mechanical	\$800,600	\$1,091,800
Site Pavements	\$66,000	
Total	\$3,000,200	\$3,048,700
Importance Code A	\$1,654,900	\$514,800
Importance Code B	\$1,279,200	\$2,533,900
Importance Code C	\$66,000	
Total	\$3,000,200	\$3,048,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,700			\$18,700
Interior Architecture	\$2,100	\$14,000	\$10,000	\$6,000
Electrical	\$4,500	\$4,500	\$36,400	\$4,700
Mechanical	\$18,200	\$17,400	\$38,200	\$17,400
Site Pavements	\$24,000			
Total	\$64,500	\$35,900	\$84,500	\$46,800
Importance Code A	\$27,900	\$12,200	\$12,200	\$31,200
Importance Code B	\$23,700	\$23,700	\$72,300	\$15,600
Importance Code C	\$12,900			
Total	\$64,500	\$35,900	\$84,500	\$46,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,500	
Masonry: Brick	85%			LIFE	**	5	\$162,200	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Stucco Cement	5%			2041	**	5	\$23,800	
Windows								
Wood	100%	Now	\$833,500	2036	**	5	\$278,100	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	7%	4+	\$118,800	LIFE	**	5	\$11,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Parapet Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof Parapet Wall</i>								
<i>Explanation : Coating On Copings Stones Indicated Attempt To Stop Water Penetration</i>								
Masonry: Brick	90%			LIFE	**	5	\$18,800	
Masonry: Limestone	3%			LIFE	**	5	\$800	
Roof								
Built-Up (BUR)	95%	2-4	\$702,600	2038	**			
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Roll Roofing	5%	Now	\$3,700	2024	\$18,700	5	\$3,500	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Stairs H/d</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs H And D</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,900	
Ceramic Tile	5%			2037	**	5	\$8,000	
Vinyl Tile	30%	Now	\$434,400	2038	**	3	\$17,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 211, 311, 411 And 510 Corridors, Stair Landings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
Vinyl Tile	50%			2028	\$724,000	3	\$29,900	
Wood	5%			2043	**	5	\$15,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$4,300	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$20,500	
Ceilings								
AcousTileSusp.Lay-In	5%			2033	**	5	\$5,000	
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Plaster	85%			LIFE	**	5	\$52,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair H And D</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2038	**			
Iron Picket	50%			2063	**			
Retaining Walls								
Cast in Place Concrete	5%			2063	**			
Masonry: Fieldstone	95%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$13,200	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$10,800	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$66,000	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Park Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Park Avenue</i>								
Activity Yard								
Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$500	
Raceway								
Conduit	70%			2028	\$155,900	1		
Conduit	30%			2054	**	1		
Panelboards								
Fused Disc Sw	7%			2027	\$16,800	5	\$200	
Fused Disc Sw	3%			2050	**	5	\$100	
Molded Case Bkrs	60%			2027	\$143,600	5	\$1,900	
Molded Case Bkrs	30%			2050	**	5	\$1,000	
Wiring								
Thermoplastic	30%			2054	**	1		
Thermoplastic	70%			2028	\$223,000	1		
Motor Controllers								
Locally Mounted	30%			2026	\$36,900	5	\$200	
Locally Mounted	70%			2041	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Lighting								
Interior Lighting								
Fluorescent	94%			2036	**	10	\$106,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	6%			2038	**			
Egress Lighting								
Emergency, Battery	25%			2023	\$44,300	10	\$7,400	
Emergency, Battery	25%			2033	**	10	\$7,400	
Exit, Service	50%			2023	\$17,700	1		
Exterior Lighting								
HID	100%			2033	**	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$13,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : 20 CCTV Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$23,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$121,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$41,600	2038	**	4	\$6,100	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Condensate Piping Behind The Boilers And Pumps</i>								
Terminal Devices								
Air Handler	20%	Now	\$207,500	2028	\$345,900	1	\$13,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	80%			2026	\$526,800	1	\$31,800	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$179,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,600	
Exhaust Fans								
Interior	85%			2023	\$372,000	2	\$3,200	
Roof	10%			2033	**	2	\$400	
Roof	5%			2023	\$10,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$107,900	1		
Water Heater								
Gas Fired	100%			2027	\$75,000	2	\$1,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$3,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Backflow Preventer							
	No Component	50%						
	Generic	50%		2033	**	1	\$3,800	
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	97%						
	Generic	3%		2028	\$36,100	1-2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 56 - BX NORWOOD HEIGHTS
 Address : 341 EAST 207 STREET BTWN: DECATUR AVE - HULL AVE
 Borough : BRONX Agency's Number : X056
 Program / Asset # : BOE0197.000 / 2694 Yr Built/Renovated : 1915 / 2008
 Area Sq Ft : 30,000 Project Type : EDUCATION
 Date of Survey : 19-Feb-2016 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3
 Block : 3351 Lot : 1 BIN : 2018457

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$62,900
Interior Architecture		\$539,200
Total		\$602,100
Importance Code A		\$62,900
Importance Code B		\$390,000
Importance Code C		\$149,200
Total		\$602,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$4,500	
Interior Architecture	\$12,400			\$4,700
Total	\$12,400		\$4,500	\$4,700
Importance Code A			\$4,500	
Importance Code B	\$12,400			\$4,700
Importance Code C				
Total	\$12,400		\$4,500	\$4,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$28,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : The Building Is Under Construction 100% Exterior And Interior</i>								
Masonry: Brick	85%			LIFE	**	5	\$62,900	
Masonry: Limestone	10%			LIFE	**	5	\$5,500	
Windows								
Aluminum	100%			2043	**	5	\$9,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
Masonry: Brick	90%			LIFE	**	5	\$7,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Main Roof</i>								
Roof								
Built-Up (BUR)	100%			2035	**	10	\$25,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,800	
Ceramic Tile	5%			2030	\$46,100	5	\$2,200	
Vinyl Tile	85%			2027	\$343,900	3	\$18,900	
Interior Walls								
Ceramic Tile	5%			2030	\$149,200	5	\$5,100	
Masonry: Brick	10%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 3%</i>								
<i>Location : Aid Room In Basement</i>								
Plaster	85%			LIFE	**	5	\$25,800	
Ceilings								
Exposed Concrete	10%	Now	\$7,700	LIFE	**	5	\$700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Electrical Room</i>								
Plaster	90%			LIFE	**	5	\$25,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Not Accessible Due To Entire Building Is Under Construction.</i>								
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Air Conditioning								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 56 - BX NORWOOD HEIGHTS
Asset # : 2694

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning							
Heat Rejection							
Under Construction	100%						
Dehumidifier							
Under Construction	100%						
Ventilation							
Distribution							
Under Construction	100%						
Exhaust Fans							
Under Construction	100%						
Plumbing							
H/C Water Piping							
Under Construction	100%						
Water Heater							
Under Construction	100%						
HW Heat Exchanger							
Under Construction	100%						
Sanitary Piping							
Under Construction	100%						
Storm Drain Piping							
Under Construction	100%						
Sump Pump(s)							
Under Construction	100%						
Pool Filter/Treatment							
Under Construction	100%						
Sewage Ejector(s)							
Under Construction	100%						
Backflow Preventer							
Under Construction	100%						
Fixtures							
Under Construction	100%						
Vertical Transport							
Elevators							
Under Construction	100%						
Escalators							
Under Construction	100%						
Fire Suppression							
Standpipe							
Under Construction	100%						
Sprinkler							
Under Construction	100%						
Fire Pump							
Under Construction	100%						
Chemical System							
Under Construction	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 57 - BX
Address : 2111 CROTONA AVENUE BTWN: EAST 180 ST., EAST 181 S
Borough : BRONX **Agency's Number** : X057
Program / Asset # : BOE0198.000 / 476 **Yr Built/Renovated** : 1921 / 2014
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 12-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3081 **Lot** : 26 **BIN** : 2012359

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$613,400	\$305,600
Interior Architecture	\$894,600	\$616,500
Electrical	\$157,800	\$504,900
Mechanical	\$63,300	\$577,500
Total	\$1,729,200	\$2,004,400
Importance Code A	\$613,400	\$345,100
Importance Code B	\$520,300	\$1,589,800
Importance Code C	\$595,500	\$69,500
Total	\$1,729,200	\$2,004,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$14,100
Interior Architecture	\$70,400	\$14,200		\$9,600
Electrical	\$12,300	\$2,800	\$3,000	\$29,700
Mechanical	\$17,000	\$10,700	\$17,300	\$16,900
Site Enclosure	\$6,700			
Site Pavements	\$1,000			
Total	\$107,300	\$27,800	\$20,400	\$70,200
Importance Code A	\$7,500	\$7,500	\$7,500	\$21,700
Importance Code B	\$99,800	\$16,200	\$12,800	\$48,500
Importance Code C		\$4,100		
Total	\$107,300	\$27,800	\$20,400	\$70,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,600	
Masonry: Brick	85%	Now	\$410,600	LIFE	**	5	\$127,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Walls Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,600	
Metal Panel	5%			2049	**	5-10	\$51,600	
Windows								
Glass Block	5%			LIFE	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	95%	Now	\$147,600	2045	**	5	\$82,100	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,300	
Masonry: Brick	95%			LIFE	**	5	\$13,000	
Roof								
Built-Up (BUR)	95%	Now	\$55,200	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads, Classrooms</i>								
Copper/Terne	5%			2057	**	10	\$5,000	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,300	
Ceramic Tile	3%			2032	**	5	\$3,400	
Mosaic Tile	2%			2034	**	5	\$5,600	
Marble Panels	4%	0-2	\$17,400	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2042	**	5	\$8,500	
Terrazzo	3%	0-2	\$16,800	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Auditorium</i>								
Vinyl Tile	30%			2037	**	3	\$12,700	
Vinyl Tile	48%	Now	\$49,100	2029	\$491,200	3	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$8,200	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	85%	Now	\$595,500	LIFE	**	5	\$69,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Stairways</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$18,100	2042	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	0-2	\$18,000	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	85%	Now	\$250,000	LIFE	**	5	\$55,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2049	**			
Iron Picket	40%			2049	**			
Retaining Walls								
Cast in Place Concrete	10%			2064	**			
Masonry: Fieldstone	90%	4+	\$6,700	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Asphalt	95%	4+	\$1,000	2038	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%
Location : Various*

Rubber Matting	5%			2034	**			
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Other Observation, Extent : Light, Area Affected : 5%

Location : Play Yard

Explanation : Open Joints

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$39,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$156,500	5	\$300	
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Raceway

Conduit	95%			2029	\$125,600	1		
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Conduit	5%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2028	\$14,400	5	\$200	
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Molded Case Bkrs	10%			2045	**	5	\$200	
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Molded Case Bkrs	80%			2028	\$114,900	5	\$1,600	
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Wiring

Braided Cloth	85%	2-4	\$157,800	2054	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Insulation Aged

Thermoplastic	15%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$500	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Water Main Basement

Explanation : Corroded

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2037	**	10	\$68,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2024	\$18,000	2		
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$9,200	
Exit, Service	50%			2034	**	1		
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	100%			2037	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Hallways, Offices And Exit Doors</i>								
<i>Explanation : No CCTV Camera, Only Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$14,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	50%			2029	\$74,000	5	\$11,800	
Natural Gas	50%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$75,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$5,600	
Terminal Devices								
Air Handler	20%			2029	\$213,700	1	\$9,400	
Convactor/Radiator	80%			2034	**	1	\$19,600	
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$63,300	1		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,400	
Exhaust Fans								
Interior	90%			2029	\$243,300	2	\$2,100	
Roof	10%			2029	\$12,600	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$46,400	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$2,600	4	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2039	**	1-2	\$400	
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 58 - BX
Address : E. 176 ST. AND WASHINGTON AVENUE
Borough : BRONX **Agency's Number** : X058
Program / Asset # : BOE0199.000 / 463 **Yr Built/Renovated** : 1890 / 2001
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 01-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2909 **Lot** : 32 **BIN** : 2009540

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$194,300	\$724,900
Interior Architecture	\$499,300	\$42,400
Electrical	\$58,600	\$368,900
Mechanical	\$130,800	\$312,800
Total	\$883,000	\$1,448,900
Importance Code A	\$194,300	\$724,900
Importance Code B	\$590,700	\$724,100
Importance Code C	\$98,000	
Total	\$883,000	\$1,448,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,700			\$11,300
Interior Architecture	\$10,000	\$6,200	\$3,500	
Electrical	\$1,400	\$2,200	\$1,900	\$1,900
Mechanical	\$8,300	\$8,600	\$13,600	\$54,200
Site Enclosure	\$300			
Site Pavements	\$100			
Total	\$21,800	\$17,000	\$19,000	\$67,400
Importance Code A	\$7,800	\$6,100	\$6,100	\$17,600
Importance Code B	\$13,900	\$10,900	\$11,600	\$49,800
Importance Code C	\$100		\$1,300	
Total	\$21,800	\$17,000	\$19,000	\$67,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$78,100	
Masonry: Fieldstone	10%			LIFE	**	5	\$7,300	
Masonry: Limestone	5%	Now	\$113,800	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fascia Over 1st Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5-10	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Stair Bulkheads</i>								
<i>Explanation : Metal Cladding</i>								
Windows								
Aluminum	95%	Now	\$43,300	2045	**	5	\$4,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$3,200	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$26,200	
Masonry: Brick	65%			LIFE	**	5	\$14,700	
Metal Panel	5%			2049	**	5	\$4,400	
Metal Rail	15%			2042	**	5-10	\$61,200	
Roof								
Modified Bitumen	85%			2029	\$605,100	10	\$41,800	
Skylight, Plastic	15%			2042	**	1		
Soffits								
Stucco Cement	100%	Now	\$1,700	2034	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Access Ramp At Rear Of Building</i>								
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$10,000	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2038	**	5	\$4,500	
Terrazzo	2%			LIFE	**	5	\$1,400	
Vinyl Tile	55%			2034	**	3	\$18,600	
Wood	28%	Now	\$267,500	2032	**	5	\$23,700	
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$2,600	
Masonry: Brick	10%	4+	\$35,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Marble Panels	2%			LIFE	**			
Plaster	85%	Now	\$62,400	LIFE	**	5	\$21,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various 4th Floor Classrooms, Staircase A</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various 4th Floor Classrooms, Staircase A</i>								
Ceilings								
Exposed Concrete	25%	4+	\$38,800	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sidewalk Hatch In Basement</i>								
Plaster	75%	Now	\$95,000	LIFE	**	5	\$42,400	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Fourth Floor Classrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	98%			2049	**			
Iron Picket	2%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$300	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Access Ramp At Rear Of Building</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Access Ramp At Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$100	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Access Ramp At Rear Of Building</i>								
Activity Yard								
Cast in Place Concrete	100%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$300	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	90%			2037	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$54,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 93%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2024		10	\$1,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 2%</i>								
<i>Location : Storage Room</i>								
HID	2%			2034	**	10		
Egress Lighting								
Emergency, Battery	50%			2029		10	\$7,500	
Exit, Service	50%			2029		1	\$8,900	
Exterior Lighting								
HID	20%			2029		10	\$50,000	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2029		1-3	\$15,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2049	**	5	\$19,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$61,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2039	**			
Terminal Devices Air Handler	15%	Now	\$130,800	2039	**	1	\$5,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Convectector/Radiator	85%			2034	**	1	\$17,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Regulators, Various Locations</i>								
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	20%			2024		1	\$25,800	
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans Interior	100%			2029		2	\$1,900	
Plumbing								
H/C Water Piping Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027		1	\$54,400	
Water Heater Gas Fired	100%			2028		2	\$37,800	\$900
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2024		4	\$9,500	\$1,300
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler No Component	98%							
Generic	2%			2029		1-2	\$12,100	\$300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - BX

Asset # : 463

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 58 - SI
Address : 77 MARSH AVENUE (NEAR RICHMOND HILL RD.)
Borough : STATEN ISLAND **Agency's Number** : R058
Program / Asset # : BOE1042.000 / 13596 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 131,605 **Project Type** : EDUCATION
Date of Survey : 12-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 2450 **Lot** : 305 **BIN** : 5145698

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$172,300	\$237,100
Interior Architecture	\$141,400	\$121,900
Electrical		\$1,558,200
Mechanical	\$80,300	\$404,500
Site Pavements	\$71,900	
Total	\$465,900	\$2,321,700
Importance Code A	\$172,300	\$237,100
Importance Code B	\$221,600	\$2,084,600
Importance Code C	\$71,900	
Total	\$465,900	\$2,321,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$32,900
Interior Architecture	\$3,100	\$16,600	\$4,900	\$17,200
Electrical	\$12,800	\$32,800	\$13,600	\$17,200
Mechanical	\$75,600	\$80,100	\$61,300	\$91,200
Site Pavements	\$25,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$125,000	\$137,400	\$87,600	\$166,400
Importance Code A	\$13,000	\$13,000	\$13,000	\$46,200
Importance Code B	\$90,600	\$124,300	\$74,600	\$120,200
Importance Code C	\$21,400			
Total	\$125,000	\$137,400	\$87,600	\$166,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$149,300	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$16,500	
Metal Panel	10%			2049	**	5-10	\$120,700	
Windows								
Aluminum	95%	0-2	\$59,600	2045	**	5	\$13,300	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2038	**	10	\$8,800	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$25,700	
Masonry: Brick	80%			LIFE	**	5	\$13,300	
Roof								
Built-Up (BUR)	80%			2034	**	10	\$77,300	
Metal Panel	20%			2042	**	10	\$35,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,100	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2038	**	5	\$9,800	
Quarry Tile	5%			2042	**	5	\$14,800	
Terrazzo	5%			LIFE	**	5	\$7,700	
Vinyl Tile	70%	2-4	\$62,600	2034	**	3	\$51,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$18,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	55%			LIFE	**	5	\$30,900	
Gypsum Board	10%	4+	\$3,100	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%			2042	**	5	\$157,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%			LIFE	**			

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	15%			2049		**		
Concrete Masonry Unit	5%			2049		**		
Iron Picket	80%			2064		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	90%			2064		**		
Concrete Masonry Unit	10%			2049		**		
Retaining Walls								
Cast in Place Concrete	100%			2064		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,200	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$71,900	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps And Sidewalks Throughout</i>								
Pavers/Stone	10%	Now	\$8,400	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Gates And Main Path</i>								
Parking/Driveway								
Asphalt	95%	4+	\$9,900	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%			2038		**		
Activity Yard								
Asphalt	85%			2038		**		
Rubber Matting	15%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039		**	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Transformers								
	Dry Type	50%			2034	**	5	\$200
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 1000 Kilovolt-ampere, 480hv-208/120lv</i>					
	Dry Type	50%			2034	**	5	\$200
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 150 Kilovolt-ampere And 9 Kilovolt-ampere @ 480hv-208/120lv</i>					
Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	**	5	\$600
Raceway								
	Conduit	100%			2039	**	1	
Panelboards								
	Fused Disc Sw	10%			2037	**	5	\$300
	Molded Case Bkrs	90%			2037	**	5	\$3,100
Wiring								
	Thermoplastic	100%			2039	**	1	
Motor Controllers								
	Locally Mounted	10%			2034	**	5	\$100
	Motor Control Center	90%			2034	**	5	\$3,200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2034	**	1	\$40,500
Generators								
	Diesel	100%			2032	**	1	\$51,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 500 Kilowatt</i>					
Batteries								
	Nickel Cadmium	100%			2022	\$1,600	5	\$29,300
Fuel Storage								
	Main Tank	100%			2057	**	5	\$3,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 275 Gallon Tank</i>					
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2029	\$297,500	10	\$115,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2029	\$6,200	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st and 2nd Floor Lobby</i>								
HID	2%			2029	\$4,500	10	\$100	
Egress Lighting								
Emergency, Service	60%			2029	\$41,500	1		
Exit, LED	40%			2044	**	1		
Exterior Lighting								
HID	100%			2029	\$530,600	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2044	**	5	\$3,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$127,500	1	\$14,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$436,600	1-3	\$24,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 6,000 Gallon Fuel Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$130,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers. 2 Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2045	**	4	\$2,900	
Steam Piping/Pump	70%	0-2	\$20,400	2049	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2034	**	1	\$57,000	
Convactor/Radiator	30%			2042	**	1	\$12,800	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2038	**	1	\$128,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Chillers Using Refrigerant 134a</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2049	**	4	\$8,800	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2034	**	1	\$73,200	
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%			2030	\$404,500	2	\$119,200	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,400	
Exhaust Fans								
Interior	85%			2034	**	2	\$3,400	
Roof	15%			2034	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2024	\$80,300	2	\$1,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$4,200	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$7,900	
Backflow Preventer								
Generic	100%			2034	**	1	\$8,100	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To Penthouse, One Unit From 1st To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2049	**	1-5	\$66,400
	Sprinkler							
	Generic	100%			2049	**	1-2	\$36,900
	Fire Pump							
	Generic	100%			2038	**	1	\$24,600
	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 59 - BX
Address : 2185 BATHGATE AVENUE @ E.182 ST.
Borough : BRONX **Agency's Number** : X059
Program / Asset # : BOE0200.000 / 2600 **Yr Built/Renovated** : 1921 / 1998
Area Sq Ft : 69,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 3049 **Lot** : 37 **BIN** : 2011538

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$930,800
Interior Architecture	\$437,100	\$451,500
Electrical	\$398,000	\$320,300
Mechanical	\$512,100	\$356,100
Total	\$1,347,200	\$2,058,700
Importance Code A		\$930,800
Importance Code B	\$1,347,200	\$1,086,500
Importance Code C		\$41,300
Total	\$1,347,200	\$2,058,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,600	\$100		
Interior Architecture	\$58,400	\$8,900	\$5,400	\$20,200
Electrical	\$2,100	\$2,400	\$1,500	\$13,300
Mechanical	\$78,800	\$9,600	\$15,100	\$9,900
Site Enclosure	\$400			
Site Pavements	\$2,100			
Total	\$146,300	\$21,000	\$22,100	\$43,300
Importance Code A	\$26,900	\$6,900	\$6,800	\$7,000
Importance Code B	\$117,300	\$9,600	\$15,200	\$36,300
Importance Code C	\$2,100	\$4,400		
Total	\$146,300	\$21,000	\$22,100	\$43,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$61,900	
Masonry: Brick	87%			LIFE	**	5	\$137,800	
Masonry: Granite	3%			LIFE	**	5	\$3,600	
Metal, Corrugated	5%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Stair Bulkhead Walls</i>								
Windows								
Aluminum	100%			2045	**	5	\$6,000	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$400	
Masonry: Brick	83%			LIFE	**	5	\$300	
Metal Rail	2%			2042	**	5-10	\$100	
Roof								
Built-Up (BUR)	75%			2029		10	\$47,200	
Built-Up (BUR)	25%	Now	\$4,600	2034	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,500	
Ceramic Tile	10%			2038	**	5	\$10,800	
Terrazzo	5%	4+	\$26,700	LIFE	**	5	\$4,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Vestibule, Near Auditorium</i>								
Traffic Topping	25%			2029		5	\$33,600	
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs And Corridors</i>								
Vinyl Tile	25%			2034	**	3	\$10,100	
Vinyl Tile 9" X 9"	25%	4+	\$31,600	2024		3	\$10,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$8,800	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	78%			LIFE	**	5	\$41,300	
Ceilings								
AcousTileSusp.Lay-In	2%			2042	**	5	\$2,200	
Exposed Concrete	15%			LIFE	**	5	\$2,500	
Metal Panel	3%			LIFE	**	5	\$4,000	
Plaster	80%	Now	\$120,700	LIFE	**	5	\$53,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	60%			2039	**			
Iron Picket	40%			2049	**			
Retaining Walls								
Cast in Place Concrete	50%	4+	\$400	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wall By Driveway</i>								
Masonry: Fieldstone	50%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Masonry: Granite	5%	Now	\$2,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Steps At Entry And At Play Yard</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Cast in Place Concrete	100%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	80%			2029	\$105,800	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$200	
Molded Case Bkrs	90%			2037	**	5	\$1,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$37,100	2054	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	80%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2029	\$154,400	10	\$60,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$8,300	
Exit, Battery	50%			2034	**	10	\$2,300	
Exterior Lighting								
HID	20%			2024	\$55,600	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2024	\$305,200	1-3	\$17,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$22,300	2034	**	1	\$61,500	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler 1 Tubes</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Number 2 Boiler Tubes</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$15,300	2039	**			
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Feed Tank And Vacuum Pump</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Feed Tank And Vacuum Pump</i>								
Terminal Devices								
Air Handler	15%			2024	\$145,500	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cafeteria And Auditorium</i>								
Convactor/Radiator	85%			2027	\$314,000	1	\$18,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$57,500	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$63,600	LIFE	**	2-5	\$38,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Fan Rooms</i>								
Exhaust Fans								
Interior	100%	Now	\$12,300	2024	\$245,500	2	\$1,700	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement General Exhaust Fan</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$25,700	2039	**	1		
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Bathroom And Basement Shower</i>								
Water Heater								
Gas Fired	100%			2028	\$42,100	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 115 Gallon</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 59 - BX

Asset # : 2600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$10,500	4	\$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
No Component	99%							
Generic	1%			2024	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Hood</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 6 - SI
Address : 555 PAGE AVENUE BTWN ACADEMY AVE - BARTOW AVE
Borough : STATEN ISLAND **Agency's Number** : R006
Program / Asset # : BOE1009.000 / 13402 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 97,000 **Project Type** : EDUCATION
Date of Survey : 10-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 7760 **Lot** : 1 **BIN** : 5131697

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$351,100	\$383,700
Interior Architecture	\$46,700	\$54,100
Electrical	\$94,000	
Mechanical	\$205,800	\$59,200
Site Pavements		\$58,900
Total	\$697,700	\$555,800
Importance Code A	\$351,100	\$383,700
Importance Code B	\$346,600	\$172,200
Total	\$697,700	\$555,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$14,500		\$13,300
Interior Architecture	\$12,900	\$20,800	\$4,400	
Electrical	\$29,300	\$12,200	\$13,400	\$11,200
Mechanical	\$93,000	\$48,500	\$39,200	\$56,400
Site Enclosure	\$19,200			
Site Pavements	\$1,200			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$167,400	\$107,900	\$68,900	\$92,800
Importance Code A	\$9,400	\$23,900	\$9,400	\$22,900
Importance Code B	\$156,800	\$84,000	\$57,300	\$69,900
Importance Code C	\$1,200		\$2,300	
Total	\$167,400	\$107,900	\$68,900	\$92,800



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DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$54,900	LIFE	**	5	\$85,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office</i>								
Metal Panel	35%			2049	**	5-10	\$342,000	
Window Wall	5%			2049	**	5	\$26,600	
Windows								
Aluminum	98%	Now	\$54,900	2045	**	5	\$12,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2038	**	10	\$3,100	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$7,000	
Metal Rail	50%			2042	**	5-10	\$126,500	
Roof								
IRMA/Protected Membrane	90%			2034	**	10	\$71,200	
Metal Panel	10%			2042	**	10	\$14,500	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$22,100	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2038	**	5	\$4,300	
Sheet Vinyl/Rubber	2%	Now	\$1,800	2034	**	5	\$2,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Terrazzo	5%			LIFE	**	5	\$5,600	
Vinyl Tile	78%			2034	**	3	\$42,200	
Wood	5%			2057	**	5	\$13,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	12%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
Ceramic Tile	3%			2038	**	5	\$4,500	
Concrete Masonry Unit	30%			LIFE	**	5	\$18,100	
Gypsum Board	15%			LIFE	**	5	\$13,600	
SGFT/Glazed Masonry	40%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%	4+	\$46,700	2042	**	5	\$54,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Office</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$4,700	LIFE	**	5	\$27,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Exit First Floor</i>								
Metal Panel	5%	2-4	\$6,400	LIFE	**	5	\$9,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Cafeteria</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Cafeteria</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$1,200	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%			2064	**			
Masonry: Brick	50%	4+	\$18,000	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	95%			2042	**			
Pavers/Stone	5%			2038	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

90%

2038

* *

Rubber Matting

10%

2-4

\$1,200

2029

\$58,900

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2049

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1 - 3000 Ampere Main Disconnect Switch*

Fused Disc Sw

50%

2049

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1 - 400 Ampere Main Disconnect Switch*

Transformers

Dry Type

100%

2042

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And Mechanical Room**Explanation : 1 - 500 Kilovolt-ampere, 1 - 75 Kilovolt-ampere And 1 - 30 Kilovolt-ampere-480 Volts Primary, 208/120 Volts Secondary*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$400

Raceway

Conduit

100%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2045

* *

5

\$200

Molded Case Bkrs

90%

2045

* *

5

\$2,300

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

70%

2042

* *

5

\$500

Motor Control Center

30%

2042

* *

5

\$800

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,400

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$29,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room - Basement**Explanation : 3 - Automatic Transfer Switches*

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$37,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : 375 Kilowatt Generator</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,600	
Fuel Storage								
Main Tank	100%			2057	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$84,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Maintenance Department Reported Not Having Equipment Capable Of Reaching Ceiling Fixtures To Replace Bulbs</i>								
Fluorescent	3%			2024	\$6,900	10	\$2,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
HID	2%			2034	**	10	\$100	
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	10%			2034	**	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,900	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	0-2	\$21,500	2034	**	1-3	\$21,700	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Fire Detection System</i>								
<i>Explanation : Intermittent Ground Fault Reported</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : No.2 Oil - 6000 Gallon Tank</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	5%			2038	**	1	\$2,400	
Steam Boiler	95%			2042	**	1	\$91,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2045	**	4	\$2,200	
Hot Wtr Piping/Pump	10%	Now	\$7,600	2045	**	4	\$500	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanical Room - 1 Of 4 Pumps Is Not Working.</i>								
Steam Piping/Pump	60%			2049	**			
Terminal Devices								
Air Handler	40%	Now	\$27,300	2034	**	1	\$21,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Control System</i>								
Convactor/Radiator	40%			2042	**	1	\$12,500	
Fan Coil Unit/Heat	20%			2034	**	1	\$6,300	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2034	**	1	\$22,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units On Roof Total</i>								
Reciprocating Compr/Chiller	50%	Now	\$205,800	2034	**	1	\$20,200	
<i>Repairs In Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2 Units On Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$7,200	
Terminal Devices								
Air Handler/Cool/Ht	80%			2034	**	1	\$48,000	
Fan Coil - 4 Pipe	20%			2034	**	1	\$6,300	
Heat Rejection								
Dry Cooler	100%			2034	**	2	\$67,600	
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 6 - SI

Asset # : 13402

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,100	
Exhaust Fans								
Roof	100%			2034	**	2	\$3,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2027	\$59,200	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 100 Gallons</i>								
HW Heat Exchanger								
Steam Fired	100%			2049	**	4	\$14,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,100	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$5,800	
Backflow Preventer								
Generic	100%			2034	**	1	\$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From 1st To 2nd Floor, 2 Units From 1st To 4th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$48,900	
Sprinkler								
Generic	100%			2049	**	1-2	\$27,200	
Fire Pump								
Generic	100%	Now	\$25,000	2038	**	1	\$16,300	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Pump Room</i>								
Chemical System								
Dry	2%			2027	\$600	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul-102</i>								
No Component	98%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040**P. S. 6 - SI****Asset # : 13402**

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 60 - BX
Address : 888 REVEREND JAMES A. POLITE AVE BTWN: DAWSON ST., EAST 162 ST.
Borough : BRONX **Agency's Number** : X060
Program / Asset # : BOE0201.000 / 464 **Yr Built/Renovated** : 1922 / 2014
Area Sq Ft : 113,000 **Project Type** : EDUCATION
Date of Survey : 18-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 2696 **Lot** : 85 **BIN** : 2005348

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$68,100	\$274,800
Interior Architecture	\$140,400	\$174,500
Electrical	\$805,400	\$744,000
Mechanical	\$634,300	\$949,000
Total	\$1,648,200	\$2,142,300
Importance Code A	\$68,100	\$319,700
Importance Code B	\$1,580,200	\$1,822,600
Total	\$1,648,200	\$2,142,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$30,000		\$32,700
Interior Architecture	\$32,100	\$13,600	\$2,100	\$6,000
Electrical	\$3,200	\$2,700	\$3,600	\$4,000
Mechanical	\$57,500	\$16,700	\$25,400	\$33,000
Site Enclosure	\$100			
Total	\$92,700	\$63,000	\$31,100	\$75,600
Importance Code A	\$11,200	\$41,200	\$11,200	\$44,100
Importance Code B	\$81,500	\$21,800	\$17,700	\$31,500
Importance Code C			\$2,100	
Total	\$92,700	\$63,000	\$31,100	\$75,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$74,500	
Masonry: Brick	80%			LIFE	**	5	\$152,600	
Masonry: Granite	2%			LIFE	**	5	\$2,900	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Metal Panel	5%			2049	**	5-10	\$65,600	
Stucco Cement	3%			2042	**	5	\$14,300	
Windows								
Aluminum	98%			2045	**	5	\$54,500	
Metal Louvers	2%			2038	**	10	\$7,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$16,200	
Masonry: Brick	65%			LIFE	**	5	\$13,600	
Metal Panel	5%			2049	**	5	\$4,000	
Metal Rail	10%			2042	**	5-10	\$37,700	
Weathering Steel	10%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Exposed Structural Steel Bracing</i>								
Roof								
Copper/Terne	5%			2057	**	10	\$10,600	
IRMA/Protected Membrane	10%			2034	**	10	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkheads On Main Roof</i>								
<i>Explanation : Gravel Ballast</i>								
Modified Bitumen	80%			2034	**	10	\$68,100	
Single Ply Membrane	5%			2034	**	10	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Story Shed Roofs</i>								
<i>Explanation : This Is Actually A Fluid Applied Membrane</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,900	
Ceramic Tile	5%			2032	**	5	\$8,000	
Sheet Vinyl/Rubber	5%			2034	**	5	\$12,000	
Terrazzo	3%			LIFE	**	5	\$3,700	
Traffic Topping	4%	0-2	\$8,500	2029	**	5	\$84,500	\$4,000
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair Landings</i>								
Vinyl Tile	48%			2034	**	3	\$28,700	
Wood	25%	4+	\$140,400	2044	**	5	\$37,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$4,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$14,100	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,300	
Plaster	85%	4+	\$23,600	LIFE	**	5	\$52,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Bulkheads</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2049	**			
Iron Picket	35%			2064	**			
Retaining Walls								
Cast in Place Concrete	15%	Now	\$100	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Over Wall In South Yard</i>								
Concrete Masonry Unit	30%			2049	**			
Masonry: Fieldstone	55%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	70%			2034	**			
Pavers/Stone	30%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Stairs</i>								
<i>Explanation : These Are Actually Slate Steps</i>								
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$44,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere And One 2,000 Ampere Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$208,700	5	\$500	
Raceway								
Conduit	90%			2029	\$200,500	1		
Conduit	10%			2039	**	1		
Panelboards								
Molded Case Bkrs	28%	Now	\$53,600	2054	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Breakers Cannot Support Window Air Conditioners</i>								
Molded Case Bkrs	62%			2028	\$118,700	5	\$1,800	
Molded Case Bkrs	10%			2045	**	5	\$300	
Wiring								
Braided Cloth	80%	2-4	\$254,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	20%			2027	\$24,600	5	\$200	
Locally Mounted	80%			2034	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$93,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	10%			2034	**			
Egress Lighting								
Exit, Service	50%			2029	\$16,300	1		
Exit, Battery	50%			2029	\$55,500	10	\$3,800	
Exterior Lighting								
HID	20%			2029	\$91,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	75%							
Generic	25%			2024	\$91,300	1	\$10,600	
Fire/Smoke Detection								
No Component	75%							
Generic, Analog	25%			2024	\$312,400	1-3	\$17,900	

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DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2049	**	5	\$35,000	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$111,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$25,000	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Building</i>								
Terminal Devices								
Air Handler	30%			2029	\$476,700	1	\$21,000	
Convactor/Radiator	60%	Now	\$18,100	2027	\$363,000	1	\$19,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Thermostats, Throughout</i>								
Unit Heater - Steam	10%			2029	\$40,400	4	\$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	10%			2034	**			
Window/Wall Unit	85%			2022	\$200,200	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,000	
Exhaust Fans								
Interior	90%	Now	\$72,400	2024	\$361,800	2	\$2,500	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
Roof	10%			2029	\$18,800	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$68,900	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 175 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,600	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 60 - BX

Asset # : 464

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Obsolete Trim And Faucets, Repair Parts Difficult To Obtain</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	**	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 61 - BX
Address : 1550 CROTONA PARK EAST @CHARLOTTE ST.
Borough : BRONX **Agency's Number** : X061
Program / Asset # : BOE0202.000 / 703 **Yr Built/Renovated** : 1922 / 2003
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 29-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 2939 **Lot** : 45 **BIN** : 2009865

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$822,300	\$63,800
Interior Architecture	\$1,013,000	\$55,400
Electrical	\$440,400	\$453,000
Mechanical	\$306,200	\$711,500
Site Enclosure	\$51,600	
Site Pavements		\$136,900
Total	\$2,633,600	\$1,420,600
Importance Code A	\$822,300	\$95,400
Importance Code B	\$1,811,300	\$1,325,200
Total	\$2,633,600	\$1,420,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$11,500	\$2,400	\$41,900	
Electrical	\$17,600	\$8,000	\$18,500	\$7,400
Mechanical	\$33,200	\$10,700	\$45,900	\$10,700
Site Enclosure	\$5,600			
Site Pavements	\$28,300			
Total	\$96,200	\$21,100	\$106,300	\$18,100
Importance Code A	\$7,600	\$7,600	\$7,800	\$7,600
Importance Code B	\$87,600	\$11,000	\$98,500	\$10,500
Importance Code C	\$900	\$2,400		
Total	\$96,200	\$21,100	\$106,300	\$18,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,300	
Glass Block	5%			LIFE	**	5	\$2,300	
Masonry: Brick	85%			LIFE	**	5	\$63,800	
Stucco Cement	5%	Now	\$116,100	2048	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 5th Floor Roof</i>								
Windows								
Aluminum	100%	Now	\$94,900	2044	**	5	\$5,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rooms 505,409,413,412, 5th Floor Roof</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$49,900	LIFE	**	5	\$2,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooms 501,502,503,504,505,409,413,412,5th Floor</i>								
Masonry: Brick	95%	Now	\$430,800	LIFE	**	5	\$7,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooms 501,502,503,504,505,409,413,412,5th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooms 501,502,503,504,505,409,413,412,5th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Roof								
Built-Up (BUR)	70%			2033	**	10	\$42,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Rooms 501,502,503,504,505,409,413,412,5th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Rooms 501,502,503,504,505,409,413,412 5th Floor</i>								
Copper/Terne	5%	Now	\$43,900	2068	**			
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Stairways 2,3,8, And 9</i>								
Paver: Asphalt	25%	Now	\$43,900	2037	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Roof, Auditorium</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	Now	\$11,500	2031	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
Sheet Vinyl/Rubber Vinyl Tile	5%			2033	**	5	\$8,300	
	65%			2023	\$654,400	3	\$27,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Units</i>								
Wood	25%			2043	**	5	\$52,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$4,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$20,400	
Ceilings								
AcousTile,Adhered	5%			2033	**	5	\$5,500	
AcousTileSusp.Lay-In	5%	Now	\$47,900	2048	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms, Room 416</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,700	
Plaster	60%			LIFE	**	5	\$41,600	
Plaster	20%	Now	\$310,800	LIFE	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium, Rooms 501,502,503,504,505,409,413,412.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2048	**			
Iron Picket	25%			2063	**			
Retaining Walls								
Cast in Place Concrete	50%	Now	\$5,600	2048	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Driveway</i>								
Concrete Masonry Unit	50%	Now	\$51,600	2038	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Driveway</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Asphalt	100%	Now	\$900	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Playyard</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

100% Now \$27,400 2028 \$136,900

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%**Location : Playyard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

80% 2028 \$31,600 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1200 Ampere*

Fused Disc Sw

20% 2048 * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

60% 2028 \$93,900 5 \$200

Fused Disc Sw

40% 2048 * * 5 \$100

Raceway

Conduit

90% 2028 \$119,000 1

Conduit

10% 2048 * * 1

Panelboards

Fused Disc Sw

3% 2044 * * 5 \$100

Fused Disc Sw

7% 2027 \$10,100 5 \$100

Molded Case Bkrs

20% 2044 * * 5 \$400

Molded Case Bkrs

70% 2027 \$100,500 5 \$1,400

Wiring

Braided Cloth

70% 2-4 \$129,900 2053 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30% 2048 * * 1

Motor Controllers

Locally Mounted

40% 2041 * * 5 \$200

Locally Mounted

55% 2026 \$44,400 5 \$300

Variable Frequency Drive

5% 2048 * *

Ground

Grounding Devices

Generic

100% Now \$10,200 LIFE * * 5 \$1,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Water Main Basement**Explanation : Corroded*

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2038	**	10	\$63,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	10%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$9,300	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$310,500	10	\$200	
Alarm								
Security System								
Generic	100%			2036	**	1	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : 37 CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$47,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$76,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$17,000	2028	\$340,500			
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : And All Float And Thermostatic Traps, Various Locations</i>								
Terminal Devices								
Convactor/Radiator	90%			2026	\$371,000	1	\$22,400	
Fan Coil Unit/Heat	10%			2036	**	1	\$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 61 - BX

Asset # : 703

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : 1 Unit, R-410a</i>								
Window/Wall Unit	25%	0-2	\$4,000	2023	\$40,100	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
No Component	70%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2033	**	1	\$1,200	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2033	**	2	\$2,700	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	80%	Now	\$219,200	2038	**	2	\$1,500	
<i>Abandoned in Place, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 3rd And 5th Floor Fan Rooms</i>								
Interior	20%			2036	**	2	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Fan Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$47,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2038	**	1-2	\$600	
Chemical System								
Generic	100%			2023	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 62 - BX
Address : 660 FOX STREET @LEGGETT AVENUE
Borough : BRONX **Agency's Number** : X062
Program / Asset # : BOE0203.000 / 465 **Yr Built/Renovated** : 1922 / 2008
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 26-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2683 **Lot** : 65 **BIN** : 2005089

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,021,800	\$166,700
Interior Architecture	\$405,700	\$663,700
Electrical	\$570,500	\$623,900
Mechanical	\$595,800	\$1,209,900
Total	\$2,593,900	\$2,664,200
Importance Code A	\$1,021,800	\$717,500
Importance Code B	\$1,345,000	\$1,810,700
Importance Code C	\$227,100	\$136,100
Total	\$2,593,900	\$2,664,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,300			
Interior Architecture	\$89,800			\$6,200
Electrical	\$5,800	\$3,100	\$22,400	\$2,800
Mechanical	\$91,800	\$11,500	\$33,200	\$16,300
Site Pavements	\$66,000			
Total	\$267,700	\$14,700	\$55,600	\$25,300
Importance Code A	\$39,900	\$7,800	\$8,000	\$7,800
Importance Code B	\$209,700	\$6,800	\$47,600	\$17,500
Importance Code C	\$18,100			
Total	\$267,700	\$14,700	\$55,600	\$25,300



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DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$54,700	
Masonry: Brick	80%	Now	\$721,800	LIFE	**	5	\$112,000	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Shed At Rear Entrance</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Masonry: Limestone	10%	Now	\$90,700	LIFE	**	5	\$10,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Entrance</i>								
Windows								
Aluminum	100%	Now	\$163,600	2044	**	5	\$18,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$8,300	LIFE	**	5	\$9,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Masonry: Brick	90%			LIFE	**	5	\$11,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Roof								
Built-Up (BUR)	95%			2033	**	10	\$45,700	
Modified Bitumen	5%	4+	\$700	2033	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair E And F</i>								
Soffits								
Cast in Place Concrete	100%	4+	\$5,300	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Poured	15%	2-4	\$27,400	2048	**	5	\$4,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor Corridor And Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor Corridor And Stairs</i>								
Cast in Place Concrete	10%	0-2	\$13,900	LIFE	**	5	\$27,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	0-2	\$12,900	2037	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 3rd And 5th Floor Bathrooms</i>								
Quarry Tile	5%			2041	**	5	\$9,400	
Terrazzo	5%	0-2	\$31,000	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%	0-2	\$90,700	2028	\$453,500	3	\$18,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	20%	0-2	\$88,000	2043	**	5	\$23,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	0-2	\$227,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	85%			LIFE	**	5	\$136,100	
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$1,000	
Plaster	95%			LIFE	**	5	\$74,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%			2048	**			
Iron Picket	20%			2072	**			
Retaining Walls								
Cast in Place Concrete	90%			2072	**			
Masonry: Fieldstone	10%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$17,400	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	95%	4+	\$400	2037		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	5%			2041		**		
Parking/Driveway								
Asphalt	100%	4+	\$17,700	2041		**		
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Leggett Avenue</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Leggett Avenue</i>								
<i>Explanation : Drain Clogged</i>								
Activity Yard								
Asphalt	95%	4+	\$26,800	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Activity Yard</i>								
Rubber Matting	5%	2-4	\$3,600	2036		**		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Activity Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	95%			2028	\$125,600	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Fused Knife Sw	2%	2-4	\$2,900	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Blower Room - Basement</i>								
Molded Case Bkrs	10%			2044	**	5	\$200	
Molded Case Bkrs	78%			2027	\$112,000	5	\$1,600	

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	0-2	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Thermoplastic	20%			2028	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$71,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2038	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Egress Lighting								
Emergency, Battery	40%			2023	\$45,500	10	\$7,600	
Emergency, Battery	10%			2033	**	10	\$1,900	
Exit, Service	45%			2023	\$10,200	1		
Exit, Service	5%			2033	**	1		
Exterior Lighting								
HID	20%			2023	\$63,700	10		
HID	80%	Now	\$254,800	2038	**			
<i>Sensor/Timer Malfunction, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$76,600	1	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$15,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$24,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 10,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$25,600	2026	\$511,300	1	\$70,400	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : #3 Boiler Tube</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$26,700	2038	**	4	\$3,900	
<i>Damaged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Vacuum Condensate Pump</i>								
Terminal Devices								
Air Handler	40%	Now	\$44,400	2023	\$444,300	1	\$17,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 5th Floor</i>								
Convactor/Radiator	55%	Now	\$11,600	2026	\$232,600	1	\$12,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Thermostats</i>								
Fan Coil Unit/Heat	5%	Now	\$3,000	2028	\$59,200	1	\$1,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	65%	Now	\$10,700	2023	\$107,000	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Interior	100%	Now	\$14,100	2028	\$281,100	2	\$1,900	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2038	**	1		
Galvanized Steel	80%			2033	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 62 - BX

Asset # : 465

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Steam Fired	100%			2028	\$125,800	4	\$7,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$12,000	4	\$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component Generic	95%			2048	**	1-2	\$1,100	
Chemical System								
Wet	10%			2023	\$2,800	1-3	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Pyro Chemical Model En-mcu3</i>						
No Component Generic	70%			2026	\$5,600	1-3	\$700	
	20%	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 63 - BX
Address : 1260 FRANKLIN AVENUE @ E.169 ST.
Borough : BRONX **Agency's Number** : X063
Program / Asset # : BOE0204.000 / 466 **Yr Built/Renovated** : 1924 / 2000
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 19-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 2615 **Lot** : 14 **BIN** : 2004302

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$742,800	\$139,200
Interior Architecture	\$520,400	\$832,900
Electrical	\$1,078,700	\$282,800
Mechanical	\$593,400	\$942,600
Total	\$2,935,300	\$2,197,500
Importance Code A	\$742,800	\$677,100
Importance Code B	\$1,980,400	\$1,456,600
Importance Code C	\$212,100	\$63,900
Total	\$2,935,300	\$2,197,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,800	\$32,800		
Interior Architecture	\$70,500			\$16,600
Electrical	\$2,600	\$2,700	\$2,900	\$26,300
Mechanical	\$51,800	\$11,100	\$17,800	\$35,100
Site Enclosure	\$2,100			
Site Pavements	\$7,100			
Total	\$171,900	\$46,600	\$20,600	\$78,000
Importance Code A	\$62,800	\$40,400	\$7,600	\$7,800
Importance Code B	\$86,100	\$6,100	\$13,000	\$70,200
Importance Code C	\$23,000			
Total	\$171,900	\$46,600	\$20,600	\$78,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%	2-4	\$79,000	LIFE	**	5	\$71,000		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>									
<i>Location : At Window Sills</i>									
Masonry: Brick	75%	Now	\$109,800	LIFE	**	5	\$68,200		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At Penthouse</i>									
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Penthouse</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	10%	2-4	\$53,000	LIFE	**	5	\$6,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Slate Panels	5%	0-2	\$25,400	LIFE	**	5	\$3,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%	Now	\$500,900	2045	**	5	\$14,000	1	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$5,800		
Masonry: Brick	50%			LIFE	**	5	\$3,700		
Metal Rail	40%			2042	**	5-10	\$54,000		
Roof									
Built-Up (BUR)	100%	Now	\$12,400	2034	**				
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Around Bulkhead Stair</i>									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$6,700	LIFE	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Stair Landings</i>								
Ceramic Tile	5%	Now	\$12,500	2038	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Marble Panels	5%			LIFE	**	5	\$4,500	
Sheet Vinyl/Rubber	10%			2039	**	5	\$18,100	
Terrazzo	10%	0-2	\$119,600	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby And Second Floor Corridor</i>								
Traffic Topping	10%	Now	\$63,800	2029	\$159,500	5	\$7,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Stair Landings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Stair Landings</i>								
Vinyl Tile	50%	Now	\$54,700	2029	\$546,800	3	\$22,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair 6 At First Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Stair 6 At First Floor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	Now	\$20,900	2038	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Kitchen</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	0-2	\$120,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$91,200	LIFE	**	5	\$63,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor</i>								
Ceilings								
Exposed Concrete	15%	Now	\$30,400	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Throughout</i>								
Plaster	85%	Now	\$70,300	LIFE	**	5	\$62,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 4th And 5th Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	80%			2049		**		
Iron Picket	20%	0-2	\$2,100	2049		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$7,100	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Side Of Property</i>								
On-Site Walkways								
Asphalt	80%			2032		**		
Cast in Place Concrete	20%			2042		**		
Parking/Driveway								
Asphalt	100%			2032		**		
Activity Yard								
Asphalt	100%			2032		**		
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Rating Not Available Nameplates Are Painted</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039		**	\$300	
Raceway								
Conduit	70%			2029	\$92,600	1		
Conduit	30%			2039		**		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	30%			2037		**	\$600	
Molded Case Bkrs	60%			2028	\$86,200	5	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$129,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$400	
Locally Mounted	20%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	15%			2034	**	10	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	78%			2024	\$141,400	10	\$55,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2024	\$2,600	10	\$100	
Incandescent	5%			2024	\$45,700	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$55,400	10	\$9,300	
Exit, Service	50%			2024	\$11,100	1		
Exterior Lighting								
HID	100%			2024	\$310,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$74,600	1	\$8,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$255,400	1-3	\$14,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$24,900	2027	\$498,300	1	\$68,600	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler No.2 In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$130,300	2039	**	4	\$3,800	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump In The Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%	Now	\$21,700	2024	\$216,500	1	\$8,600	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	80%			2027	\$329,800	1	\$19,900	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	15%			2024	\$24,100	1		
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans Interior	90%	Now	\$246,600	2039	**	2	\$1,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Penthouse</i>								
Roof	10%	Now	\$1,300	2029	\$12,800	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2027	\$67,600	1		
Water Heater Gas Fired	100%			2027	\$47,000	2	\$1,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX

Asset # : 466

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$1,200	2029	\$11,700	4	\$1,600	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2034	**	1	\$4,700	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	98%			2029	\$15,100	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 63 - BX MINISCHOOL
Address : 1260 FRANKLIN AVE. @ E.169 ST.
Borough : BRONX **Agency's Number** : X862
Program / Asset # : BOE0204.010 / 2520 **Yr Built/Renovated** : 1972 / 2000
Area Sq Ft : 7,620 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2615 **Lot** : 14 **BIN** : 2004302

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,700	\$195,200
Interior Architecture		\$105,300
Mechanical		\$399,000
Total	\$57,700	\$699,500
Importance Code A	\$57,700	\$195,200
Importance Code B		\$504,300
Total	\$57,700	\$699,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,000			\$32,200
Interior Architecture	\$2,100	\$300	\$1,500	
Electrical	\$400	\$500	\$400	\$400
Mechanical	\$400	\$200	\$4,100	\$200
Site Pavements	\$22,000			
Total	\$30,800	\$1,100	\$5,900	\$32,800
Importance Code A	\$6,000			\$32,200
Importance Code B	\$22,700	\$1,100	\$5,900	\$600
Importance Code C	\$2,100			
Total	\$30,800	\$1,100	\$5,900	\$32,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX MINISCHOOL

Asset # : 2520

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2029	\$118,200	5-10	\$105,800	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$57,700	2054	**	5	\$600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%	4+	\$6,000	2042	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Side Of Building</i>								
Soffits								
Metal Panel	100%			2049	**	5-10	\$12,100	
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$600	
Vinyl Tile	95%			2029	\$105,300	3	\$4,400	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,900	
Metal Panel	75%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$2,100	2034	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room Spaces</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$600	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Adjacent To Boston Road</i>								
On-Site Walkways								
Asphalt	75%	Now	\$2,100	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side Of Building</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side Of Building</i>								
Cast in Place Concrete	25%			2034	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX MINISCHOOL

Asset # : 2520

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%			2032	**			
Activity Yard								
Asphalt	75%	2-4	\$6,100	2032	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : North Side Of Building</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : North Side Of Building</i>					
Rubber Matting	25%	0-2	\$13,200	2039	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Northeast Corner Of Site</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Northeast Corner Of Site</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2039	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical And Electrical Room</i>					
			<i>Explanation : One 600 Ampere Main Disconnect Switch</i>					
Fused Disc Sw	50%			2055	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical And Electrical Room</i>					
			<i>Explanation : One 400 Ampere Main Disconnect Switch</i>					
Raceway								
Conduit	95%			2039	**	1		
Conduit	5%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$200	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$17,900	10	\$7,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX MINISCHOOL

Asset # : 2520

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	60%			2029	\$6,600	10	\$1,100	
Exit, Service	40%			2029	\$900	1		
Exterior Lighting								
HID	50%			2029	\$15,400	10		
No Component	50%							

Alarm

Security System								
No Component	50%							
Generic	50%			2034	**	1	\$1,400	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2034	**	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Electricity	100%			2039	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Terminal Devices								
Fan Coil Unit/Heat	100%			2029	\$114,100	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Electric Duct Heater</i>								

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2027	\$284,900	2	\$500	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$9,900	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	100%			2029	\$27,100	2	\$200	

Plumbing

H/C Water Piping								
Brass/Copper	100%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 63 - BX MINISCHOOL

Asset # : 2520

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	100%			2027	\$6,700	4		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Janitors Closet</i>						
		<i>Explanation : 50 Gallons</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 64 - BX
Address : 1425 WALTON AVENUE BTWN: EAST 170 ST., EAST 171 S
Borough : BRONX **Agency's Number** : X064
Program / Asset # : BOE0205.000 / 467 **Yr Built/Renovated** : 1924 / 2007
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 01-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 2843 **Lot** : 40 **BIN** : 2008098

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$154,600	\$170,100
Interior Architecture	\$844,400	\$813,000
Electrical	\$435,600	\$602,900
Mechanical	\$485,200	\$504,800
Site Pavements	\$39,600	
Total	\$1,959,500	\$2,090,800
Importance Code A	\$205,100	\$714,400
Importance Code B	\$1,417,200	\$1,315,000
Importance Code C	\$337,200	\$61,300
Total	\$1,959,500	\$2,090,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,600			\$8,000
Interior Architecture	\$71,600			\$9,900
Electrical	\$17,100	\$2,400	\$2,900	\$23,600
Mechanical	\$3,300	\$11,700	\$22,500	\$56,300
Site Enclosure	\$5,600			
Site Pavements	\$14,700			
Total	\$116,000	\$14,100	\$25,400	\$97,800
Importance Code A	\$3,600	\$7,700	\$7,700	\$15,900
Importance Code B	\$102,400	\$6,400	\$17,700	\$81,900
Importance Code C	\$10,000			
Total	\$116,000	\$14,100	\$25,400	\$97,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$3,600	LIFE	**	5	\$15,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$35,100	
Masonry: Brick	90%			LIFE	**	5	\$135,000	
Masonry: Limestone	5%			LIFE	**	5	\$5,600	
Windows								
Aluminum	100%	Now	\$154,600	2045	**	5	\$8,600	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Missing Window Hardware Room 502</i>					
			<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,600	
Masonry: Brick	90%			LIFE	**	5	\$12,300	
Roof								
Built-Up (BUR)	20%			2034	**	10	\$8,000	
Built-Up (BUR)	78%			2037	**	10	\$31,300	
Cast in Place Concrete	2%			LIFE	**			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	Now	\$3,100	LIFE	**	5	\$12,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$14,000	2032	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$87,200	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	2%	Now	\$71,400	2039	**	5	\$1,700	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$28,000	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby And 2nd Floor</i>								
Traffic Topping	5%	Now	\$74,600	2039	**	5	\$3,500	
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	68%	0-2	\$69,600	2029	\$695,900	3	\$28,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile 9" X 9"	2%	Now	\$26,500	2039	**	3	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 2nd Floor Rooms</i>								
Wood	5%	4+	\$79,400	2057	**	5	\$5,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$46,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%	0-2	\$116,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	75%	0-2	\$175,100	LIFE	**	5	\$61,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,500	
Plaster	85%	Now	\$125,000	LIFE	**	5	\$55,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Tower, Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$4,900	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Iron Picket	50%	4+	\$600	2064	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Areas</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$100	2064	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Ramp Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$39,600	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Walton Avenue And 171st Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$4,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ramp And Main Entrance Path And Exit 5</i>								
Activity Yard								
Asphalt	68%	4+	\$10,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Play Yard</i>								
Pavers/Stone	2%			2038	**			
Rubber Matting	30%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Fused Knife Sw	10%	2-4	\$14,400	2054	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	65%			2028	\$93,400	5	\$1,300	
Molded Case Bkrs	15%			2051	**	5	\$300	
Wiring								
Braided Cloth	65%	2-4	\$120,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2055	**	1		
Thermoplastic	5%			2059	**	1		
Thermoplastic	20%			2029	\$37,100	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2037	**	10	\$68,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2037	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$56,200	10	\$9,400	
Exit, Service	50%			2024	\$11,200	1		
Exterior Lighting								
HID	100%			2037	**	10	\$200	
Alarm								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$8,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2024

\$258,800

1-3

\$14,900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2049

* *

5

\$24,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault Basement**Explanation : 2 - 7,500 Gallon Tanks For No.4 Fuel*

Conversion Equipment

Steam Boiler

100%

2-4

\$50,500

2027

\$504,800

1

\$69,500

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2039

* *

4

\$3,800

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Vacuum Pump In The Basement*

Terminal Devices

Air Handler

10%

2024

\$109,700

1

\$4,800

Convactor/Radiator

90%

2034

* *

1

\$22,700

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

20%

2024

\$32,500

1

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$43,500

Exhaust Fans

Interior

100%

2024

\$277,500

2

\$2,400

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 64 - BX

Asset # : 467

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2024	\$47,600	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 - 100 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2023	\$2,600	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer Generic	100%			2029	\$19,800	1	\$4,800	
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler No Component Generic	97% 3%			2039	**	1-2	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 65 - BX
Address : 677 EAST 141 STREET BTWN: CYPRESS AVE, POWERS AVE.
Borough : BRONX **Agency's Number** : X065
Program / Asset # : BOE0206.000 / 468 **Yr Built/Renovated** : 1924 / 2010
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 18-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 2571 **Lot** : 1 **BIN** : 2003834

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$204,000	\$981,600
Interior Architecture	\$177,500	\$603,300
Electrical	\$586,100	\$274,600
Mechanical	\$327,600	\$473,300
Site Pavements	\$158,100	
Total	\$1,453,300	\$2,332,800
Importance Code A	\$204,000	\$1,001,400
Importance Code B	\$1,135,800	\$1,291,700
Importance Code C	\$113,400	\$39,700
Total	\$1,453,300	\$2,332,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,400			\$20,500
Interior Architecture	\$28,100	\$8,100	\$12,500	
Electrical	\$1,500	\$2,000	\$2,400	\$11,200
Mechanical	\$68,000	\$10,800	\$12,300	\$22,600
Site Pavements	\$30,600			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$146,500	\$25,800	\$32,100	\$59,200
Importance Code A	\$21,000	\$7,500	\$7,500	\$28,200
Importance Code B	\$110,800	\$18,300	\$20,200	\$31,000
Importance Code C	\$14,700		\$4,400	
Total	\$146,500	\$25,800	\$32,100	\$59,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$123,700		
Copper/Terne	2%			2064	**	10	\$7,400		
Masonry: Brick	80%	Now	\$204,000	LIFE	**	5	\$126,700		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Powers Avenue Elevation At 5th Floor</i>									
Masonry: Limestone	5%			LIFE	**	5	\$5,900		
Metal Panel	3%			2049	**	5-10	\$32,700		
Windows									
Aluminum	100%	Now	\$13,400	2045	**	5	\$3,000		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$300		
Masonry: Brick	75%			LIFE	**	5	\$300		
Metal: Cage/Fence	15%			2034	**	5-10	\$400		
Roof									
Built-Up (BUR)	75%			2029	\$684,000	10	\$47,200		
Panel/Paver: Cer/Brk	25%			2039	**	10	\$21,000		
Soffits									
Stucco Cement	100%			2034	**	5	\$7,900		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Roof Overhangs At Stair Bulkheads</i>									
Interior									
Floors									
Ceramic Tile	5%			2038	**	5	\$5,400		
Quarry Tile	2%			2042	**	5	\$3,200		
Terrazzo	5%	4+	\$13,400	LIFE	**	5	\$4,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	48%			2034	**	3	\$19,400		
Vinyl Tile 9" X 9"	40%			2029	\$506,300	3	\$16,100		
Interior Walls									
Ceramic Tile	5%			2038	**	5	\$8,800		
Masonry: Brick	10%	Now	\$14,700	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement And Roof Bulkheads</i>									
Masonry: Fieldstone	10%			LIFE	**				
Plaster	75%	Now	\$113,400	LIFE	**	5	\$39,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various 5th Floor Classrooms</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	15%			LIFE	**	5	\$2,500	
Plaster	85%	Now	\$64,100	LIFE	**	5	\$57,200	

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : At Auditorium Window Heads

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Various 5th Floor Classrooms And Auditorium

Site Enclosure

Fence/Gates

Chain Link	60%			2049	**			
Iron Picket	40%			2049	**			

Retaining Walls

Cast in Place Concrete	20%			2049	**			
Masonry: Fieldstone	80%			2039	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$30,600	2034	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Various Areas On Cypress And Powers Avenues

On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Activity Yard

Asphalt	95%	Now	\$158,100	2038	**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Throughout

Cracking/Crumbling, Extent : Moderate, Area Affected : 50%

Location : Throughout

Ponding, Extent : Moderate, Area Affected : 20%

Location : Throughout

Rubber Matting	5%			2029			\$26,900	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2029	\$19,800	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Fused Disc Sw	50%			2039	**	5	\$200	
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Switchgear / Switchboard

Fused Disc Sw	20%			2049	**	5	\$100	
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Fused Knife Sw	80%	2-4	\$125,200	2059	**	5	\$100	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2049	**	1		
Panelboards								
Molded Case Bkrs	10%			2045	**	5	\$200	
Molded Case Bkrs	90%			2028	\$129,300	5	\$1,800	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	87%			2034	**	10	\$60,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	13%			2024	\$117,200	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2024	\$54,700	10	\$9,200	
Exit, LED	50%			2032	**	1		
Exterior Lighting								
HID	20%			2024	\$61,300	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2034	**	1-3	\$16,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2049	**	5	\$23,500	
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$75,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$33,600	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Terminal Devices								
Air Handler	15%	Now	\$8,000	2024	\$160,300	1	\$6,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Pneumatic Control Valves, Basement</i>								
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	85%	Now	\$17,300	2027	\$345,800	1	\$18,800	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Connection Lines, Various Locations</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Thermostats, Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	5%			2029	\$81,100			
Window/Wall Unit	80%			2024	\$126,700	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,500	
No Component	80%							
Exhaust Fans								
Interior	15%	Now	\$40,600	2039	**	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
Roof	5%			2029	\$6,300	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$46,400	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$11,600	4	\$2,400	
Backflow Preventer								
Generic	100%			2034	**	1	\$4,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE			**	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 5th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2029	\$7,400	1-2	\$200	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Address : 98 GRANT STREET @ SAINT PAULS AVE.
Borough : STATEN ISLAND **Agency's Number** : R829
Program / Asset # : BOE0956.000 / 2885 **Yr Built/Renovated** : 1897 / 2009
Area Sq Ft : 47,595 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 506 **Lot** : 81 **BIN** : 5013382

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$65,300
Electrical	\$43,700	
Total	\$43,700	\$65,300
Importance Code A		\$65,300
Importance Code B	\$43,700	
Total	\$43,700	\$65,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,400		\$12,400
Interior Architecture	\$14,200	\$29,600	\$4,700	\$4,500
Electrical	\$1,300	\$2,500	\$1,300	\$7,400
Mechanical	\$4,700	\$5,600	\$8,100	\$5,400
Site Enclosure	\$29,400			
Site Pavements	\$4,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$62,100	\$53,000	\$22,000	\$37,600
Importance Code A	\$1,900	\$10,100	\$1,900	\$15,200
Importance Code B	\$57,500	\$42,900	\$17,200	\$22,300
Importance Code C	\$2,700		\$2,900	
Total	\$62,100	\$53,000	\$22,000	\$37,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$37,800	
Masonry: Brick	40%			LIFE	**	5	\$27,500	
Masonry: Limestone	5%			LIFE	**	5	\$2,600	
Windows								
Aluminum	100%			2045	**	5	\$16,500	
Parapets								
Cast in Place Concrete	20%			LIFE	**	5	\$10,400	
Masonry: Brick	30%			LIFE	**	5	\$1,500	
Metal Cornice	35%			2057	**	10	\$5,700	
Metal Rail	10%			2042	**	5-10	\$9,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,600	
Roof								
IRMA/Protected Membrane	33%			2037	**	10	\$16,300	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2009 Additon</i>								
Metal Panel	2%			2042	**	10	\$1,800	
Modified Bitumen	25%			2034	**	10	\$12,400	
Slate	40%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Simulated Slate Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$15,600	
Ceramic Tile	5%			2038	**	5	\$3,600	
Mosaic Tile	5%			2034	**	5	\$8,900	
Quarry Tile	5%			2042	**	5	\$5,300	
Vinyl Tile	40%			2034	**	3	\$10,700	
Wood	35%			2057	**	5	\$46,800	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Gypsum Board	35%			LIFE	**	5	\$24,600	
Plaster	55%			LIFE	**	5	\$19,300	
Ceilings								
AcousTileSusp.Lay-In	40%			2046	**	5	\$28,500	
Embossed Metal	50%			LIFE	**	5	\$16,000	
Plaster	10%			LIFE	**	5	\$4,500	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2049	**			
Iron Picket	80%			2064	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	75%			2064		**		
Masonry: Brick	25%	Now	\$29,400	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,800	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2042		**		
Pavers/Stone	20%			2038		**		
Pavers/Stone	5%	Now	\$2,700	2032		**		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Side Exit</i>								
Activity Yard								
Cast in Place Concrete	70%			2042		**		
Rubber Matting	30%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 And One 400 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2042		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 112.5 Kilovolt-ampere, 480hv - 220/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049		**	\$200	
Raceway								
Conduit	100%			2049		**		1
Panelboards								
Fused Disc Sw	10%			2045		**	\$100	
Molded Case Bkrs	90%			2045		**	\$1,100	
Wiring								
Thermoplastic	100%			2049		**		1

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DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$43,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$5,700	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$1,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$5,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$8,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2055	**	1		
Natural Gas	80%			2055	**	1		
Conversion Equipment								
Furnace	80%			2034	**	1	\$18,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Roof Mounted Gas Fired Units With Air Conditioning</i>						
Radiant Heater	20%			2034	**	2	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Staircases And Hallways</i>						
		<i>Explanation : 18 Units</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING
Asset # : 2885

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units Using 410-a Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,500	
Exhaust Fans								
Roof	100%			2034	**	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2029	\$31,500	2	\$700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$1,500	
Backflow Preventer								
Generic	100%			2034	**	1	\$2,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To The Third Floor</i>								
<i>Explanation : 2 Units.</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2049	**	1-2	\$13,300	
Chemical System								
Generic	100%			2027	\$30,300	1-3	\$4,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 66 - BK
Address : 845 EAST 96TH STREET @FOSTER AVE.
Borough : BROOKLYN **Agency's Number** : K066
Program / Asset # : BOE1031.000 / 13584 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 129,940 **Project Type** : EDUCATION
Date of Survey : 17-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 8129 **Lot** : 1 **BIN** : 3325418

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$152,500	\$169,000
Interior Architecture	\$77,800	\$120,300
Electrical	\$118,000	
Mechanical	\$79,300	\$43,100
Total	\$427,500	\$332,500
Importance Code A	\$152,500	\$169,000
Importance Code B	\$275,000	\$163,500
Total	\$427,500	\$332,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$9,600	\$11,800
Interior Architecture	\$27,800	\$6,600		\$18,700
Electrical	\$16,700	\$12,700	\$29,400	\$21,100
Mechanical	\$67,300	\$44,400	\$88,400	\$50,000
Site Enclosure	\$2,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$121,700	\$71,500	\$135,300	\$109,500
Importance Code A	\$12,900	\$12,900	\$22,800	\$24,700
Importance Code B	\$106,800	\$55,000	\$112,600	\$84,800
Importance Code C	\$2,000	\$3,700		
Total	\$121,700	\$71,500	\$135,300	\$109,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%			2063	**	10	\$9,600	
Glass Block	5%	Now	\$72,600	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairwells A, B, C, D - At Top Spandrel Opening</i>								
Masonry: Brick Cavity	75%			LIFE	**	5	\$102,500	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$25,600	
Pre-Cast Concrete	7%			LIFE	**	5	\$31,100	
Windows								
Aluminum	95%			2044	**	5	\$23,600	
Metal Louvers	5%			2037	**	10	\$7,800	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$8,400	
Pre-Cast Concrete	15%			LIFE	**	5	\$9,300	
Roof								
Built-Up (BUR)	75%			2033	**	10	\$79,900	
Copper/Terne	25%			2056	**	10	\$66,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$42,500	
Ceramic Tile	3%			2037	**	5	\$5,800	
Terrazzo	5%			LIFE	**	5	\$7,600	
Vinyl Tile	77%			2033	**	3	\$74,900	
Wood	5%			2056	**	5	\$18,200	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$7,400	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,900	
Glass: Single Pane	3%			LIFE	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Foyer</i>								
<i>Explanation : Decorative Glass</i>								
Gypsum Board	20%			LIFE	**	5	\$17,700	
SGFT/Glazed Masonry	57%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%			2041	**	5	\$155,600	
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasiums</i>								
<i>Explanation : Component Lightweight Steel Barrel Vault With Metal Cladding</i>								
Gypsum Board	10%			LIFE	**	5	\$24,300	
Site Enclosure								
Fence/Gates								
Aluminum Picket	40%			2048	**			
Chain Link	60%			2048	**			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete

30%

2063

* *

Masonry: Brick

70% Now

\$2,000

2048

* *

*Other Observation, Extent : Light, Area Affected : 20%**Location : Benches Within Entry Courtyard**Explanation : Efflorescence*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

* *

On-Site Walkways

Asphalt

25%

2037

* *

Cast in Place Concrete

25%

2041

* *

Pavers/Stone

50%

2037

* *

Parking/Driveway

Asphalt

100%

2037

* *

Activity Yard

Rubber Matting

20%

2033

* *

Traffic Topping

80%

2033

* *

Electrical

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2048

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 2500 Amperes And 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2048

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Vertical Sections*

Raceway

Conduit

100%

2048

* *

1

Panelboards

Fused Disc Sw

10%

2044

* *

5

\$300

Molded Case Bkrs

90%

2044

* *

5

\$3,100

Wiring

Thermoplastic

100%

2048

* *

1

Motor Controllers

Locally Mounted

100%

2041

* *

5

\$900

Ground

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Connected To Main Water Pipe, Point Of Contact Not Visible Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$40,000	
Generators								
Diesel	100%			2037	**	1	\$50,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Diesel Genset Rated At 400 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$29,000	
Fuel Storage								
Day Tank	50%			2044	**	5	\$12,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 60 Gallon Capacity</i>								
Main Tank	50%			2056	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$116,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2033	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	1%			2033	**	10		
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	10%			2033	**	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$3,800	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$14,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$24,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Alarm Bells, Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2048

* *

1

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$128,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2048

* *

Terminal Devices

Air Handler

60%

2033

* *

1

\$48,200

*Other Observation, Extent : Light, Area Affected : 60%**Location : Penthouse.**Explanation : 10 Units. #8 And #10 Are Under Repair*

Convactor/Radiator

40%

2041

* *

1

\$16,800

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Reciprocating

100%

2033

* *

1

\$60,300

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 AC Units In Penthouse*

Distribution

CW & CHW Wtr

100%

2048

* *

4

\$6,400

Pipe/Pump

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$80,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 10 Units</i>								
Heat Rejection								
	Dry Cooler	100%			2033	**	2	\$90,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,500
Exhaust Fans								
	Interior	80%			2033	**	2	\$3,200
	Roof	20%			2028	\$43,100	2	\$800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Gas Fired	100%			2023	\$79,300	2	\$1,900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$4,100
Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$7,800
Backflow Preventer								
	Generic	100%			2033	**	1	\$8,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$67,900
Sprinkler								
	Generic	100%			2048	**	1-2	\$36,400
Fire Pump								
	Generic	100%			2037	**	1	\$24,300

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DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Wet	100%			2026	\$27,900	1-3	\$4,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul 102</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 68 - BX
Address : 4011 MONTICELLO AVENUE @STRANG AVE.
Borough : BRONX **Agency's Number** : X068
Program / Asset # : BOE0209.000 / 2608 **Yr Built/Renovated** : 1926 / 2004
Area Sq Ft : 79,000 **Project Type** : EDUCATION
Date of Survey : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4986 **Lot** : 81 **BIN** : 2067852

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$158,600
Interior Architecture	\$204,500	\$765,400
Electrical	\$595,000	\$466,800
Mechanical	\$231,300	\$3,227,100
Total	\$1,030,800	\$4,617,900
Importance Code A		\$669,900
Importance Code B	\$1,030,800	\$3,948,000
Total	\$1,030,800	\$4,617,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$89,400		\$4,000	\$13,000
Interior Architecture	\$22,100	\$10,000	\$17,700	
Electrical	\$2,500	\$3,200	\$24,200	\$2,200
Mechanical	\$27,800	\$15,300	\$35,600	\$11,400
Site Enclosure	\$14,000			
Site Pavements	\$6,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$165,900	\$32,500	\$85,500	\$30,500
Importance Code A	\$99,600	\$7,800	\$12,000	\$20,800
Importance Code B	\$49,700	\$24,700	\$73,400	\$9,700
Importance Code C	\$16,700			
Total	\$165,900	\$32,500	\$85,500	\$30,500



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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$42,000	
Masonry: Brick	36%			LIFE	**	5	\$38,700	
Masonry: Brick	35%	2-4	\$24,200	LIFE	**	5	\$37,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : North Connector Corridor, South Facade Flashing Above Windows</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Connector Corridor, South Facade Window Lintels</i>								
Masonry: Granite	10%			LIFE	**	5	\$8,100	
Metal Panel	2%			2048	**	5-10	\$14,800	
Marble Panels	2%			LIFE	**	5	\$1,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$34,900	
Windows								
Aluminum	100%			2044	**	5	\$26,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,600	
Masonry: Brick	60%	0-2	\$16,800	LIFE	**	5	\$13,700	
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1926 Roof, Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Access Bulkhead, 2004 Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1926 Brick, Adjacent 2004 Roof Access Door</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1926 Roof, 2004 Stair Bulkhead</i>								
Metal Rail	25%	Now	\$32,400	2041	**	5	\$40,400	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Post Base Flashing Damaged</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$7,200	
Roof								
Built-Up (BUR)	100%	0-2	\$15,900	2033	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 2004 Roof Adjacent Roof Access Door, Damaged Gutter</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1926 Roof</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,500	
Ceramic Tile	5%			2031	**	5	\$5,200	
Marble Panels	2%			LIFE	**	5	\$1,500	
Vinyl Tile	78%			2028		3	\$30,100	
Wood	5%			2043	**	5	\$9,700	

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2031	**	5	\$1,900	
Folding Partition	3%			2050	**	5	\$7,100	
Masonry: Brick	7%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	61%	0-2	\$9,900	LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 314</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	20%	Now	\$204,500	2048	**	5	\$10,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement, Missing Tiles</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
AcousTileConcealSpLn	20%			2033	**	5	\$25,800	
Exposed Concrete	20%			LIFE	**	5	\$3,200	
Fiber Board	5%			2028	\$35,900			
Metal Panel	5%			LIFE	**	5	\$6,400	
Plaster	30%	Now	\$8,700	LIFE	**	5	\$19,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Stair D Landings, Outside Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Stair D Landings, Outside Wall</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Iron Picket	75%	2-4	\$5,800	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$8,200	2048	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair, Hill Avenue</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Hill Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Coping At Playground, Hill Avenue</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Hill Avenue</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,200	2041		**		
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Hill Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	60%			2033		**		
Pavers/Stone	20%			2031		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exit 2</i>								
<i>Explanation : Slate Entry Landing</i>								
Pavers/Stone	20%			2031		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entry</i>								
<i>Explanation : Marble Landing And Stairs</i>								
Activity Yard								
Asphalt	45%			2037		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Previous Repair Patches Present</i>								
Pavers/Stone	35%			2037		**		
Rubber Matting	20%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2048		**	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$78,300	5	\$200	
Fused Disc Sw	50%			2048	**	5	\$200	
Raceway								
Conduit	100%			2028	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Molded Case Bkrs	90%			2027	\$129,300	5	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$129,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2028	\$46,400	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$69,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2033	**	10	\$100	
LED	2%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$56,900	10	\$9,500	
Exit, Service	50%			2023	\$11,400	1		
Exterior Lighting								
HID	100%			2033	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$76,600	1	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$262,100	1-3	\$14,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2028	\$155,300	5	\$24,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$10,200	2026	\$511,300	1	\$70,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tubing Of Boilers Is Required</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$133,700	2028	\$1,337,000	4	\$3,900	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%			2028	\$333,300	1	\$14,700	
Convactor/Radiator	50%			2026	\$211,500	1	\$12,800	
Fan Coil Unit/Heat	20%			2028	\$236,600	1	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	5%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
Window/Wall Unit	30%			2023	\$49,400	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Interior	20%			2028	\$56,200	2	\$500	
Roof	30%	Now	\$2,000	2028	\$39,300	2	\$600	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$346,600	1		
Water Heater								
Gas Fired	100%			2021	\$48,200	2	\$1,200	
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$11,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$12,000	2038	**	4	\$1,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	95%			2048	**	1-2	\$1,100	
Chemical System No Component Generic	80%			2023	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 69 - BX
Address : 560 THIERIOT AVENUE @SOUNDVIEW AVENUE
Borough : BRONX **Agency's Number** : X069
Program / Asset # : BOE0210.000 / 469 **Yr Built/Renovated** : 1924 / 2010
Area Sq Ft : 35,000 **Project Type** : EDUCATION
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 3524 **Lot** : 20 **BIN** : 2021482

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$40,800
Interior Architecture	\$327,000	
Electrical	\$391,200	\$154,700
Mechanical	\$278,200	
Total	\$996,400	\$195,500
Importance Code A		\$40,800
Importance Code B	\$842,800	\$154,700
Importance Code C	\$153,600	
Total	\$996,400	\$195,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$36,900	\$4,800
Interior Architecture	\$12,200		\$2,700	\$2,400
Electrical	\$1,900	\$2,100	\$40,400	\$1,900
Mechanical	\$40,000	\$5,200	\$26,400	\$5,600
Site Enclosure	\$31,500			
Total	\$85,700	\$7,400	\$106,400	\$14,700
Importance Code A	\$3,500	\$3,500	\$40,400	\$8,300
Importance Code B	\$42,100	\$3,900	\$66,000	\$6,400
Importance Code C	\$40,100			
Total	\$85,700	\$7,400	\$106,400	\$14,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$19,900	
Masonry: Brick	80%			LIFE	**	5	\$40,800	
Masonry: Granite	4%			LIFE	**	5	\$1,500	
Masonry: Limestone	3%			LIFE	**	5	\$1,100	
Metal Panel	5%			2048	**	5-10	\$17,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$5,000	
Windows								
Aluminum	100%			2044	**	5	\$9,500	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$6,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof								
Built-Up (BUR)	97%			2033	**	10	\$32,100	
Skylight, Metal/Glass	3%			2048	**	10	\$3,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,500	
Ceramic Tile	5%			2031	**	5	\$2,500	
Marble Panels	5%			LIFE	**	5	\$1,900	
Quarry Tile	2%			2033	**	5	\$1,500	
Terrazzo	5%			LIFE	**	5	\$2,000	
Vinyl Tile	38%			2033	**	3	\$9,600	
Vinyl Tile	30%			2023		3	\$137,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Wood	10%	Now	\$35,600	2056	**	5	\$4,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooms 201, 202, 204, 208 And Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$8,600	2037	**	5	\$2,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Girls Bathroom On First Floor</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Girls Bathroom On First Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Girls Bathroom On First Floor</i>								
Glass: Single Pane	1%			LIFE	**	5	\$900	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	77%	Now	\$153,600	LIFE	**	5	\$26,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Windows At 2nd And 3rd Floors Throughout Rear Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Windows At 2nd And 3rd Floors Throughout Rear Facade</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	25%			LIFE	**	5	\$2,000	
Plaster	75%			LIFE	**	5	\$23,700	
Site Enclosure								
Fence/Gates								
Chain Link	90%	4+	\$31,500	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Site Perimeter</i>								
Iron Picket	10%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Asphalt	95%			2037	**			
Rubber Matting	5%			2028				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2054	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$200	
Raceway								
Conduit	90%			2028	\$50,500	1		
Conduit	10%			2054	**	1		
Panelboards								
Fused Disc Sw	8%			2027	\$6,400	5	\$100	
Fused Disc Sw	2%			2050	**	5		
Molded Case Bkrs	20%			2050	**	5	\$200	
Molded Case Bkrs	70%			2027	\$55,900	5	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	Now	\$49,700	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2054	**	1		
Thermoplastic	20%			2028	\$14,200	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	2%			2036	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	98%			2036	**	10	\$31,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$4,200	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	50%			2036	**	10	\$100	
HID	50%			2023	\$70,600	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$33,900	1	\$3,900	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2023	\$270,900	1-3	\$15,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2048	**	5	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$11,800	2048	**	4	\$1,700	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Pump In The Basement</i>								
Terminal Devices Air Handler	40%	Now	\$3,900	2023	\$196,900	1	\$7,800	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Due To Dust In The Duct</i>								
Convector/Radiator	60%			2033	**	1	\$6,800	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Split Unit	5%			2033	**			
Window/Wall Unit	10%			2023	\$7,300	1		
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$16,100	LIFE	**	2-5	\$19,500	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exhaust Fans Interior	35%			2023	\$43,600	2	\$400	
Roof	65%			2023	\$37,800	2	\$700	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2033	**	1		
Water Heater Gas Fired	100%			2028	\$21,300	2	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$3,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Backs Up In Basement With Heavy Rain</i>								
Sump Pump(s) Non-Submersible	100%			2028	\$5,300	4	\$700	

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DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Backflow Preventer							
	No Component	95%						
	Generic	5%		2028	\$400	1	\$100	
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2048	**	1-2	\$500	
	Chemical System							
	Wet	20%		2023	\$5,600	1-3	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Water Pressure Fire Extinguishers</i>					
	No Component	80%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 69 - BX ANNEX
Address : 639 THIERIOT AVENUE BTWN: RANDALL AVE. - SEWARD AVE.
Borough : BRONX **Agency's Number** : LEASE-X880
Program / Asset # : BOE1063.000 / 14390 **Yr Built/Renovated** : 1966 /
Area Sq Ft : 8,909 **Project Type** : EDUCATION
Date of Survey : 29-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3559 **Lot** : 1 **BIN** : 2096912

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$343,900	\$434,700
Interior Architecture	\$70,600	
Electrical	\$150,300	
Mechanical	\$68,700	\$53,100
Total	\$633,500	\$487,900
Importance Code A	\$412,600	\$434,700
Importance Code B	\$220,900	\$53,100
Total	\$633,500	\$487,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$53,100	\$500		\$1,100
Electrical	\$700	\$600	\$600	\$12,700
Mechanical	\$2,400	\$800	\$1,800	\$3,000
Total	\$56,200	\$1,900	\$2,400	\$16,800
Importance Code A	\$500	\$500	\$400	\$400
Importance Code B	\$41,100	\$1,400	\$2,000	\$16,400
Importance Code C	\$14,700			
Total	\$56,200	\$1,900	\$2,400	\$16,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Masonry: Brick	100%			LIFE	**	5	\$19,600	
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Windows

Steel	100%	Now	\$80,100	2051	**	5	\$9,000	1
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*Broken/Missing Elements, Extent : Severe, Area Affected : 100%**Location : Throughout*

Parapets

Metal Rail	100%			2039	**	5-10	\$103,600	
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Roof

Built-Up (BUR)	100%	Now	\$223,100	2026	\$371,800			
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*Water Penetration, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Interior

Floors

Ceramic Tile	5%			2029	\$13,800	5	\$700	
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Terrazzo	20%			LIFE	**	5	\$2,100	
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Vinyl Tile	30%			2034	**	3	\$1,500	
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Vinyl Tile 9" X 9"	45%	Now	\$21,200	2021	\$70,600	3	\$2,300	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Interior Walls

Ceramic Tile	5%	Now	\$14,700	2029	\$24,500	5	\$400	
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*Cracking/Crumbling, Extent : Severe, Area Affected : 75%**Location : Throughout*

Concrete Masonry Unit	65%			LIFE	**	5	\$4,300	
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Gypsum Board	30%			LIFE	**	5	\$3,000	
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Ceilings

AcousTileSusp.Lay-In	75%	Now	\$17,300	2031	**	5	\$5,000	
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Exposed Concrete	5%			LIFE	**	5	\$100	
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Gypsum Board	20%			LIFE	**	5	\$3,300	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2026	\$1,300	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room - Basement**Explanation : One 600 Ampere Main Disconnect Switch*

Fused Disc Sw	50%			2052	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room - Basement**Explanation : One 400 Ampere Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2026	\$26,100	5		
Molded Case Bkrs	50%			2052	**	5	\$100	
Panelboards								
Fused Disc Sw	5%			2025	\$1,200	5		
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	90%			2048	**	5	\$200	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	70%			2024	\$33,900	5		
Locally Mounted	30%			2043	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,900	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	50%			2021	\$18,000	10		
HID	50%			2034	**	10		
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2021	\$98,500	1-3	\$5,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2026	\$17,400	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One Tank Of 3,000 Gallons - Equipment Owned And Operated By Holy Cross Church</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Conversion Equipment							
	Hot Water Boiler	100%		2024	\$68,700	1	\$4,400	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 #2 Oil Burning Hot Water Boilers</i>					
			<i>Equipment Owned And Operated By Holy Cross Church</i>					
Distribution								
	Hot Wtr Piping/Pump	100%		2025	\$13,900	4	\$700	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Equipment Owned And Operated By Holy Cross Church</i>					
Terminal Devices								
	Convactor/Radiator	100%		2031	**	1	\$2,900	
Air Conditioning								
	Energy Source							
	Electricity	30%		2034	**	1		
	No Component	70%						
Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%		2031	**	2	\$100	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 2 Package Units On Roof</i>					
	Window/Wall Unit	10%		2024	\$1,900	1		
	No Component	70%						
Distribution								
	Ductwork/Diffusers	10%		LIFE	**	2	\$1,200	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$5,000	
Exhaust Fans								
	Roof	100%		2031	**	2	\$300	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2026	\$53,100	1		
	Brass/Copper	20%		2046	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2036	**	4	\$900	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX ANNEX

Asset # : 14390

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2026	\$1,400	4	\$300	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 69 - BX MINISCHOOL
Address : 560 THIERIOT AVENUE @ SOUNDVIEW AVENUE
Borough : BRONX **Agency's Number** : X869
Program / Asset # : BOE0210.010 / 2692 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 9,000 **Project Type** : EDUCATION
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3524 **Lot** : 20 **BIN** : 2021482

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$190,400	
Electrical	\$36,300	\$48,400
Mechanical		\$336,500
Total	\$226,700	\$384,900
Importance Code A	\$190,400	
Importance Code B	\$36,300	\$384,900
Total	\$226,700	\$384,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$23,900	\$300		\$1,600
Electrical	\$300	\$400	\$56,000	\$300
Mechanical	\$600	\$600	\$14,900	\$600
Site Enclosure	\$21,400			
Total	\$46,200	\$1,300	\$71,000	\$2,400
Importance Code A	\$400	\$400	\$500	\$400
Importance Code B	\$24,000	\$800	\$70,500	\$2,000
Importance Code C	\$21,700			
Total	\$46,200	\$1,300	\$71,000	\$2,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX MINISCHOOL

Asset # : 2692

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	4+	\$61,400	2038	**	5	\$30,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Elevations</i>								
Windows								
Aluminum	100%	Now	\$77,500	2053	**	5	\$900	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%			2033	**	10	\$51,400	
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$700	
Vinyl Tile	95%	0-2	\$23,600	2033	**	3	\$4,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Units</i>								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$700	
Concrete Masonry Unit	50%			LIFE	**	5	\$4,500	
Fiberglass Panel	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Boys Bathrm</i>								
<i>Explanation : New Installation Composite Toilet Partitions</i>								
Metal Panel	45%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2045	**	5	\$13,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recently Painted And Some Replaced</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$21,400	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Activity Yard								
Asphalt	100%			2031	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX MINISCHOOL

Asset # : 2692

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2028	\$14,800	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,200	5		
Molded Case Bkrs	95%			2027	\$22,700	5	\$200	
Wiring								
Thermoplastic	100%			2028	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	**	10	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$6,500	10	\$1,100	
Exit, Service	50%			2023	\$1,300	1		
Exterior Lighting								
HID	100%			2023	\$36,300	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$8,700	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$29,900	1-3	\$1,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX MINISCHOOL

Asset # : 2692

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Conversion Equipment							
	Furnace	100%		2028	\$21,200	1	\$4,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room - Ceiling Mounted Duct</i>					
			<i>Explanation : 2 Units</i>					
Air Conditioning								
	Energy Source							
	Electricity	100%		2044	**	1		
	Conversion Equipment							
	Interior Pkg Unit - Cooling	100%		2029	\$336,500	2	\$600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units In Mechanical Room</i>					
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$5,000	
	Exhaust Fans							
	Interior	100%		2036	**	2	\$300	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2033	**	1		
	Water Heater							
	Electric	100%		2023	\$7,900	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Chemical System							
	Wet	20%		2023	\$5,600	1-3	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Water Pressure Fire Extinguishers</i>					
	No Component	80%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 7 - BK
Address : 858 JAMAICA AVE. @HEMLOCK ST.
Borough : BROOKLYN **Agency's Number** : K007
Program / Asset # : BOE1001.000 / 4508 **Yr Built/Renovated** : 1999 / 1999
Area Sq Ft : 102,000 **Project Type** : EDUCATION
Date of Survey : 14-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors C,1,2,3
Block : 4106 **Lot** : 39 **BIN** : 3090998

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$1,461,800
Interior Architecture	\$79,600	\$79,600
Electrical		\$1,182,200
Mechanical	\$86,300	\$62,200
Total	\$165,900	\$2,785,900
Importance Code A		\$1,461,800
Importance Code B	\$165,900	\$1,324,000
Total	\$165,900	\$2,785,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$19,400	\$18,100
Interior Architecture	\$36,700	\$9,500		\$19,900
Electrical	\$29,000	\$10,500	\$12,500	\$9,900
Mechanical	\$51,000	\$34,500	\$68,600	\$45,000
Site Enclosure	\$26,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$151,100	\$62,400	\$108,400	\$100,900
Importance Code A	\$10,100	\$10,100	\$29,700	\$28,200
Importance Code B	\$114,500	\$47,700	\$78,700	\$72,600
Importance Code C	\$26,500	\$4,600		
Total	\$151,100	\$62,400	\$108,400	\$100,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$170,500	
Metal Panel	5%			2048	**	5-10	\$61,700	
Windows								
Aluminum	100%			2044	**	5	\$36,300	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$11,900	
Metal Panel	10%			2048	**	5	\$5,100	
Roof								
Built-Up (BUR)	100%			2028	\$1,166,000	10	\$80,500	
Soffits								
Metal Panel	100%			2048	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$21,800	
Ceramic Tile	5%			2037	**	5	\$9,900	
Quarry Tile	5%			2041	**	5	\$14,900	
Vinyl Tile	80%			2033	**	3	\$79,600	
Wood	5%			2056	**	5	\$18,700	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$9,100	
Concrete Masonry Unit	45%			LIFE	**	5	\$32,900	
Gypsum Board	20%			LIFE	**	5	\$21,900	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%			2041	**	5	\$159,200	
Exposed Concrete	10%			LIFE	**	5	\$3,100	
Fiber Board	5%			2033	**			
Metal Panel	5%			LIFE	**	5	\$12,400	
Site Enclosure								
Fence/Gates								
Iron Picket	10%			2063	**			
Iron Picket	90%	Now	\$26,500	2078	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bifold Gates On East And West Yard Entrances Broken</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Cast in Place Concrete	100%			2033	**			
Activity Yard								
Asphalt	100%			2037	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amperes For Transformer Service, One 1200 Amperes For Main Service</i>								
Fused Disc Sw	10%			2038	**	5		
Transformers								
Dry Type	100%			2033	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 750 Kilovolt-ampere 208hv-480/277lv And One 150 Kilovolt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$400	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5	\$200	
Molded Case Bkrs	90%			2036	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	20%			2033	**	5	\$100	
Motor Control Center	80%			2033	**	5	\$2,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$31,400	
Generators								
Diesel	100%			2031	**	1	\$39,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 288 Kilovolt-ampere</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$22,700	
Fuel Storage								
Day Tank	50%			2036	**	5	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 200 Gallons</i>								
Main Tank	50%			2043	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 3500 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

90%

2028

\$216,200

10

\$84,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-8 Lamps*

Fluorescent

10%

2028

\$24,000

10

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-5 Lamps*

Egress Lighting

Emergency, Service

65%

2028

\$34,800

1

Exit, Service

35%

2028

\$10,300

1

Exterior Lighting

HID

100%

2028

\$411,300

10

\$300

Alarm

Security System

No Component

70%

Generic

30%

2028

\$98,800

1

\$11,400

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$338,400

1-3

\$18,900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2048

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 5000 Gallons*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$101,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

0-2

\$86,300

2048

* *

4

\$5,000

Piping/Pmp

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Vacuum Pump In The Boiler Room*

Terminal Devices

Air Handler

40%

2033

* *

1

\$25,200

Convactor/Radiator

60%

2041

* *

1

\$19,800

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	**	1	\$47,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$5,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$63,100	
Heat Rejection								
Dry Cooler	100%			2033	**	2	\$71,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,900	
Exhaust Fans								
Roof	100%			2033	**	2	\$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$62,200	2	\$1,500	
HW Heat Exchanger								
Steam Fired	100%			2048	**	4	\$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$15,600	4	\$2,200	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$6,100	
Backflow Preventer								
Generic	100%			2033	**	1	\$6,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement-3</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2048	**	1-5	\$53,300	
	Sprinkler							
	Generic	100%		2048	**	1-2	\$28,600	
	Fire Pump							
	Generic	100%		2037	**	1	\$19,100	
	Chemical System							
	Generic	100%		2026	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 7/I.S. 171 - BK
Address : 528 RIDGEWOOD AVENUE BTWN: LINCOLN AVE - NICHOLS AVE
Borough : BROOKLYN **Agency's Number** : K171
Program / Asset # : BOE0470.000 / 1337 **Yr Built/Renovated** : 1912 / 2002
Area Sq Ft : 86,000 **Project Type** : EDUCATION
Date of Survey : 17-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 4134 **Lot** : 20 **BIN** : 3092456

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,069,700	\$1,098,700
Interior Architecture	\$2,338,800	\$493,000
Electrical	\$873,700	\$612,200
Mechanical	\$1,040,800	\$297,200
Total	\$6,323,000	\$2,501,100
Importance Code A	\$2,069,700	\$1,138,200
Importance Code B	\$3,186,700	\$937,800
Importance Code C	\$1,066,600	\$425,100
Total	\$6,323,000	\$2,501,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,400			
Interior Architecture	\$49,600			\$8,300
Electrical	\$6,400	\$33,400	\$1,600	\$1,600
Mechanical	\$93,100	\$12,200	\$19,700	\$13,400
Total	\$152,500	\$45,600	\$21,300	\$23,300
Importance Code A	\$11,900	\$8,700	\$8,500	\$8,500
Importance Code B	\$140,600	\$36,900	\$12,800	\$14,800
Importance Code C				
Total	\$152,500	\$45,600	\$21,300	\$23,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7/I.S. 171 - BK

Asset # : 1337

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	95%	Now	\$210,500	LIFE	**	5	\$130,700
				<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Basement Through Areaway</i>				
	Masonry: Limestone	5%	Now	\$160,500	LIFE	**	5	\$5,200
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Window Sills</i>				
Windows								
	Wood	100%	Now	\$1,292,700	2052	**	5	\$215,700
				<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
Parapets								
	Masonry: Brick	95%	Now	\$105,100	LIFE	**	5	\$17,100
				<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
	Pre-Cast Concrete	5%	Now	\$3,400	LIFE	**	5	\$5,600
				<i>Water Penetration, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
Roof								
	Built-Up (BUR)	100%	Now	\$300,900	2027			\$752,300
				<i>Blisters, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Main Roof</i>				
				<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Main Roof</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Library, Auditorium</i>				
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7/I.S. 171 - BK

Asset # : 1337

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$14,700	LIFE	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$13,700	2036	**	5	\$3,300	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	0-2	\$21,100	2032	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	3%			LIFE	**	5	\$3,000	
Terrazzo	5%			LIFE	**	5	\$5,200	
Traffic Topping	10%	0-2	\$175,400	2037	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%	0-2	\$480,900	2037	**	3	\$19,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fourth Floor Corridor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fourth Floor Corridor</i>								
Vinyl Tile 9" X 9"	10%	Now	\$155,800	2037	**	3	\$5,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	12%	Now	\$111,900	2042	**	5	\$14,900	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Radiators</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7/I.S. 171 - BK

Asset # : 1337

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$110,600	2030	\$368,800	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$7,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
Masonry: Brick	10%	Now	\$312,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	0-2	\$321,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$321,600	LIFE	**	5	\$56,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	10%	Now	\$43,900	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$8,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
Plaster	85%	Now	\$304,300	LIFE	**	5	\$67,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 310, 410</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	100%			2027	\$184,300	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7/I.S. 171 - BK

Asset # : 1337

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Fused Knife Sw	2%	2-4	\$3,800	2052	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Electrical Room</i>								
Molded Case Bkrs	78%			2026	\$149,400	5	\$1,800	
Molded Case Bkrs	10%			2035	**	5	\$200	
Wiring								
Braided Cloth	65%	2-4	\$177,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$56,500	5	\$400	
Locally Mounted	30%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2022	\$20,300	10	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	88%			2032	**	10	\$69,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2022	\$20,400	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$61,900	10	\$10,400	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2022	\$346,800	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$6,400	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2022	\$190,200	1-3	\$10,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7/I.S. 171 - BK

Asset # : 1337

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$85,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$72,800	2037	**	4	\$4,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Steam Traps, Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$48,400	2022	\$241,900	1	\$9,600	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Ahu Not In Service For Long Time Due To Ductwork Cut Off At 1st Floor</i>								
Convactor/Radiator	80%	0-2	\$368,300	2047	**	1	\$20,000	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	40%	Now	\$14,300	2022	\$71,700	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$237,700	LIFE	**	2-5	\$48,000	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Damaged Vent Caps On The Roof, Water Leaking To Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ductwork Has Been Cut Off On 1st Floor For Years. extensive Cleaning Needed Before Reusing The System.</i>								
Exhaust Fans								
Interior	80%	Now	\$24,500	2027	\$244,800	2	\$1,700	
<i>Not in Service, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Roof	10%			2027	\$14,300	2	\$300	
Wall Unit	10%			2027	\$3,100	2	\$300	

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 7/I.S. 171 - BK

Asset # : 1337

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping								
	Brass/Copper	30%			2037	**	1	
	Galvanized Steel	70%	Now	\$13,200	2032	**	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Gas Fired	100%			2027	\$52,500	2	\$1,300
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$3,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Backs Up In Basement When It Rains</i>								
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$1,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2053	**	1-2	\$1,200
Chemical System								
	Generic	100%			2021	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 70 - BX
Address : 1691 WEEKS AVENUE @ E.173 ST.
Borough : BRONX **Agency's Number** : X070
Program / Asset # : BOE0211.000 / 470 **Yr Built/Renovated** : 1925 / 2003
Area Sq Ft : 137,600 **Project Type** : EDUCATION
Date of Survey : 13-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2793 **Lot** : 28 **BIN** : 2007387

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,257,800	\$506,100
Interior Architecture	\$1,808,500	\$1,104,400
Electrical	\$420,100	\$820,900
Mechanical	\$1,978,200	\$455,000
Total	\$5,464,600	\$2,886,400
Importance Code A	\$1,257,800	\$506,100
Importance Code B	\$3,786,800	\$2,261,500
Importance Code C	\$420,000	\$118,800
Total	\$5,464,600	\$2,886,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$11,400			\$10,300
Electrical	\$15,500	\$22,700	\$4,900	\$3,900
Mechanical	\$39,800	\$42,900	\$34,900	\$38,300
Total	\$66,800	\$65,600	\$39,800	\$52,500
Importance Code A	\$13,600	\$13,900	\$13,600	\$13,600
Importance Code B	\$53,100	\$51,700	\$26,200	\$38,800
Importance Code C				
Total	\$66,800	\$65,600	\$39,800	\$52,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$296,100	LIFE	**	5	\$76,500	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$117,600	
Masonry: Brick	30%	Now	\$378,700	LIFE	**	5	\$58,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	5%	Now	\$57,100	LIFE	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$132,000	2043	**	5	\$14,800	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$56,400	LIFE	**	5	\$16,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$230,900	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	30%			2032	**	10	\$39,900	
Metal Panel	5%			2040	**	10	\$12,200	
Panel/Paver: Cer/Brk	35%			2047	**	10	\$62,100	
Paver: Asphalt	15%			2030		10	\$30,000	
Skylight, Metal/Glass	15%			2053	**	10	\$66,600	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$11,400	LIFE	**	5	\$45,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2030	\$212,900	5	\$10,300	
Ceramic Tile	5%			2040	**	5	\$10,300	
Terrazzo	5%	Now	\$51,100	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Second Floor</i>								
Vinyl Tile	30%	Now	\$168,100	2027	\$560,500	3	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$242,000	2037	**	3	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	5%			2055	**	5	\$19,300	
Wood	30%	Now	\$869,600	2042	**	5	\$57,900	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$133,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$116,700	2036	**	5	\$9,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2040	**	5	\$19,800	
Gypsum Board	25%			LIFE	**	5	\$59,400	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	50%	Now	\$169,600	LIFE	**	5	\$59,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$4,800	
Plaster	10%	Now	\$57,700	LIFE	**	5	\$12,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair Bulkheads</i>								
Plaster	75%			LIFE	**	5	\$96,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$600	
Raceway								
Conduit	85%			2027	\$224,600	1		
Conduit	15%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$12,000	5	\$200	
Fused Disc Sw	5%			2043	**	5	\$200	
Molded Case Bkrs	80%			2026	\$191,500	5	\$2,900	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2047	**	1		
Thermoplastic	15%			2027	\$55,600	1		
Motor Controllers								
Locally Mounted	75%			2025	\$92,200	5	\$700	
Locally Mounted	25%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2035	**	10	\$122,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2035	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	25%			2022	\$49,500	10	\$8,300	
Emergency, Battery	25%			2035	**	10	\$8,300	
Exit, Service	25%			2022	\$9,900	1		
Exit, Battery	25%			2035	**	10	\$2,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	20%			2022	\$111,000	10	\$100	
No Component	80%							

Alarm

Security System

No Component	70%							
Generic	30%			2027	\$133,300	1	\$15,400	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm System: Motion Sensors

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$25,400	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways, Basement

Explanation : Smoke Detector, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2	100%			2037	**	5	\$42,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Units Of 10,000 Gallons Each

Conversion Equipment

Steam Boiler	100%			2032	**	1	\$136,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 3 Units

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$46,600	2047	**	4	\$6,800	
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Leak Evident, Extent : Moderate, Area Affected : 2%

Location : Basement Fan Room

Repairs In Progress, Extent : Light, Area Affected : 10%

Location : Vacuum Pump And Thermostats, Various Locations

Terminal Devices

Air Handler	40%			2022	\$773,900	1	\$34,000	
Convactor/Radiator	40%			2025	\$294,700	1	\$17,800	
Fan Coil Unit/Heat	20%	Now	\$20,600	2022	\$412,100	1	\$8,000	

Not in Service, Extent : Severe, Area Affected : 15%

Location : Various

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX

Asset # : 470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
	Electricity	100%		2035	**	1		
Conversion Equipment								
	Window/Wall Unit	60%		2022	\$172,000	1		
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$76,700	
Exhaust Fans								
	Interior	100%		2022	\$489,500	2	\$4,200	
Plumbing								
H/C Water Piping								
	Brass/Copper	80%		2037	**	1		
	Galvanized Steel	20%		2025	\$120,800	1		
Water Heater								
	Gas Fired	100%		2022	\$83,900	2	\$2,000	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2027	\$21,000	4	\$2,900	
Pool Filter/Treatment								
	Sand	100%		2032	**	4	\$34,100	
Sewage Ejector(s)								
	Electric	100%		2027	\$39,600	4	\$5,500	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%		2027	\$26,900	1-2	\$800	
Chemical System								
	Generic	100%		2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 70 - BX MINISCHOOL
Address : 1691 WEEKS AVENUE WEEKS AVE AND E. 173 ST
Borough : BRONX **Agency's Number** : X870
Program / Asset # : BOE0211.010 / 2591 **Yr Built/Renovated** : 1970 / 2007
Area Sq Ft : 9,130 **Project Type** : EDUCATION
Date of Survey : 13-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2793 **Lot** : 28 **BIN** : 2007387

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$157,500	
Interior Architecture		\$225,900
Electrical		\$100,600
Mechanical	\$341,400	
Total	\$498,900	\$326,500
Importance Code A	\$157,500	
Importance Code B	\$341,400	\$326,500
Total	\$498,900	\$326,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,900			
Interior Architecture	\$1,900	\$200		\$1,500
Electrical	\$400	\$300	\$300	\$300
Mechanical	\$69,000	\$54,500	\$2,000	\$500
Total	\$82,200	\$55,000	\$2,300	\$2,300
Importance Code A	\$11,400	\$22,000	\$500	\$500
Importance Code B	\$70,800	\$33,000	\$1,800	\$1,800
Importance Code C				
Total	\$82,200	\$55,000	\$2,300	\$2,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX MINISCHOOL

Asset # : 2591

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2053	**	5-10	\$109,900	
Windows								
Aluminum	100%	Now	\$77,500	2052	**	5	\$900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%	Now	\$10,900	2032	**	5	\$18,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	4%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2036	**	5	\$700	
Mosaic Tile	1%			2032	**	5	\$300	
Vinyl Tile	90%			2027	\$111,600	3	\$6,100	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$2,300	
Metal Panel	75%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2025	\$114,300	5	\$13,200	
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$52,200	5		
Raceway								
Conduit	95%			2027	\$14,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$2,400	5		
Molded Case Bkrs	85%			2026	\$20,300	5	\$200	
Molded Case Bkrs	5%			2043	**	5		
Wiring								
Thermoplastic	95%			2027	\$18,800	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$8,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 70 - BX MINISCHOOL

Asset # : 2591

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,100	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2035	**	10		
No Component	70%							

Alarm

Security System								
No Component	70%							
Generic	30%			2032	**	1	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only; Motion Sensors</i>								

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2022	\$21,500	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Duct Mounted, Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,100	

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	Now	\$68,300	2021	\$341,400	2	\$400	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room, AC Units</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units Associated With 2 Gas Fired Furnaces</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 70 - BX MINISCHOOL
Asset # : 2591

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,100	
Exhaust Fans								
Interior	100%			2022	\$32,500	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2026	\$8,000	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$300	2027	\$2,600	4	\$400	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Defected Unit</i>								
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 71 - BX
Address : 3040 ROBERTS AVENUE @HOBART AVE.
Borough : BRONX **Agency's Number** : X071
Program / Asset # : BOE0212.000 / 471 **Yr Built/Renovated** : 1925 / 2000
Area Sq Ft : 110,000 **Project Type** : EDUCATION
Date of Survey : 24-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 4171 **Lot** : 1 **BIN** : 2046140

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,200	\$242,300
Interior Architecture	\$37,800	\$1,585,700
Electrical	\$715,200	\$301,100
Mechanical	\$794,800	\$371,800
Site Pavements	\$111,400	\$471,700
Total	\$1,694,300	\$2,972,600
Importance Code A	\$35,200	\$242,300
Importance Code B	\$1,659,100	\$2,201,500
Importance Code C		\$528,800
Total	\$1,694,300	\$2,972,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$24,400
Interior Architecture	\$28,200	\$19,100	\$1,000	
Electrical	\$4,100	\$3,100	\$33,000	\$5,100
Mechanical	\$66,300	\$18,600	\$32,600	\$14,700
Site Enclosure	\$1,300			
Total	\$99,900	\$40,800	\$66,600	\$44,300
Importance Code A	\$10,900	\$10,900	\$11,100	\$35,300
Importance Code B	\$87,700	\$29,900	\$55,500	\$9,000
Importance Code C	\$1,300			
Total	\$99,900	\$40,800	\$66,600	\$44,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$63,700	
Masonry: Brick	88%			LIFE	**	5	\$143,500	
Masonry: Granite	5%			LIFE	**	5	\$6,100	
Masonry: Marble	2%			LIFE	**	5	\$2,400	
Windows								
Aluminum	98%			2044	**	5	\$48,900	
Glass Block	2%			LIFE	**	5	\$600	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,500	
Masonry: Brick	85%			LIFE	**	5	\$18,800	
Roof								
Built-Up (BUR)	50%			2033	**	10	\$35,200	
Built-Up (BUR)	50%			2036	**	10	\$35,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Asphalt Poured	2%			2033	**	5	\$2,000	
Terrazzo	2%			LIFE	**	5	\$3,100	
Vinyl Tile	76%			2028	\$1,390,200	3	\$57,400	
Wood	20%			2043	**	5	\$75,600	
Interior Walls								
Masonry: Brick	15%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	80%			LIFE	**	5	\$55,000	
Plaster	3%			LIFE	**	5	\$2,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Stair G</i>								
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$6,300	
Plaster	75%			LIFE	**	5	\$94,300	
Plaster	5%	Now	\$28,200	LIFE	**	5	\$6,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stair G</i>								
Site Enclosure								
Fence/Gates								
Chain Link	45%	4+	\$1,300	2048	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Activity Yard</i>								
Iron Picket	55%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$52,200	2041		**		
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*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Jarvis Avenue*

On-Site Walkways

Cast in Place Concrete	100%			2026	\$471,700			
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Activity Yard

Asphalt	95%	4+	\$59,200	2037		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Activity Yard*

Rubber Matting	5%			2036		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048		**	5	\$500
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2048		**	5	\$500
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Raceway

Conduit	80%			2028	\$178,200		1	
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Conduit	20%			2048		**	1	
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Panelboards

Fused Disc Sw	10%			2044		**	5	\$300
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Molded Case Bkrs	90%			2044		**	5	\$2,600
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Wiring

Braided Cloth	30%	2-4	\$95,600	2053		**	1	
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Upper Floors*

Thermoplastic	70%			2048		**	1	
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Motor Controllers

Locally Mounted	100%			2026	\$122,900		5	\$700
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$1,600
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Lighting

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DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	94%			2033	**	10	\$94,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2033	**	10	\$2,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
Fluorescent	2%			2038	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023		10	\$13,300	
Exit, Service	50%			2023		1		
Exterior Lighting								
HID	100%			2023		10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$12,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$21,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank 8,500 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$108,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$8,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convector/Radiator	60%			2033	**	1	\$21,300	
Fan Coil Unit/Heat	40%	0-2	\$32,900	2023	\$659,000	1	\$12,800	
<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2023	\$68,800	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,300	
Exhaust Fans								
Interior	95%	Now	\$7,400	2028	\$371,800	2	\$2,600	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium Fan</i>								
Roof	5%	Now	\$900	2028	\$9,100	2	\$100	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2038	**	1		
Galvanized Steel	90%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$67,100	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$11,500	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Of Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$3,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,500	

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DEPARTMENT OF EDUCATION - 040

P. S. 71 - BX

Asset # : 471

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Chemical System							
	Wet	10%		2023	\$2,800	1-3	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Ansul System</i>					
	No Component	70%						
	Generic	20%		2023	\$5,600	1-3	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 72 - BX
Address : 2951 DEWEY AVENUE @EDISON AVENUE
Borough : BRONX **Agency's Number** : X072
Program / Asset # : BOE0213.000 / 472 **Yr Built/Renovated** : 1925 / 2011
Area Sq Ft : 101,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5440 **Lot** : 1 **BIN** : 2077162

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$203,700
Interior Architecture	\$1,412,000	\$128,700
Electrical	\$1,116,800	\$1,567,000
Mechanical	\$223,400	\$1,702,000
Total	\$2,752,200	\$3,601,500
Importance Code A		\$248,600
Importance Code B	\$2,623,200	\$3,352,900
Importance Code C	\$129,100	
Total	\$2,752,200	\$3,601,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,000			\$10,200
Interior Architecture	\$106,200	\$5,400	\$9,600	\$11,300
Electrical	\$23,600	\$20,600	\$51,300	\$21,800
Mechanical	\$21,400	\$24,200	\$28,300	\$25,900
Site Enclosure	\$3,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$174,700	\$58,100	\$97,100	\$77,100
Importance Code A	\$21,500	\$9,500	\$9,700	\$19,700
Importance Code B	\$127,600	\$44,700	\$87,400	\$57,400
Importance Code C	\$25,600	\$3,800		
Total	\$174,700	\$58,100	\$97,100	\$77,100



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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,800	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Decorative Elements</i>					
Masonry: Brick	87%			LIFE	**	5	\$81,900	
			<i>Patching Evident, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Continuous Above 3rd Floor Window Heads And At Building Corners, Spot At Remaining Lintels</i>					
Masonry: Granite	8%			LIFE	**	5	\$5,600	
Windows								
Aluminum	93%			2050	**	5	\$27,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Windows</i>					
Glass Block	5%	Now	\$3,900	LIFE	**	5	\$900	
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Room 240</i>					
Metal Louvers	2%			2031	**	10	\$3,700	
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$4,400	LIFE	**	5	\$10,200	
			<i>Efflorescence, Extent : Light, Area Affected : 15%</i>					
			<i>Location : South Facade - Above Main Entrance</i>					
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Decorative Elements</i>					
Masonry: Brick Cavity	50%			LIFE	**	5	\$6,600	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Parapet Walls</i>					
Metal Panel	40%			2054	**	5	\$20,500	
Roof								
Built-Up (BUR)	93%			2036	**	10	\$85,100	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Entire</i>					
Copper/Terne	2%			2056	**	10	\$4,600	
Metal Panel	5%			2045	**	10	\$8,400	

Interior

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	13%	Now	\$21,800	LIFE	**	5	\$43,000	
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Epoxy Coating On Stair Landings And Bulkheads</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	2%			2037	**	5	\$3,000	
Ceramic Tile	2%			2041	**	5	\$3,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Public Bathrooms In 1925 Wing</i>								
Marble Panels	2%			LIFE	**	5	\$2,300	
Sheet Vinyl/Rubber	1%			2028	\$47,900	5	\$2,300	
Vinyl Tile	35%			2033	**	3	\$26,500	
Vinyl Tile	25%	0-2	\$343,200	2038	**	3	\$14,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 10 Classrooms On 2nd/3rd Floor And Multi Purpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 10 Classrooms On 2nd/3rd Floor And Multi Purpose Room</i>								
Vinyl Tile 9" X 9"	5%			2023	\$88,900	3	\$2,800	
Wood	15%	Now	\$798,800	2068	**	5	\$21,300	
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 210</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor Classrooms</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$86,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wall Corners And Damper Openings - Basement, 1925 Wing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Basement Window Sill Facing South - 1925 Wing</i>								
Ceramic Tile	3%			2037	**	5	\$7,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1925 Wing Bathrooms</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$20,500	
Glass: Single Pane	2%			LIFE	**	5	\$3,800	
Masonry: Brick	8%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	10%	Now	\$22,000	LIFE	**	5	\$7,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads, Stairs, Third Floor Old Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkheads, Stairs, Third Floor Old Wing</i>								
Plaster	30%			LIFE	**	5	\$23,100	
SGFT/Glazed Masonry	20%	4+	\$42,400	LIFE	**			
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Outside Cafeteria</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2033	**	5	\$15,100	
AcousTileConcealSpLn	15%			2041	**	5	\$28,400	
AcousTileSusp.Lay-In	25%			2041	**	5	\$37,800	
Exposed Concrete	10%	Now	\$52,000	LIFE	**	5	\$2,400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Ceiling Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Vacuum Pump</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Vault Under Entry Stairs</i>								
Plaster	10%	Now	\$21,200	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads, Third Floor Class Rooms</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Plaster	30%			LIFE	**	5	\$28,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	64%			2048	**			
Chain Link	36%			2048	**			
Free Standing Walls								
Masonry: Brick	80%	0-2	\$3,400	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners At Play Yard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard Perimeter Wall</i>								
Masonry: Fieldstone	20%	0-2	\$300	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stairs - To Play Yard And Coping At Chain Link Fence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$44,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	15%			2048	**	5	\$100
	Fused Disc Sw	85%			2028	\$177,400	5	\$400
Raceway								
	Conduit	60%			2028	\$133,700	1	
	Conduit	40%			2048	**	1	
Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$200
	Fused Disc Sw	10%			2027	\$19,200	5	\$200
	Molded Case Bkrs	40%			2044	**	5	\$1,100
	Molded Case Bkrs	40%			2027	\$76,600	5	\$1,100
Wiring								
	Thermoplastic	60%			2028	\$191,200	1	
	Thermoplastic	40%			2048	**	1	
Motor Controllers								
	Locally Mounted	65%			2026	\$79,900	5	\$400
	Locally Mounted	30%			2033	**	5	\$200
	Locally Mounted	5%	0-2	\$6,100	2048	**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2041	**	1	\$31,100
Generators								
	Diesel	100%			2037	**	1	\$39,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated At 150 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$3,700
Fuel Storage								
	Day Tank	50%			2044	**	5	\$9,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 25 Gallon Capacity</i>								
	Main Tank	50%			2056	**	5	\$1,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	55%			2036	**	10	\$50,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	35%			2033	**	10	\$32,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	5%			2028	\$59,900	2	\$100	
LED	5%			2033	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : LED Lights</i>						
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2028	\$407,200	10	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : 6 Fixtures</i>						
Alarm								
Security System								
Generic	100%			2028	\$326,200	1	\$37,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm System, Motion Sensors And Security Camera.</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2023	\$1,116,800	1-3	\$62,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Manual Pull Station, Strobe Lights And Alarm Bells</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	10%	Now	\$500	2028	\$23,800	1	\$4,500	
<i>Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Insulation On Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
Steam Boiler	90%			2041	**	1	\$90,000	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Heat Exchangers Used To Convert Steam To Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2036	**	4	\$1,500	
Central Plant Steam Piping/Pmp	70%	Now	\$119,700	2038	**	4	\$3,500	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%			2028	\$426,100	1	\$18,700	
Convactor/Radiator	50%			2033	**	1	\$16,300	
Fan Coil Unit/Heat	20%			2028	\$302,500	1	\$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2028	\$257,200	1	\$14,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit	20%			2023	\$42,100	1		
No Component	50%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2038	**	4	\$2,200	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2028	\$169,900	1	\$18,700	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2028	\$30,500	2	\$21,100	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
No Component	70%							
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	70%		LIFE	**	2-5	\$39,400	
	No Component	30%						
Exhaust Fans								
	Interior	60%		2028	\$215,600	2	\$1,900	
	Roof	10%		2033	**	2	\$300	
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	70%		2038	**	1		
	Galvanized Steel	30%		2026	\$133,000	1		
Water Heater								
	Gas Fired	100%		2023	\$61,600	2	\$1,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2028	\$15,400	4	\$2,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Sewage Ejector(s)								
	Electric	100%		2033	**	4	\$6,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
Backflow Preventer								
	Generic	100%		2033	**	1	\$6,200	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Floors 1, 2, 3</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression								
Standpipe								
	No Component	70%						
	Generic	30%		2048	**	1-5	\$15,800	
Sprinkler								
	No Component	80%						
	Generic	20%		2028	\$197,800	1-2	\$5,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 72 - BX

Asset # : 472

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Chemical System								
	No Component	98%						
	Generic	2%		2026	\$600	1-3	\$100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 721 (OTC) -BX
Address : 2697 WESTCHESTER AVENUE @WATERS PL.
Borough : BRONX **Agency's Number** : X722
Program / Asset # : BOE0337.000 / 327 **Yr Built/Renovated** : 1979 / 2005
Area Sq Ft : 53,000 **Project Type** : EDUCATION
Date of Survey : 13-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4133 **Lot** : 200 **BIN** : 2045725

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$195,000	\$46,300
Interior Architecture	\$651,000	\$742,000
Electrical		\$368,300
Mechanical		\$1,860,800
Total	\$846,000	\$3,017,400
Importance Code A	\$195,000	\$46,300
Importance Code B	\$651,000	\$2,921,000
Importance Code C		\$50,100
Total	\$846,000	\$3,017,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,000	\$8,400	
Interior Architecture	\$83,900			\$8,900
Electrical	\$7,300	\$7,000	\$4,900	\$4,700
Mechanical	\$45,000	\$39,800	\$27,600	\$14,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$140,100	\$51,700	\$44,800	\$32,100
Importance Code A	\$5,200	\$6,300	\$13,700	\$5,200
Importance Code B	\$65,500	\$45,400	\$31,100	\$26,800
Importance Code C	\$69,300			
Total	\$140,100	\$51,700	\$44,800	\$32,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$33,100		
Concrete Masonry Unit	20%			LIFE	**	5	\$8,300		
Masonry: Brick	70%	0-2	\$149,300	LIFE	**	5	\$46,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	95%			2043	**	5	\$16,800		
Metal Louvers	5%			2036	**	10	\$5,500		
Parapets									
Concrete Masonry Unit	20%			LIFE	**	5	\$2,300		
Metal Panel	5%			2047	**	5	\$1,900		
Metal: Cage/Fence	75%			2040	**	5-10	\$58,300		
Roof									
Built-Up (BUR)	95%			2032	**	10	\$45,700		
Metal Panel	5%			2040	**	10	\$4,400		
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$9,900	LIFE	**	5	\$19,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$4,600	2036	**	5	\$2,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Quarry Tile	5%			2040	**	5	\$6,700		
Vinyl Tile	80%	Now	\$64,900	2027	\$649,400	3	\$26,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	5%	Now	\$21,700	2036	**	5	\$3,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	80%			LIFE	**	5	\$47,200		
Concrete Masonry Unit	5%	Now	\$35,000	LIFE	**	5	\$2,900		
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Stair C</i>									
Plaster	10%	Now	\$12,600	LIFE	**	5	\$4,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
AcousTileConcealSpLn	90%	Now	\$586,100	2047	**	5	\$42,400		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Exposed Concrete	10%			LIFE	**	5	\$1,200		

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DEPARTMENT OF EDUCATION - 040
P. S. 721 (OTC) -BX
Asset # : 327

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%			2037	**	5	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>					
Fused Disc Sw	50%			2037	**	5	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>					
Switchgear / Switchboard							
Fused Disc Sw	100%			2037	**	5	\$200
Raceway							
Conduit	100%			2037	**	1	
Panelboards							
Fused Disc Sw	10%			2035	**	5	\$100
Molded Case Bkrs	90%			2035	**	5	\$1,300
Wiring							
Thermoplastic	100%			2037	**	1	
Motor Controllers							
Locally Mounted	100%			2032	**	5	\$400
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$800
Stand-by Power							
Transfer Switches							
Automatic	100%			2032	**	1	\$16,300
Generators							
Diesel	100%			2030	\$129,600	1	\$20,500
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : One 112.5 Kilowatt</i>					
Batteries							
Lead/Acid	100%			2021	\$1,600	5	\$2,000
Fuel Storage							
Day Tank	50%			2035	**	5	\$4,900
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : One 50 Gallon</i>					
Main Tank	50%			2042	**	5	\$800
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : One 550 Gallon</i>					
Lighting							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

20%

2027

\$25,000

10

\$9,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

Fluorescent

30%

2035

* *

10

\$14,600

LED

50%

2037

* *

Egress Lighting

Emergency, Service

50%

2035

* *

1

Exit, Service

40%

2032

* *

1

Exit, Service

10%

2022

\$1,500

1

Exterior Lighting

HID

100%

2027

\$213,700

10

\$200

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$4,000

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$6,500

Mechanical

Current Repair

Future Replacement

Maintenance

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Fuel Oil No 6

100%

2037

* *

5

\$16,400

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$52,500

*Not Energy Efficient, Extent : Light, Area Affected : 10%**Location : No Hot Water Heater, Boiler Has To Run All Summer**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

40%

2026

\$33,000

4

\$1,600

Central Plant Steam

60%

Now

\$10,800

2037

* *

4

\$1,600

Piping/Pmp

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Vacuum Pump, Basement*

Terminal Devices

Air Handler

40%

2027

\$298,100

1

\$13,100

Convactor/Radiator

50%

2032

* *

1

\$8,600

Fan Coil Unit/Heat

10%

2027

\$79,400

1

\$1,700

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2043	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2027	\$449,900	1	\$24,600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$3,900
Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$594,400	1	\$32,800
Heat Rejection								
	Dry Cooler	100%			2027	\$288,200	2	\$36,900
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,600
Exhaust Fans								
	Interior	80%			2027	\$150,800	2	\$1,300
	Roof	20%			2027	\$17,600	2	\$300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$7,900	2047	**	1	
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 2nd Floor Toilets</i>								
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$7,900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2022	\$8,100	4	\$1,700
Sewage Ejector(s)								
	Electric	100%			2027	\$15,300	4	\$2,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) -BX

Asset # : 327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2037	**	1-5	\$26,700	
	Sprinkler							
	No Component	80%						
	Generic	20%		2037	**	1-2	\$3,000	

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 721 (OTC) - Q
Address : 57-12 94TH STREET
Borough : QUEENS **Agency's Number** : Q722
Program / Asset # : BOE1161.000 / 14907 **Yr Built/Renovated** :
Area Sq Ft : 105,288 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1873 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$498,000	\$351,000
Interior Architecture	\$52,400	\$52,400
Electrical	\$91,700	
Mechanical	\$2,306,400	\$2,462,300
Total	\$2,948,600	\$2,865,800
Importance Code A	\$498,000	\$351,000
Importance Code B	\$2,450,500	\$2,514,700
Total	\$2,948,600	\$2,865,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$49,700
Interior Architecture	\$3,200	\$31,000	\$11,100	
Electrical	\$14,500	\$9,700	\$12,800	\$18,300
Mechanical	\$62,200	\$36,600	\$37,200	\$53,200
Site Enclosure	\$13,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$103,400	\$87,200	\$71,000	\$131,000
Importance Code A	\$8,300	\$8,300	\$8,300	\$58,300
Importance Code B	\$92,700	\$78,800	\$55,600	\$72,800
Importance Code C	\$2,300		\$7,100	
Total	\$103,400	\$87,200	\$71,000	\$131,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$82,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entrances Along 57th Avenue</i>								
Metal Panel	10%			2049	**	5-10	\$62,900	
Windows								
Aluminum	100%	Now	\$82,100	2037	**	5	\$9,200	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	100%	4+	\$88,900	2042	**	5	\$45,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Corrosion And Rusting On Louver Support Framing</i>								
Roof								
Fiberglass Panel	10%			2032	**	1		
IRMA/Protected Membrane	25%			2029		10	\$20,900	
Metal Panel	65%	0-2	\$327,000	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Leaks In Rooms 319, 320, 321 And 322</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Standing Seam Color Is Faded</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10	\$32,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,500	
Ceramic Tile	5%			2038	**	5	\$7,900	
Quarry Tile	10%			2042	**	5	\$23,600	
Terrazzo	10%			LIFE	**	5	\$12,300	
Vinyl Tile	60%			2034	**	3	\$35,500	
Wood	5%			2057	**	5	\$14,800	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$14,300	
Concrete Masonry Unit	20%			LIFE	**	5	\$22,900	
SGFT/Glazed Masonry	65%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	\$3,200	2046	**	5	\$3,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 319, 320, 321 And 322</i>								
AcousTileSusp.Lay-In	70%			2042	**	5	\$104,900	
Exposed Struc: Steel	15%			LIFE	**			
Metal Panel	10%			LIFE	**	5	\$18,700	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	80%			2064	**			
Masonry: Brick	20%	0-2	\$2,300	2049	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout - Concrete Copings At Masonry Piers</i>								
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Retaining Walls								
Masonry: Brick	100%	2-4	\$11,300	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout At 57th Avenue</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Asphalt	90%			2032	**			
Cast in Place Concrete	10%			2042	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2,000, One 3,000, One 1,000 Amperes Service Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2049	**	5	\$100	
Molded Case Bkrs	80%			2049	**	5	\$2,200	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	20%			2045	**	5	\$500	
Molded Case Bkrs	80%			2045	**	5	\$2,200	
Wiring								
Thermoplastic	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%	2-4	\$3,700	2034	**	5		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Locally Mounted	80%			2034	**	5	\$600	
Motor Control Center	10%			2034	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 4th Floor Mechanical Room</i>								
<i>Explanation : Motor Control Center Observed</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$32,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Mechanical Room</i>								
<i>Explanation : Transfer Switches Observed</i>								
Generators								
Diesel	100%			2038	**	1	\$40,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 350 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,900	
Fuel Storage								
Day Tank	100%			2045	**	5	\$19,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 277 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$91,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	3%			2037	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : HID Lighting Observed</i>								
LED	2%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : LED Lighting Observed</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

18% 2-4 \$1,500 2034 **

*Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%**Location : Outside Perimeter*

Incandescent

2%

2024

\$7,200

2

No Component

80%

Alarm

Security System

No Component

80%

Generic

20%

2034

**

1

\$7,900

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2034

**

1-3

\$13,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2049

**

1

Conversion Equipment

Heat Exchanger, Shell & Tube

20%

2032

**

Steam Boiler

80%

2034

**

1

\$83,400

Distribution

Hot Wtr Piping/Pump

20%

Now

\$3,300

2037

**

4

\$1,000

*Broken, Extent : Moderate, Area Affected : 50%**Location : Basement Hot Water Pump 1 Of 2*

Steam Piping/Pump

80%

2039

**

Terminal Devices

Air Handler

80%

2029

\$1,184,400

1

\$52,100

Fan Coil Unit/Heat

20%

2029

\$315,400

1

\$6,800

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	60%	Now	\$107,200	2024	\$536,200	1	\$26,400
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Building Management System Is Malfunctioning</i>								
	Ext Pkg Unit - Heating/Cooling	40%			2024	\$527,300	2	\$2,600
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	80%	Now	\$20,500	2029	\$102,700	4	\$4,200
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Basement Chilled Water Pump</i>								
	Ductwork/Diffusers	20%	Now	\$56,500	LIFE	**	2	\$27,400
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Pumps</i>								
Terminal Devices								
	Air Handler/Cool/Ht	60%	Now	\$14,200	2024	\$708,500	1	\$35,200
<i>Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof And 4th Floor</i>								
	No Component	40%						
Heat Rejection								
	Air Cooled Condenser Unit	60%			2024	\$127,400	2	\$44,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : For Chillers</i>								
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$5,900
	No Component	90%						

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DEPARTMENT OF EDUCATION - 040

P. S. 721 (OTC) - Q

Asset # : 14907

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	20%			2029	\$74,900	2	\$600
	Roof	80%	Now	\$139,800	2039	**	2	\$2,100
<i>Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$39,200	2029	\$784,800	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Boys Room</i>								
Water Heater								
	Gas Fired	100%			2022	\$64,200	2	\$1,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 3rd Floor</i>								
<i>Explanation : Two Elevators</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$55,100
Sprinkler								
	Generic	100%			2039	**	1-2	\$29,500
Fire Pump								
	Generic	100%			2032	**	1	\$19,700
Chemical System								
	No Component	97%						
	Generic	3%			2024	\$800	1-3	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Kitchens</i>								
<i>Explanation : Hood</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Address : 64 AVENUE X
Borough : BROOKLYN **Agency's Number** : K721
Program / Asset # : BOE1129.000 / 14858 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 101,519 **Project Type** : EDUCATION
Date of Survey : 07-Sep-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 7185 **Lot** : 20 **BIN** : 3385667

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$101,900	\$170,400
Interior Architecture	\$53,500	
Electrical	\$125,100	
Mechanical		\$61,900
Total	\$280,500	\$232,300
Importance Code A	\$101,900	\$170,400
Importance Code B	\$178,600	\$61,900
Total	\$280,500	\$232,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,900	\$1,700		\$37,100
Interior Architecture		\$74,900	\$15,100	\$5,700
Electrical	\$9,300	\$23,200	\$9,300	\$11,300
Mechanical	\$41,400	\$51,400	\$75,000	\$59,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$78,600	\$159,100	\$107,300	\$121,800
Importance Code A	\$30,000	\$11,800	\$10,100	\$47,400
Importance Code B	\$48,600	\$147,300	\$86,000	\$74,400
Importance Code C			\$11,300	
Total	\$78,600	\$159,100	\$107,300	\$121,800



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DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$93,400	
Metal Panel	14%			2049	**	5-10	\$105,800	
Metal Coiling Doors	1%			2042	**	5	\$3,400	
Windows								
Aluminum	85%	Now	\$19,900	2045	**	5	\$11,100	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Insect Screens</i>								
<i>Explanation : Damaged Insect Screens</i>								
Metal Louvers	15%			2038	**	10	\$24,600	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$4,500	
Masonry: Brick	50%			LIFE	**	5	\$4,400	
Metal Panel	5%			2049	**	5	\$1,700	
Roof								
Metal Panel	75%			2042	**	10	\$101,900	
Modified Bitumen	10%			2034	**	10	\$7,400	
Plaza Roof: Stone Panels	15%			2049	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	75%			LIFE	**	5		
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	25%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,200	
Ceramic Tile	5%			2038	**	5	\$7,600	
Quarry Tile	5%			2042	**	5	\$11,400	
Sheet Vinyl/Rubber	5%			2034	**	5	\$11,400	
Vinyl Tile	65%			2034	**	3	\$37,000	
Wood	10%	Now	\$53,500	2057	**	5	\$14,200	
<i>Deflection Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$22,500	
Concrete Masonry Unit	35%			LIFE	**	5	\$31,500	
Gypsum Board	10%			LIFE	**	5	\$13,500	
SGFT/Glazed Masonry	45%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileConcealSpLn	25%			2042	**	5	\$46,600	
AcousTileSusp.Lay-In	45%			2042	**	5	\$67,100	

Staining/Discoloring, Extent : Light, Area Affected : 1%

Location : Library

Exposed Concrete	10%			LIFE	**	5	\$2,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$28,000	

Site Enclosure

Fence/Gates

Aluminum Picket	20%			2049	**			
Chain Link	75%			2049	**			
Masonry: Brick	5%			2049	**			

Other Observation, Extent : Light, Area Affected : 15%

Location : Throughout

Explanation : Efflorescence

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Parking/Driveway

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Rubber Matting	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 Amperes, One 2000 Amperes And One 1200 Amperes Main Disconnect Switches

Transformers

Dry Type	100%			2042	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Rooms

Explanation : One 1,000 Kilovolt-ampere, One 300 Kilovolt-ampere, One 150 Kilovolt-ampere And One 75 Kilovolt-ampere Transformers - 208 Volts Lv, 480 Volts Hv

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>						
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	95%			2045	**	5	\$2,500	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	5%			2042	**	5		
Motor Control Center	95%	0-2	\$36,600	2042	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Faulty Operation Of Three Individual Motor Controllers Reported.</i>						
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$31,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 600 Amperes, One 225 Amperes And One 40 Amperes Automatic Transfer Switches</i>						
Generators								
Diesel	100%			2038	**	1	\$39,300	
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$22,600	
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$88,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	5%			2034	**	10	\$200	
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	90%			2034	**	10	\$300	
LED	10%			2037	**			

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	60%							
Generic, Analog	40%			2034	**	1-3	\$25,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	100%			2049	**	1		
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Conversion Equipment

Steam Boiler	100%			2042	**	1	\$100,500	
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Distribution

Hot Wtr Piping/Pump	90%			2045	**	4	\$6,800	
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Other Observation, Extent : Light, Area Affected : 90%

Location : Throughout

Explanation : Hot Water For Heating From Hx

Steam Piping/Pump	10%			2049	**			
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Terminal Devices

Air Handler	50%			2034	**	1	\$31,400	
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Fan Coil Unit/Heat	50%			2034	**	1	\$16,400	
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Air Conditioning

Energy Source

Electricity	100%			2045	**	1		
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Conversion Equipment

Centrifugal, Elec Chiller	98%			2038	**	1	\$107,700	
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Split Unit	2%			2034	**			
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Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$132,100	
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Heat Rejection

Dry Cooler	98%			2034	**	2	\$69,300	
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No Component	2%							
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,600	
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Exhaust Fans

Interior	100%			2034	**	2	\$3,100	
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Plumbing

H/C Water Piping

Brass/Copper	100%			2049	**	1		
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Water Heater

Gas Fired	100%			2027	\$61,900	2	\$1,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Mechanical Room

Explanation : Two 100 Gallon Tanks

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 721 -BROOKLYN OCCUPATIONAL TRAINING CENTER (OTC)
Asset # : 14858

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2049	**	4	\$15,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$3,200	
Sewage Ejector(s) Electric	100%			2034	**	4	\$6,100	
Backflow Preventer Generic	100%			2034	**	1	\$6,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To Penthouse, Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$51,200	
Sprinkler Generic	100%			2049	**	1-2	\$28,400	
Fire Pump Generic	100%			2038	**	1	\$19,000	
Chemical System Wet	10%			2027	\$2,800	1-3	\$500	
No Component	90%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Address : 155 TOMPKINS AVENUE @ VANDERBILT AVE.
Borough : STATEN ISLAND **Agency's Number** : R722
Program / Asset # : BOE0955.000 / 1205 **Yr Built/Renovated** : 1978 / 1993
Area Sq Ft : 57,700 **Project Type** : EDUCATION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 534 **Lot** : 75 **BIN** : 5013955

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$687,600	\$89,300
Interior Architecture	\$295,200	\$87,200
Electrical		\$820,300
Mechanical	\$612,200	\$1,665,800
Total	\$1,595,000	\$2,662,600
Importance Code A	\$1,061,000	\$89,300
Importance Code B	\$436,600	\$2,522,700
Importance Code C	\$97,400	\$50,600
Total	\$1,595,000	\$2,662,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,000		\$1,500	
Interior Architecture	\$50,500		\$8,800	\$9,700
Electrical	\$18,600	\$5,600	\$8,600	\$6,400
Mechanical	\$142,400	\$15,100	\$19,100	\$13,400
Site Enclosure	\$3,600			
Site Pavements	\$17,800			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$268,700	\$32,600	\$49,800	\$41,400
Importance Code A	\$24,000	\$5,700	\$7,200	\$5,700
Importance Code B	\$217,200	\$26,900	\$33,800	\$35,700
Importance Code C	\$27,500		\$8,800	
Total	\$268,700	\$32,600	\$49,800	\$41,400



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DEPARTMENT OF EDUCATION - 040
P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Asset # : 1205

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%	0-2	\$178,800	LIFE	**	5	\$89,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair 3 And 4</i>								
Window Wall	5%	4+	\$12,100	2050	**	5	\$8,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st, 2nd And 3rd Floor</i>								
Windows								
Aluminum	100%	Now	\$65,500	2046	**	5	\$7,300	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
<i>Hardware Missing, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$116,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$23,900	
Roof								
IRMA/Protected Membrane	98%	Now	\$343,600	2040	**			
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor, 3rd Floor Corridor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Insulation</i>								
Metal Panel	2%			2043	**	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$2,500	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Multi-Purpose Room</i>								
Mosaic Tile	5%	4+	\$56,500	2035	**	5	\$5,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Terrazzo	2%			LIFE	**	5	\$2,800	
Vinyl Tile	88%	4+	\$141,300	2035	**	3	\$29,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Asset # : 1205

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	54%			LIFE	**	5	\$101,200	
Folding Partition	3%			2038	**	5	\$17,600	
Gypsum Board	2%			LIFE	**	5-10	\$8,000	
Marble Panels	1%			LIFE	**	10	\$900	
SGFT/Glazed Masonry	40%			LIFE	**	10	\$46,800	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$31,600	2043	**	5	\$36,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$8,100	
Gypsum Board	5%	4+	\$900	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 106</i>								
Site Enclosure								
Fence/Gates								
Chain Link	55%	4+	\$2,200	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Play Yard Area</i>								
Iron Picket	45%	Now	\$1,400	2065	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Gate To Parking Area</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parking Lot Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%	0-2	\$17,800	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Parking Area</i>								
Activity Yard								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Asset # : 1205

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2030	\$8,900	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	60%			2030	\$13,300	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,200 Amperes Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$156,500	5	\$200	
Raceway								
Conduit	100%			2030	\$132,200	1		
Panelboards								
Fused Disc Sw	10%			2029	\$11,200	5	\$100	
Molded Case Bkrs	90%			2029	\$100,500	5	\$1,400	
Wiring								
Thermoplastic	100%			2030	\$185,600	1		
Motor Controllers								
Locally Mounted	95%			2028	\$46,000	5	\$400	
Locally Mounted	5%	Now	\$2,400	2050	**	5		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 321</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 321</i>								
<i>Explanation : For Exhaust Fan</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$23,500	1	\$17,800	
Generators								
Diesel	100%			2026	\$129,600	1	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 205 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$12,900	
Fuel Storage								
Main Tank	100%			2033	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallons Tank</i>								

Lighting

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DEPARTMENT OF EDUCATION - 040
P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Asset # : 1205

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	10%			2035	**	10	\$5,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Staircases</i>								
Fluorescent	3%			2025	\$4,100	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Machine Room 3rd Floor</i>								
Fluorescent	3%			2025	\$4,100	10	\$1,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
LED	84%			2035	**			
Egress Lighting								
Emergency, Service	55%			2035	**	1		
Exit, Service	25%			2035	**	1		
Exit, Service	20%			2025	\$3,300	1		
Exterior Lighting								
HID	30%			2025	\$69,800	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$6,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$10,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2040	**	5	\$17,900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two 7,500 Gallon Tanks.</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$373,400	2050	**	1	\$51,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler</i>								
<i>Explanation : 2 Abandoned Steam Boilers. 1 Temporary Boiler Is Being Used In Parking Lot</i>								

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DEPARTMENT OF EDUCATION - 040
P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Asset # : 1205

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	90%	0-2	\$24,300	2038	**	4	\$2,600	
<i>Corroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	10%			2030	\$25,500			
Terminal Devices								
Air Handler	20%	0-2	\$8,100	2025	\$162,300	1	\$6,400	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fan Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	5%	0-2	\$1,500	2035	**	1	\$800	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Convactor/Radiator	45%			2035	**	1	\$8,400	
Fan Coil Unit/Heat	30%	0-2	\$25,900	2025	\$259,200	1	\$5,000	
<i>Broken, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	0-2	\$146,900	2040	**	1	\$7,200	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Lot</i>								
<i>Explanation : 1 Temporary Unit Is Being Used</i>								
Split Unit	10%			2030	\$123,200			
Split Unit	10%	0-2	\$24,600	2030	\$123,200			
<i>Damaged, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 3 Units. Roof</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	50%			2025	\$60,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2030	\$21,100	4	\$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2025	\$194,100	1	\$10,700	
Fan Coil - 2 Pipe	20%			2030	\$219,600	1	\$3,700	
No Component	50%							

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DEPARTMENT OF EDUCATION - 040
P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Asset # : 1205

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	30%	0-2	\$34,900	2040	**	2	\$9,600
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
	Air Cooled Condenser Unit	20%			2030	\$23,300	2	\$8,000
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,900
Exhaust Fans								
	Interior	30%			2030	\$61,600	2	\$500
	Roof	70%			2030	\$67,100	2	\$1,200
Plumbing								
H/C Water Piping								
	Brass/Copper	40%			2040	**	1	
	Galvanized Steel	60%			2028	\$151,900	1	
Water Heater								
	Electric	100%			2029	\$50,800	4	\$500
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$91,900	2060	**	4	\$5,700
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	5%	0-2	\$600	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lobby</i>								
	Cast Iron	95%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$8,800	4	\$1,800
Sewage Ejector(s)								
	Electric	10%	0-2	\$200	2035	**	4	\$200
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Connecting Pipe, Basement</i>								
	Electric	90%			2035	**	4	\$2,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 3 Passenger Units</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 722 - SI (OCC TRAIN CTR) THE RICHARD H. HUNGERFORD SCHOOL
Asset # : 1205

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Standpipe								
	No Component	40%						
	Generic	60%			2040	**	1-5	\$17,400
Sprinkler								
	No Component	70%						
	Generic	30%			2030	\$169,500	1-2	\$4,800
Chemical System								
	No Component	99%						
	Generic	1%			2025	\$300	1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Rooms 321, 323</i> <i>Explanation : 2 Sets</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 73 - BX
Address : 1020 ANDERSON AVENUE @ E.165 ST.
Borough : BRONX **Agency's Number** : X073
Program / Asset # : BOE0214.000 / 474 **Yr Built/Renovated** : 1926 / 2001
Area Sq Ft : 77,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2504 **Lot** : 82 **BIN** : 2003051

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$84,000	\$130,000
Interior Architecture	\$1,354,500	\$625,800
Electrical	\$430,500	\$528,500
Mechanical	\$375,400	\$683,700
Site Pavements	\$78,300	
Total	\$2,322,700	\$1,968,000
Importance Code A	\$84,000	\$130,000
Importance Code B	\$1,737,300	\$1,838,000
Importance Code C	\$501,400	
Total	\$2,322,700	\$1,968,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$69,700			
Interior Architecture	\$78,400	\$3,800		\$11,500
Electrical	\$900	\$2,000	\$2,500	\$11,700
Mechanical	\$38,800	\$10,800	\$22,700	\$22,700
Site Enclosure	\$5,900			
Site Pavements	\$18,600			
Total	\$212,200	\$16,500	\$25,200	\$45,800
Importance Code A	\$77,400	\$7,600	\$7,600	\$7,800
Importance Code B	\$95,500	\$5,100	\$17,600	\$38,100
Importance Code C	\$39,300	\$3,800		
Total	\$212,200	\$16,500	\$25,200	\$45,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	2-4	\$39,600	LIFE	**	5	\$40,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$89,100	
Masonry: Granite	5%	4+	\$33,100	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	2%	2-4	\$12,800	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$10,200	
Windows								
Aluminum	100%			2045	**	5	\$36,200	
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$19,400	LIFE	**	5	\$4,500	
Masonry: Brick	90%			LIFE	**	5	\$10,500	
Pre-Cast Concrete	5%	Now	\$4,400	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	100%			2034	**	10	\$44,400	
Soffits								
Masonry: Marble	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,200	LIFE	**	5	\$12,500	
			<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	5%	2-4	\$23,700	2032	**	5	\$2,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Toilet Rooms</i>					
Marble Panels	5%	2-4	\$44,300	LIFE	**	5	\$4,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	55%	2-4	\$114,400	2029	\$572,100	3	\$23,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	25%	2-4	\$67,400	2024	\$336,900	3	\$10,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Wood	5%	4+	\$20,200	2044	**	5	\$5,400	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Cast in Place Concrete	5%	Now	\$50,800	LIFE	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	5%			2032	**	5	\$7,500	
Masonry: Brick	10%	Now	\$31,300	LIFE	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Marble Panels	5%	0-2	\$64,000	LIFE	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Plaster	75%	Now	\$386,600	LIFE	**	5	\$33,800	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
Exposed Concrete	25%	4+	\$49,200	LIFE	**	5	\$4,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Plaster	75%	Now	\$240,900	LIFE	**	5	\$53,700		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Chain Link	80%			2039	**				
Iron Picket	20%	4+	\$3,900	2064	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various</i>									
Retaining Walls									
Cast in Place Concrete	100%	0-2	\$2,000	2073	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Off Side Play Yard</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$14,500	2042	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Anderson Avenue</i>									
On-Site Walkways									
Asphalt	10%			2038	**				
Cast in Place Concrete	90%	4+	\$4,100	2034	**				
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Front Steps</i>									
<i>Explanation : Missing Mortar Joints</i>									
Parking/Driveway									
Asphalt	100%			2038	**				
Activity Yard									
Asphalt	98%	4+	\$78,300	2042	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Play Yard</i>									
Rubber Matting	2%			2029			\$6,900		

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	90%			2029	\$119,000	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	70%			2028	\$100,500	5	\$1,400	
Molded Case Bkrs	20%			2045	**	5	\$400	
Wiring								
Braided Cloth	90%	2-4	\$167,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$64,500	5	\$400	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	97%			2029	\$175,900	10	\$68,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	3%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$9,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2024	\$93,100	10	\$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$8,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria And Front Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 2-4

\$170,300 2039

* *

1-3

\$8,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Equipment, Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2

100%

2049

* *

5

\$23,900

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$76,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2039

* *

4

\$3,800

Terminal Devices

Air Handler

15%

2029

\$162,400

1

\$7,100

Convactor/Radiator

60%

2027

\$247,300

1

\$14,900

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout*

Fan Coil Unit/Heat

25%

2024

\$288,300

1

\$6,200

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

25%

2024

\$40,100

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$42,900

Exhaust Fans

Interior

100% 0-2

\$27,400 2029

\$273,900

2

\$1,900

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : 3rd And 4th Floor Gymnasium*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX

Asset # : 474

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Water Heater Gas Fired	100%			2024	\$47,000	2	\$1,100	
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$7,600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$11,700	4	\$2,400	
Backflow Preventer No Component Generic	90% 10%			2034	**	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Only, Basement</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler No Component Generic	98% 2%			2029	\$15,100	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 73 - BX MINISCHOOL
Address : 1020 ANDERSON AVENUE @ W.164 ST
Borough : BRONX **Agency's Number** : X073
Program / Asset # : BOE0214.010 / 4378 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 6,000 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2504 **Lot** : 82 **BIN** : 2003051

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$214,300	
Mechanical		\$127,600
Total	\$214,300	\$127,600
Importance Code A	\$214,300	
Importance Code B		\$127,600
Total	\$214,300	\$127,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,600			
Interior Architecture	\$73,100	\$1,500		
Electrical	\$20,000	\$200	\$200	\$6,400
Mechanical	\$3,200	\$300	\$900	\$5,600
Total	\$122,800	\$1,900	\$1,100	\$12,000
Importance Code A	\$26,900	\$300	\$300	\$300
Importance Code B	\$44,600	\$1,600	\$800	\$11,700
Importance Code C	\$51,400			
Total	\$122,800	\$1,900	\$1,100	\$12,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX MINISCHOOL

Asset # : 4378

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$9,300	LIFE	**	5	\$3,800	
				<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
	Concrete Masonry Unit	50%	Now	\$101,500	LIFE	**	5	\$4,800	
				<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
	Metal Panel	45%	Now	\$53,200	2059	**	5	\$13,000	1
				<i>Deformed/Dented, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
Windows									
	Aluminum	100%	Now	\$17,300	2037	**	5	\$600	1
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : South Facade</i>					
Roof									
	Metal Panel	100%	Now	\$59,600	2042	**			
				<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
Interior									
Floors									
	Mosaic Tile	5%	Now	\$11,700	2042	**	5	\$800	
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Entrances</i>					
	Vinyl Tile	95%			2034	**	3	\$4,400	
Interior Walls									
	Concrete Masonry Unit	50%	2-4	\$22,900	LIFE	**	5	\$3,900	
				<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
				<i>Location : Throughout</i>					
	Metal Panel	50%	Now	\$28,500	LIFE	**			
				<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX MINISCHOOL

Asset # : 4378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	5%	Now	\$5,300	2049	**	5	\$300	
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*Broken/Missing Elements, Extent : Severe, Area Affected : 10%**Location : Mechanical Room**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : Mechanical Room*

AcousTileSusp.Lay-In	90%	0-2	\$4,700	2034	**	5	\$5,500	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Plaster	5%			LIFE	**	5	\$400	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%			2029	\$14,800	1		
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Panelboards

Fused Disc Sw	20%			2028	\$4,800	5		
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Molded Case Bkrs	80%			2028	\$19,200	5	\$100	
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Wiring

Thermoplastic	100%			2029	\$19,800	1		
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Lighting

Interior Lighting

Fluorescent	100%			2034	**	10	\$5,500	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery	50%			2034	**	10	\$700	
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Exit, Service	50%			2034	**	1		
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Exterior Lighting

HID	20%			2034	**	10		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : East Side Only**Explanation : HID Light Fixture*

No Component	80%							
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Alarm

Security System

No Component	70%							
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Generic	30%			2037	**	1	\$700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Front, Back And Side Of The Building**Explanation : CCTV Surveillance Cameras*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX MINISCHOOL

Asset # : 4378

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 2-4

\$19,900 2039

* *

1-3

\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Equipment; Manual Pull Stations And Alarm Bells Only*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Furnace

100%

2029

\$14,100

1

\$3,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 Unit*

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Int Pkg Unit - Heating/Cooling

100%

2027

\$127,600

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Mechanical Room On The First Floor**Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room On The First Floor**Explanation : 1 Unit*

Ventilation

Distribution

Ductwork/Diffusers

100% Now

\$2,800

LIFE

* *

2-5

\$3,300

*Damaged, Extent : Severe, Area Affected : 50%**Location : Dampers - Various Areas*

Exhaust Fans

Interior

100%

2029

\$21,300

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2039

* *

1

Water Heater

Electric

100%

2024

\$5,300

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 73 - BX MINISCHOOL

Asset # : 4378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Plumbing

Fixtures

Generic

100%

Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Location : Throughout

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.
Address : 211 DANIEL LOW TERRACE BTWN BENZIGER AVE - CORSON AVE
Borough : STATEN ISLAND **Agency's Number** : R831
Program / Asset # : BOE0957.000 / 1181 **Yr Built/Renovated** : 1920 / 2008
Area Sq Ft : 31,000 **Project Type** : EDUCATION
Date of Survey : 02-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 18 **Lot** : 6 **BIN** : 5000290

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$391,300	\$43,300
Interior Architecture	\$204,300	\$383,800
Electrical	\$517,500	\$96,900
Mechanical	\$151,700	\$40,800
Site Pavements	\$51,100	
Total	\$1,316,000	\$564,800
Importance Code A	\$391,300	\$43,300
Importance Code B	\$746,000	\$521,400
Importance Code C	\$178,700	
Total	\$1,316,000	\$564,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,000			
Interior Architecture	\$57,700		\$1,800	\$5,300
Electrical	\$7,800	\$2,900	\$34,100	\$3,000
Mechanical	\$43,600	\$4,500	\$49,600	\$4,500
Total	\$116,100	\$7,400	\$85,500	\$12,800
Importance Code A	\$10,000	\$3,100	\$3,100	\$3,100
Importance Code B	\$82,000	\$4,300	\$82,400	\$9,600
Importance Code C	\$24,100			
Total	\$116,100	\$7,400	\$85,500	\$12,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.
Asset # : 1181

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	9%			LIFE	**	5	\$33,900	
Masonry: Brick	90%	Now	\$69,800	LIFE	**	5	\$43,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Top Of Main Roof</i>								
Stucco Cement	1%	Now	\$1,500	2033	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Room</i>								
Windows								
Aluminum	100%	Now	\$284,100	2053	**	5	\$3,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,700	
Masonry: Brick	90%			LIFE	**	5	\$4,300	
Roof								
Built-Up (BUR)	99%			2033	**	10	\$37,500	
Built-Up (BUR)	1%	Now	\$5,500	2038	**			
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Case B</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$9,700	2031	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bath Rooms</i>								
Quarry Tile	5%			2033	**	5	\$3,500	
Vinyl Tile	90%	Now	\$76,800	2028	\$383,800	3	\$15,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor, Hallway</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.

Asset # : 1181

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$16,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basment</i>								
Ceramic Tile	5%	Now	\$7,300	2037	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bath Rooms</i>								
Gypsum Board	15%			LIFE	**	5	\$8,900	
Plaster	75%	Now	\$127,500	LIFE	**	5	\$22,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor, 203, 307, BulkHead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor, 203, 307, BulkHead</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2041	**	5	\$2,200	
Embossed Metal	5%			LIFE	**	5	\$1,000	
Exposed Concrete	15%			LIFE	**	5	\$1,000	
Plaster	75%	Now	\$22,800	LIFE	**	5	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : BulkHead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : BulkHead</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2048	**			
Iron Picket	10%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	90%	Now	\$51,100	2031	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
Cast in Place Concrete	10%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.

Asset # : 1181

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2054	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2054	**	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$100	
Raceway								
Conduit	95%			2028	\$53,300	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$8,000	5	\$100	
Molded Case Bkrs	90%			2050	**	5	\$700	
Wiring								
Braided Cloth	70%	2-4	\$49,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2028	\$14,200	1		
Thermoplastic	10%			2054	**	1		
Motor Controllers								
Locally Mounted	90%			2026	\$43,600	5	\$200	
Locally Mounted	10%	2-4	\$4,800	2048	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room Basement</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$22,300	10	\$3,700	
Exit, Service	50%			2023	\$4,500	1		
Exterior Lighting								
HID	100%			2023	\$125,000	10	\$100	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.

Asset # : 1181

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System
Generic

100% 2038 * * 1 \$11,600
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Inside And Outside The Building
Explanation : 23 CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2023 \$342,800 1-3 \$19,100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% Now \$3,400 2038 * * 1
Corroded, Extent : Severe, Area Affected : 80%
Location : Gas Piping In Basement Gas Meter Room
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : One 5,000 Gallon Tank

Conversion Equipment
Steam Boiler

100% 2033 * * 1 \$30,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Units

Distribution
Central Plant Steam
Piping/Pmp

100% Now \$52,500 2038 * * 4 \$1,500
Steam Traps Faulty, Extent : Severe, Area Affected : 50%
Location : Throughout
Other Observation, Extent : Moderate, Area Affected : 10%
Location : Boiler Room
Explanation : Refeed Tank Is Undersize.

Terminal Devices

Convactor/Radiator

95% Now \$7,900 2033 * * 1 \$8,600
Damaged, Extent : Severe, Area Affected : 30%
Location : Thermostats, Various Locations

Unit Heater - Steam

5% 2023 \$5,500 4 \$100

Air Conditioning

Energy Source
Electricity

100% 2036 * * 1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 74 - SI FUTURE LEADERS ELEMENTARY SCH.

Asset # : 1181

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	5%			2028	\$33,100		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
	Window/Wall Unit	50%			2023	\$32,300	1	
		<i>Broken, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Various</i>						
	No Component	45%						
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2028	\$16,200	1	\$500
	No Component	95%						
Heat Rejection								
	Evaporative Condenser	5%			2028	\$2,600	2	\$1,100
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300
Exhaust Fans								
	Interior	90%	0-2	\$99,300	2038	**	2	\$700
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 90%</i>						
		<i>Location : Penthouse</i>						
	Roof	10%			2028	\$5,100	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2038	**	1	
	Galvanized Steel	30%			2026	\$40,800	1	
Water Heater								
	Gas Fired	100%			2026	\$18,900	2	\$500
Sanitary Piping								
	Cast Iron	100%	0-2	\$22,700	LIFE	**	1	
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
	Cast Iron	100%	0-2	\$6,500	LIFE	**	1	
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
	Non-Submersible	100%			2023	\$4,700	4	\$700
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2028	\$15,200	1-2	\$400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 75 - BX
Address : 984 FAILE STREET
Borough : BRONX **Agency's Number** : X075
Program / Asset # : BOE0216.000 / 462 **Yr Built/Renovated** : 1958 / 2010
Area Sq Ft : 109,000 **Project Type** : EDUCATION
Date of Survey : 02-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,5
Block : 2747 **Lot** : 1 **BIN** : 2006079

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$42,400	\$184,900
Interior Architecture	\$224,300	\$189,000
Electrical	\$414,800	\$620,000
Mechanical	\$851,100	\$240,800
Total	\$1,532,600	\$1,234,700
Importance Code A	\$77,600	\$229,800
Importance Code B	\$1,455,000	\$956,800
Importance Code C		\$48,200
Total	\$1,532,600	\$1,234,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,600			
Interior Architecture	\$37,100		\$10,800	\$18,900
Electrical	\$11,700	\$3,200	\$3,300	\$72,900
Mechanical	\$55,000	\$16,000	\$17,600	\$16,000
Total	\$110,500	\$19,200	\$31,700	\$107,800
Importance Code A	\$6,600	\$10,800	\$10,800	\$11,000
Importance Code B	\$103,800	\$8,500	\$15,200	\$96,700
Importance Code C			\$5,700	
Total	\$110,500	\$19,200	\$31,700	\$107,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$38,200	
Masonry: Brick	90%			LIFE	**	5	\$146,700	
Masonry: Granite	2%			LIFE	**	5	\$2,400	
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Windows								
Aluminum	95%	4+	\$42,400	2045	**	5	\$23,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$6,600	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Courtyard Elevation</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,100	
Masonry: Brick	90%			LIFE	**	5	\$19,900	
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,100	
Ceramic Tile	5%			2038	**	5	\$10,100	
Marble Panels	3%			LIFE	**	5	\$4,500	
Terrazzo	7%			LIFE	**	5	\$11,000	
Vinyl Tile	73%	2-4	\$133,500	2034	**	3	\$55,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	2%	Now	\$9,500	2024	\$47,400	3	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$11,500	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$48,200	
Ceilings								
Exposed Concrete	20%	Now	\$27,600	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sump Pump Room In Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sump Pump Room In Basement</i>								
Metal Panel	3%			LIFE	**	5	\$7,500	
Plaster	77%	Now	\$43,400	LIFE	**	5	\$96,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout 5th Floor</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	70%			2032	**			
Cast in Place Concrete	30%			2034	**			
Parking/Driveway								
Asphalt	100%			2032	**			
Activity Yard								
Asphalt	80%			2032	**			
Cast in Place Concrete	20%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$22,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2029	\$22,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$208,700	5	\$500	
Raceway								
Conduit	100%			2029	\$222,800	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$300	
Fused Knife Sw	5%	2-4	\$9,600	2054	**	5	\$100	
<i>On Extended Life, Extent : Light, Area Affected : 5%</i>								
<i>Location : Fan Room - Basement</i>								
Molded Case Bkrs	10%			2045	**	5	\$300	
Molded Case Bkrs	75%			2028	\$143,600	5	\$2,200	
Wiring								
Braided Cloth	75%	2-4	\$238,900	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	88%			2034	**	10	\$88,000	
Incandescent	2%			2024	\$25,900	2	\$100	
LED	10%			2034	**			
Egress Lighting								
Emergency, Service	50%			2024	\$28,600	1		
Exit, Service	50%			2024	\$15,700	1		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	20%			2024	\$87,900	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic, Digital	35%			2034	**	1-3	\$23,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$35,300	2034	**	1	\$97,200	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Boiler</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$24,100	2039	**			
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Office</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 75 - BX

Asset # : 462

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2024	\$613,100	1	\$27,000	
Convactor/Radiator	50%			2034	**	1	\$17,600	
Fan Coil Unit/Heat	10%			2029	\$163,200	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	60%	Now	\$6,800	2024	\$136,300	1		
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$12,200	
No Component	80%							
Exhaust Fans								
Interior	20%			2029	\$77,600	2	\$700	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$13,000	2039	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Galvanized Steel	20%	0-2	\$4,800	2034	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Water Main And Basement</i>								
Water Heater								
Gas Fired	100%			2024	\$66,500	2	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$16,600	4	\$3,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 752 - (OLD J. H. S. 142) Q
Address : 142-10 LINDEN BLVD
Borough : QUEENS **Agency's Number** : Q142
Program / Asset # : BOE0789.000 / 2630 **Yr Built/Renovated** : 1930 / 2002
Area Sq Ft : 125,000 **Project Type** : EDUCATION
Date of Survey : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 11972 **Lot** : 70 **BIN** : 4259200

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$173,000	\$139,800
Interior Architecture	\$281,600	\$841,800
Electrical	\$422,800	\$320,300
Mechanical	\$1,537,200	\$615,400
Total	\$2,414,600	\$1,917,300
Importance Code A	\$173,000	\$139,800
Importance Code B	\$2,241,600	\$1,662,700
Importance Code C		\$114,800
Total	\$2,414,600	\$1,917,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,800	\$8,200	
Interior Architecture	\$10,500	\$2,400		\$8,100
Electrical	\$25,600	\$17,100	\$10,600	\$10,100
Mechanical	\$22,400	\$48,200	\$31,500	\$21,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,500	\$73,500	\$54,200	\$43,400
Importance Code A	\$12,400	\$14,400	\$20,600	\$12,400
Importance Code B	\$50,100	\$59,000	\$33,600	\$31,000
Importance Code C				
Total	\$62,500	\$73,500	\$54,200	\$43,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 752 - (OLD J. H. S. 142) Q

Asset # : 2630

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$45,500	
Copper/Terne	2%	Now	\$47,400	2062	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gymnasium Wall Facing Fourth Floor Roof</i>								
Masonry: Brick	81%			LIFE	**	5	\$94,300	
Masonry: Brick Cavity	5%			LIFE	**	5	\$5,800	
Masonry: Limestone	2%			LIFE	**	5	\$1,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$18,900	
Windows								
Aluminum	95%			2043	**	5	\$16,500	
Glass Block	5%			LIFE	**	5	\$500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$11,300	
Copper/Terne	5%			2062	**	5	\$3,500	
Masonry: Brick	80%			LIFE	**	5	\$11,700	
Metal Rail	5%			2040	**	5-10	\$13,200	
Roof								
Built-Up (BUR)	94%			2032	**	10	\$125,600	
IRMA/Protected Membrane	3%			2027	\$34,100	10	\$4,000	
Metal Panel	3%			2040	**	10	\$7,300	
Interior								
Floors								
Ceramic Tile	3%			2036	**	5	\$4,900	
Terrazzo	10%			LIFE	**	5	\$12,600	
Vinyl Tile	40%			2027	\$587,900	3	\$32,400	
Vinyl Tile 9" X 9"	12%			2022	\$228,500	3	\$7,300	
Wood	35%			2042	**	5	\$106,200	
Interior Walls								
Ceramic Tile	3%			2030	\$114,800	5	\$3,900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	57%			LIFE	**	5	\$22,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Gypsum Board	5%			LIFE	**	5	\$10,100	
Plaster	85%			LIFE	**	5	\$86,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 752 - (OLD J. H. S. 142) Q

Asset # : 2630

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$500	
Raceway								
Conduit	70%			2037	**	1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$300	
Molded Case Bkrs	60%			2035	**	5	\$2,000	
Molded Case Bkrs	30%			2043	**	5	\$1,000	
Wiring								
Braided Cloth	30%	2-4	\$95,600	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2037	**	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	70%			2032	**	5	\$600	
Locally Mounted	30%			2025		5	\$36,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$38,500	
Generators								
Diesel	100%			2030		1	\$129,600	\$48,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2021		5	\$1,600	\$27,900
Fuel Storage								
Main Tank	100%			2042	**	5		\$3,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 752 - (OLD J. H. S. 142) Q

Asset # : 2630

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2022	\$235,500	10	\$91,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	18%			2027	\$53,000	10	\$20,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$4,300	10	\$100	
Egress Lighting								
Emergency, Service	50%			2027	\$32,800	1		
Exit, Service	50%			2027	\$18,000	1		
Exterior Lighting								
HID	20%			2027	\$100,800	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$14,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Under Construction	100%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 10,000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2040	**	1	\$123,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Dual Fuel Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$9,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 752 - (OLD J. H. S. 142) Q
Asset # : 2630

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	25%			2022	\$439,400	1	\$19,300
	Convactor/Radiator	50%			2025	\$334,600	1	\$20,200
	Fan Coil Unit/Heat	25%			2022	\$468,000	1	\$10,100
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	60%			2022	\$156,300	1	
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,700
Exhaust Fans								
	Interior	80%			2022	\$355,800	2	\$3,100
	Roof	20%			2022	\$41,500	2	\$800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Gas Fired	100%			2022	\$76,200	2	\$1,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$2,600
Sewage Ejector(s)								
	Electric	100%			2027	\$36,000	4	\$5,000
Backflow Preventer								
	Generic	100%			2027	\$31,800	1	\$7,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 4th Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2027	\$244,800	1-2	\$7,000
Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 76 - BX
Address : 900 ADEE AVENUE @BRONXWOOD AVENUE
Borough : BRONX **Agency's Number** : X076
Program / Asset # : BOE0217.000 / 143 **Yr Built/Renovated** : 1932 / 2012
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 04-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4552 **Lot** : 10 **BIN** : 2054933

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$138,600	\$764,100
Interior Architecture	\$281,500	\$49,900
Electrical	\$775,400	\$462,500
Mechanical	\$552,300	\$284,500
Total	\$1,747,800	\$1,560,900
Importance Code A	\$138,600	\$803,600
Importance Code B	\$1,609,200	\$757,300
Total	\$1,747,800	\$1,560,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$9,100	\$2,500	\$18,600	\$6,200
Electrical	\$19,400	\$2,500	\$10,700	\$2,000
Mechanical	\$20,300	\$9,300	\$20,600	\$10,000
Site Enclosure	\$400			
Site Pavements	\$11,000			
Total	\$60,300	\$14,300	\$49,900	\$18,200
Importance Code A	\$6,500	\$6,500	\$6,700	\$6,500
Importance Code B	\$50,400	\$7,800	\$43,200	\$11,600
Importance Code C	\$3,300			
Total	\$60,300	\$14,300	\$49,900	\$18,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2048	**	10	\$10,400	
Masonry: Brick	60%			LIFE	**	5	\$53,300	
Masonry: Brick	20%			LIFE	**	5	\$17,800	
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Masonry: Limestone	10%			LIFE	**	5	\$6,700	
Windows								
Aluminum	100%			2050	**	5	\$21,600	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$8,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,000	
Roof								
Built-Up (BUR)	95%	Now	\$138,600	2028	\$693,000			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room 403, Stair A Bulkhead At 4th Floor Corridor</i>								
Copper/Terne	5%			2056	**	10	\$6,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,800	
Ceramic Tile	5%			2037	**	5	\$5,000	
Terrazzo	1%			LIFE	**	5	\$800	
Vinyl Tile	50%			2033	**	3	\$24,900	
Vinyl Tile 9" X 9"	24%			2023	\$281,500	3	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs And Corridors</i>								
<i>Explanation : Acm Material</i>								
Wood	10%			2043	**	5	\$18,700	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$5,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%			LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lobby</i>								
Plaster	82%			LIFE	**	5	\$28,700	
Ceilings								
AcousTileConcealSpLn	10%			2033	**	5	\$12,500	
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Plaster	80%			LIFE	**	5	\$49,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%			2048	**			
Iron Picket	30%	4+	\$400	2063	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	60%			2041	**			
Masonry: Granite	40%			LIFE	**			
Activity Yard								
Asphalt	95%	4+	\$11,000	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Activity Yard</i>								
Pavers/Stone	2%			2037	**			
Rubber Matting	3%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
Raceway								
Conduit	95%			2028	\$125,600	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$14,400	5	\$200	
Fused Knife Sw	5%	2-4	\$7,200	2053	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	15%			2044	**	5	\$300	
Molded Case Bkrs	70%			2027	\$100,500	5	\$1,200	

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$167,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	50%			2041	**	5	\$200	
Locally Mounted	50%			2026	\$40,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$58,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2033	**	10	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landings</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	2%			2033	**	10		
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$8,000	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$266,100	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$64,000	1	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$218,900	1-3	\$12,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank 10,000 Gallons. Using #2 Oil</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$65,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$55,900	2038	**	4	\$3,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Condensate Return Lines</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Condensate Pump</i>								
Terminal Devices								
Air Handler	20%	Now	\$111,400	2028	\$185,600	1	\$7,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 4 Out O 7 Units Not Working, Basement</i>								
Convactor/Radiator	70%			2033	**	1	\$14,900	
Fan Coil Unit/Heat	10%			2028	\$98,800	1	\$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$110,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	100%	Now	\$11,700	2023	\$234,800	2	\$1,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Exhaust</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2048	**	1		
Galvanized Steel	60%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$40,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 76 - BX

Asset # : 143

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Non-Submersible	100%			2028	\$10,100	4	\$1,400	
Backflow Preventer No Component Generic	90% 10%			2028	\$1,700	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Make Up Line</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	95% 5%			2048	**	1-2	\$900	
Chemical System No Component Generic	80% 20%			2023	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 78 - BX
Address : 1400 NEEDHAM AVENUE @FISH AVE.
Borough : BRONX **Agency's Number** : X078
Program / Asset # : BOE0219.000 / 144 **Yr Built/Renovated** : 1924 / 2009
Area Sq Ft : 91,000 **Project Type** : EDUCATION
Date of Survey : 04-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5
Block : 4719 **Lot** : 1 **BIN** : 2060191

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$330,900	\$171,700
Interior Architecture	\$521,300	\$101,900
Electrical	\$218,200	\$1,463,700
Mechanical	\$1,065,200	\$739,100
Total	\$2,135,600	\$2,476,400
Importance Code A	\$919,800	\$207,300
Importance Code B	\$1,215,800	\$2,269,100
Total	\$2,135,600	\$2,476,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$26,400
Interior Architecture	\$7,000		\$5,000	\$3,000
Electrical	\$12,600	\$4,000	\$2,900	\$2,500
Mechanical	\$2,500	\$13,600	\$51,500	\$13,600
Site Enclosure	\$37,000			
Site Pavements	\$22,900			
Total	\$81,900	\$17,600	\$59,500	\$45,500
Importance Code A		\$9,000	\$9,200	\$35,400
Importance Code B	\$58,500	\$8,600	\$50,300	\$10,100
Importance Code C	\$23,400			
Total	\$81,900	\$17,600	\$59,500	\$45,500



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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$29,800	
Masonry: Brick	70%			LIFE	**	5	\$133,500	
Masonry: Brick	20%	Now	\$245,800	LIFE	**	5	\$38,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair Between 4th Floor And Roof, Foundation At North Wall</i>								
Masonry: Granite	3%			LIFE	**	5	\$4,300	
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Windows								
Aluminum	95%			2044	**	5	\$52,800	
Glass Block	5%			LIFE	**	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,100	
Masonry: Brick	90%			LIFE	**	5	\$18,800	
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	100%			2033	**	10	\$85,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2031	**	5	\$8,000	
Marble Panels	5%			LIFE	**	5	\$6,000	
Terrazzo	5%			LIFE	**	5	\$6,200	
Vinyl Tile	15%			2033	**	3	\$12,000	
Vinyl Tile 9" X 9"	25%			2023	\$469,000	3	\$15,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cafeteria And Corridors</i>								
<i>Explanation : Acm Material</i>								
Wood	35%			2043	**	5	\$104,700	
Interior Walls								
Glass: Single Pane	10%			LIFE	**	5	\$6,400	
Masonry: Brick	10%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Marble Panels	5%			LIFE	**			
Plaster	75%			LIFE	**	5	\$19,200	
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$3,100	
Plaster	80%			LIFE	**	5	\$49,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 307</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	90%	4+	\$23,100	2048	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Hicks Street, Fish Avenue</i>							
Iron Picket	10%			2063	**			
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : All Locations</i>							
Retaining Walls								
Cast in Place Concrete	20%	4+	\$200	2063	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Location Above Stone Wall And Within</i>							
Masonry: Fieldstone	80%	4+	\$13,600	2038	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Fish Avenue And Hicks Street And Est Activity Yard</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various</i>							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$22,600	2033	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various</i>							
On-Site Walkways								
Asphalt	95%	4+	\$300	2031	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various</i>							
Cast in Place Concrete	5%			2033	**			
Activity Yard								
Asphalt	85%			2037	**			
Pavers/Stone	5%			2037	**			
Rubber Matting	10%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>							
Fused Disc Sw	10%			2038	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>							

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2028	\$127,800	5	\$300	
Fused Disc Sw	30%			2038	**	5	\$100	
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5	\$100	
Fused Disc Sw	5%			2027	\$9,600	5	\$100	
Fused Toggle Switch	5%	2-4	\$9,600	2053	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	75%			2027	\$143,600	5	\$1,800	
Molded Case Bkrs	10%			2036	**	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	**	10	\$78,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	6%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$65,500	10	\$11,000	
Exit, Service	50%			2028	\$13,100	1		
Exterior Lighting								
HID	100%			2028	\$366,900	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$88,200	1	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Offices</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$301,900	1-3	\$16,800	

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2038	**	5	\$28,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$588,900	2048	**	1	\$81,100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Both Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$154,000	2038	**	4	\$4,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$153,600	2028	\$255,900	1	\$10,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	70%			2033	**	1	\$20,600	
Fan Coil Unit/Heat	10%			2028	\$136,300	1	\$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$132,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,700	
Exhaust Fans								
Interior	90%			2028	\$291,400	2	\$2,500	
Roof	10%			2028	\$15,100	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2048	**	1		
Galvanized Steel	90%	0-2	\$35,900	2033	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2026	\$55,500	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - BX

Asset # : 144

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2023	\$13,900	4	\$1,900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component Generic	95%			2038	**	1-2	\$1,300	
Chemical System								
Wet	10%			2023	\$2,800	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul-102, Inspection Not Up To Date.</i>						
No Component Generic	70%			2026	\$5,600	1-3	\$700	
	20%							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 78 - Q / ECC ANNEX
Address : 48-09 CENTER BLVD
Borough : QUEENS **Agency's Number** : LEASE-Q868
Program / Asset # : BOE1064.000 / 14392 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 25,850 **Project Type** : EDUCATION
Date of Survey : 04-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 18 **Lot** : 1 **BIN** : 4000019

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$82,000	\$44,700
Electrical		\$346,700
Total	\$82,000	\$391,400
Importance Code B		\$346,700
Importance Code C	\$82,000	\$44,700
Total	\$82,000	\$391,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$5,900		\$23,700	\$3,000
Electrical	\$4,500	\$3,500	\$6,000	\$4,000
Mechanical	\$17,000	\$5,400	\$11,100	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,400	\$12,900	\$44,700	\$14,800
Importance Code A				
Importance Code B	\$29,700	\$12,900	\$44,700	\$12,800
Importance Code C	\$1,700			\$2,100
Total	\$31,400	\$12,900	\$44,700	\$14,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 78 - Q / ECC ANNEX

Asset # : 14392

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,500	
Ceramic Tile	5%			2039	**	5	\$1,900	
Vinyl Tile	90%			2035	**	3	\$13,100	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
Gypsum Board	90%			LIFE	**	5-10	\$126,700	
Ceilings								
AcousTileSusp.Lay-In	100%			2043	**	5	\$38,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Activity Yard								
Rubber Matting	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$100	
Molded Case Bkrs	90%			2038	**	5	\$600	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$8,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - Q / ECC ANNEX

Asset # : 14392

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2033	**	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Garage</i>								
<i>Explanation : Emergency Generator Rated At 175 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$1,000	
Fuel Storage								
Day Tank								
	20%			2038	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Garage</i>								
<i>Explanation : 60 Gallons Rated Capacity</i>								
Main Tank	80%			2045	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Garage</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	99%			2030	\$60,300	10	\$23,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2030	\$600	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$6,800	1		
Exit, Service	50%			2030	\$3,700	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$25,000	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$285,800	1-3	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 78 - Q / ECC ANNEX

Asset # : 14392

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	10%			2043	**	1	\$800	
Fan Coil Unit/Heat	90%			2035	**	1	\$7,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$12,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units, Mechanical Rooms</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$1,900	
Terminal Devices								
Air Handler/Dir Expansion	100%			2035	**	1		
Heat Rejection								
Water Cooling Tower	100%			2031	**	2	\$26,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,800	
Exhaust Fans								
Interior	100%			2035	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$15,800	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$13,000	
Sprinkler								
Generic	100%			2050	**	1-2	\$7,200	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 79 - BX
Address : 125 EAST 181 STREET BTWN: CRESTON AVE - MORRIS AVE
Borough : BRONX **Agency's Number** : X079
Program / Asset # : BOE0220.000 / 449 **Yr Built/Renovated** : 1925 / 2010
Area Sq Ft : 198,899 **Project Type** : EDUCATION
Date of Survey : 07-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3170 **Lot** : 1 **BIN** : 2013849

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$971,100	\$327,700
Interior Architecture	\$1,074,100	\$1,444,400
Electrical	\$308,400	\$1,199,100
Mechanical	\$1,042,000	\$1,596,200
Total	\$3,395,600	\$4,567,400
Importance Code A	\$971,100	\$1,228,800
Importance Code B	\$1,670,700	\$3,148,200
Importance Code C	\$753,700	\$190,400
Total	\$3,395,600	\$4,567,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$5,300
Interior Architecture	\$59,700		\$7,400	\$49,100
Electrical	\$17,500	\$68,100	\$16,900	\$18,400
Mechanical	\$44,600	\$56,000	\$74,100	\$27,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$136,600	\$138,900	\$113,200	\$115,400
Importance Code A	\$16,700	\$16,700	\$17,200	\$22,100
Importance Code B	\$110,300	\$122,200	\$96,100	\$93,400
Importance Code C	\$9,500			
Total	\$136,600	\$138,900	\$113,200	\$115,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$77,600	
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$31,000	
Masonry: Brick	60%	Now	\$767,500	LIFE	**	5	\$119,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%			LIFE	**	5	\$59,600	
Masonry: Limestone	3%			LIFE	**	5	\$4,500	
Windows								
Aluminum	70%	Now	\$66,800	2043	**	5	\$14,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	25%			2049	**	5	\$10,700	
Metal Louvers	2%			2040	**	10	\$5,300	
Metal Louvers	3%			2036	**	10	\$8,000	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$5,600	
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$2,400	
Masonry: Brick	60%			LIFE	**	5	\$6,200	
Masonry: Brick	30%			LIFE	**	5	\$3,100	
Roof								
Built-Up (BUR)	70%	Now	\$136,900	2032	**			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	30%			2035	**	10	\$40,500	
Interior								
Floors								
Cast in Place Concrete	8%	Now	\$13,200	LIFE	**	5	\$52,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2036	**	5	\$14,900	
Marble Panels	5%			LIFE	**	5	\$11,200	
Quarry Tile	2%			2044	**	5	\$8,900	
Terrazzo	10%	Now	\$29,600	LIFE	**	5	\$23,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Terrazzo	5%			LIFE	**	5	\$11,600	
Vinyl Tile	40%	Now	\$108,100	2027	\$1,081,000	3	\$44,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2035	**	3	\$22,300	
Wood	5%			2055	**	5	\$27,900	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	7%	Now	\$300,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	3%			LIFE	**			
Ceramic Tile	3%			2036	**	5	\$19,000	
Ceramic Tile	12%			2042	**	5	\$76,200	
Gypsum Board	20%			LIFE	**	5	\$76,200	
Masonry: Brick	15%	Now	\$198,100	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Wall At Basement Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Wall At Basement Level</i>								
Plaster	40%	Now	\$217,500	LIFE	**	5	\$76,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2044	**	5	\$59,500	
Exposed Concrete	15%	Now	\$76,700	LIFE	**	5	\$7,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Basement Perimeter</i>								
Plaster	65%	Now	\$135,600	LIFE	**	5	\$120,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2053	**	5	\$900
Raceway								
	Conduit	95%			2037	**	1	
	Conduit	5%			2053	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$27,100	5	\$500
	Molded Case Bkrs	60%			2026	\$162,800	5	\$3,100
	Molded Case Bkrs	30%			2049	**	5	\$1,600
Wiring								
	Braided Cloth	50%	2-4	\$208,100	2052	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	45%			2037	**	1	
	Thermoplastic	5%			2053	**	1	
Motor Controllers								
	Locally Mounted	20%			2032	**	5	\$300
	Motor Control Center	70%			2044	**	5	\$3,800
			<i>Variable Speed Drives, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Rooftop</i>					
	Motor Control Center	10%			2032	**	5	\$500
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2044	**	1	\$61,200
Generators								
	Diesel	100%			2040	**	1	\$77,000
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 200 Kilowatt</i>					
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$7,400
Fuel Storage								
	Main Tank	100%			2062	**	5	\$5,800
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 275 Gallons</i>					
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	64%			2027	\$299,800	10	\$116,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2035	**	10	\$54,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2035	**	10	\$3,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby - New Wing</i>								
HID	2%			2022	\$6,800	10	\$100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Service	15%			2035	**	1		
Emergency, Battery	35%			2022	\$100,200	10	\$16,800	
Exit, Service	35%			2022	\$20,000	1		
Exit, Service	15%			2035	**	1		
Exterior Lighting								
HID	70%			2027	\$561,400	10	\$400	
HID	30%			2035	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$7,400	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$12,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Tanks Of 7500 Gallons</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	30%			2044	**	1	\$29,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units Used To Provide Hydronic Loop</i>						
Steam Boiler	70%			2025	\$901,000	1	\$137,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	30%			2049	**	4	\$4,400	
Central Plant Steam Piping/Pmp	70%	Now	\$47,100	2037	**	4	\$6,900	
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Steam Header</i>						
		<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Vacuum Condensate Pump</i>						
Terminal Devices								
Air Handler	14%			2022	\$391,600	1	\$17,200	
Convactor/Radiator	50%			2025	\$532,400	1	\$32,100	
Fan Coil Unit/Heat	6%			2022	\$178,700	1	\$3,900	
No Component	30%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Covered Under Air Conditioning System</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Rtu With Built In Gas Furnace - Refrigerant 410-a</i>						
Window/Wall Unit	10%			2025	\$41,400	1		
No Component	50%							
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2	\$103,500	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$66,500	
No Component	40%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Covered Under AC Units</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	60%			2022	\$424,600	2	\$3,700	
Roof	10%			2035	**	2	\$600	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$121,300	2	\$2,900	
Sanitary Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$9,100	2027	\$30,300	4	\$4,200	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$11,900	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
Generic	100%			2035	**	1	\$12,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement : 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
No Component	70%							
Generic	30%			2053	**	1-5	\$30,100	
Sprinkler								
No Component	65%							
Generic	35%			2053	**	1-2	\$19,500	
Fire Pump								
No Component	70%							
Generic	30%			2040	**	1	\$11,100	
Chemical System								
Generic	100%			2022	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
 Address : 362 SCHERMERHORN ST. @ 3RD AVE.
 Borough : BROOKLYN Agency's Number : K806
 Program / Asset # : BOE0664.000 / 311 Yr Built/Renovated : 1850 / 2014
 Area Sq Ft : 46,000 Project Type : EDUCATION
 Date of Survey : 18-Jun-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 1,3
 Block : 173 Lot : 23 BIN : 3000575

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$58,400
Interior Architecture	\$829,400	\$112,800
Electrical	\$768,400	\$486,200
Mechanical	\$145,000	\$330,900
Total	\$1,742,800	\$988,400
Importance Code A		\$97,900
Importance Code B	\$1,585,600	\$890,500
Importance Code C	\$157,200	
Total	\$1,742,800	\$988,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$43,300		\$1,800	\$9,300
Electrical	\$5,200	\$5,600	\$4,300	\$8,200
Mechanical	\$31,200	\$6,200	\$6,900	\$13,900
Site Pavements	\$1,400			
Total	\$81,000	\$11,800	\$13,000	\$31,400
Importance Code A	\$4,600	\$4,600	\$4,600	\$4,700
Importance Code B	\$40,500	\$7,300	\$8,400	\$26,800
Importance Code C	\$35,900			
Total	\$81,000	\$11,800	\$13,000	\$31,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$26,800	
Masonry: Brick	85%			LIFE	**	5	\$58,400	
Masonry: Brownstone	10%			LIFE	**	5	\$5,200	
Windows								
Aluminum	100%			2045	**	5	\$16,500	
Parapets								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Asset Escort Did Not Allow Roof Access. Approximately 85 Percent Of The Roof Is Sloped</i>								
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Asset. Approximately 85 Percent Of The Roof Is Sloped</i>								
Interior								
Floors								
Asphalt Poured	5%	Now	\$5,200	2049	**	5	\$900	
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs B, C, And D</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair Landings</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$15,600	
Ceramic Tile	5%			2038	**	5	\$3,600	
Sheet Vinyl/Rubber	5%			2029	\$112,800	5	\$5,300	
Vinyl Tile	75%	Now	\$485,000	2039	**	3	\$20,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$34,500	2032	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairs C, D And Toilets</i>								
Gypsum Board	25%			LIFE	**	5	\$17,600	
Masonry: Brick	15%	Now	\$73,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
Masonry: Fieldstone	10%	Now	\$84,100	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Infiltration And Open Joints</i>								
Plaster	40%			LIFE	**	5	\$14,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2046	**	5	\$7,100	
Embossed Metal	70%	Now	\$187,200	LIFE	**	5	\$22,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,100	
Plaster	10%			LIFE	**	5	\$4,500	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%			2049	**			
Retaining Walls								
Masonry: Fieldstone	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	40%			2042	**			
Pavers/Stone	60%	2-4	\$1,400	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	100%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : Covered With Artificial Turf</i>								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	**	5	\$100	
Fused Disc Sw	50%			2029	\$78,300	5	\$100	
Raceway								
Conduit	50%			2029	\$46,500	1		
Conduit	50%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	90%			2037	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Upgraded Approximately Two To Three Years Ago.</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$279,800	10	\$42,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	20%			2034	**	10	\$2,200	
Exit, Service	70%			2029	\$11,500	1		
Exit, Battery	10%			2034	**	10	\$300	
Exterior Lighting								
HID	100%			2024	\$185,500	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	**	5	\$1,400	
Alarm								

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DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES
Asset # : 311

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
Generic	50%			2034	**	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	50%			2024	\$74,300	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2024	\$508,700	1-3	\$29,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$45,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$77,900	2039	**	4	\$2,300	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Convactor/Radiator	90%	Now	\$22,200	2027	\$221,600	1	\$12,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Regulators</i>								
Fan Coil Unit/Heat	10%			2029	\$68,900	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
P. S. 806 - BK PUPIL PERSONNEL AND SERVICES

Asset # : 311

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	70%	0-2	\$3,400	2024	\$67,100	1	
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$2,600
	No Component	90%						
Exhaust Fans								
	Roof	10%			2024	\$7,600	2	\$100
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2027	\$40,400	1	
Water Heater								
	Gas Fired	100%			2027	\$28,100	2	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 250 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$7,000	4	\$1,500
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2039	**	1-2	\$2,600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 81 - BX
Address : 5550 RIVERDALE AVENUE @W. 256 STREET
Borough : BRONX **Agency's Number** : X081
Program / Asset # : BOE0222.000 / 451 **Yr Built/Renovated** : 1926 / 2008
Area Sq Ft : 62,000 **Project Type** : EDUCATION
Date of Survey : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 5850 **Lot** : 1550 **BIN** : 2084806

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$69,300	\$191,600
Interior Architecture	\$1,394,800	\$46,100
Electrical	\$729,700	\$580,800
Mechanical	\$180,700	\$893,900
Site Pavements	\$69,000	
Total	\$2,443,500	\$1,712,400
Importance Code A	\$69,300	\$231,100
Importance Code B	\$2,337,400	\$1,481,200
Importance Code C	\$36,800	
Total	\$2,443,500	\$1,712,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,800			\$13,800
Interior Architecture	\$49,900		\$6,600	\$12,900
Electrical	\$19,300	\$2,300	\$14,500	\$1,700
Mechanical	\$20,600	\$8,600	\$13,900	\$9,300
Total	\$126,500	\$10,900	\$35,100	\$37,700
Importance Code A	\$42,900	\$6,100	\$6,300	\$19,900
Importance Code B	\$58,700	\$4,700	\$28,800	\$17,800
Importance Code C	\$24,900			
Total	\$126,500	\$10,900	\$35,100	\$37,700



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DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$61,400	
<i>Repairs in Progress, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	15%			LIFE	**	5	\$9,900	
<i>Recent Construction, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Throughout, Ongoing</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$6,600	
Masonry: Marble	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	85%			2044	**	5	\$27,600	
Steel	15%			2036	**	5	\$60,900	
Parapets								
Cast Stone/Terra Cotta	65%			LIFE	**	5	\$80,000	
<i>Repairs in Progress, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%			LIFE	**	5	\$7,000	
<i>Recent Construction, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Throughout, Ongoing</i>								
Roof								
Asphalt Shingle	55%			2031	**	10	\$6,400	
Copper/Terne	40%			2043	**	10	\$69,300	
Modified Bitumen	5%			2028	\$50,200	10	\$3,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$32,300	
Ceramic Tile	5%	0-2	\$15,300	2031	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$5,500	
Terrazzo	3%			LIFE	**	5	\$3,500	
Vinyl Tile	70%	Now	\$937,800	2038	**	3	\$38,700	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 Inch X 9 Inch Vinyl Tiles</i>								
Wood	7%			2056	**	5	\$19,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%	0-2	\$21,100	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$13,400	
Plaster	5%	Now	\$3,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	5%			LIFE	**	5	\$1,300	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
SGFT/Glazed Masonry	20%	0-2	\$36,800	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Ceilings								
AcousTile,Adhered	9%			2033	**	5	\$13,300	
Exposed Concrete	31%	0-2	\$157,200	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Beams</i>								
Metal Panel	10%	4+	\$263,100	LIFE	**	5	\$18,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Plaster	50%			LIFE	**	5	\$46,100	
<i>Repairs in Progress, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Rooms 201 And 204</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2048	**			
Iron Picket	50%			2048	**			
Retaining Walls								
Masonry: Fieldstone	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Asphalt	15%			2037	**			
Cast in Place Concrete	70%			2041	**			
Masonry: Granite	15%			LIFE	**			

Activity Yard

Asphalt	100%	2-4	\$69,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$35,600	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 600 Ampere Main Disconnect Switches

Fused Disc Sw	10%			2028	\$4,000	5		
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Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$156,500	5	\$300	
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Raceway

Conduit	100%			2028	\$132,200	1		
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Panelboards

Fused Disc Sw	10%			2027	\$14,400	5	\$100	
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Fused Knife Sw	5%	Now	\$7,200	2053	**	5		
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : Basement

Fused Toggle Switch	30%	Now	\$43,100	2053	**	5	\$200	
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On Extended Life, Extent : Severe, Area Affected : 100%

Location : 1st And 2nd Floor

Molded Case Bkrs	55%			2027	\$79,000	5	\$900	
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Wiring

Braided Cloth	80%	Now	\$148,500	2053	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2028	\$37,100	1		
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Motor Controllers

Locally Mounted	100%			2026	\$80,600	5	\$400	
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Ground

Grounding Devices

Generic	100%	Now	\$10,200	LIFE	**	5	\$900	
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

98%

2036

**

10

\$55,700

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

LED

2%

2036

**

Egress Lighting

Emergency, Battery

25%

2033

**

10

\$3,700

Emergency, Battery

25%

2023

\$22,300

10

\$3,700

Exit, Service

25%

2033

**

1

Exit, Service

25%

2023

\$4,500

1

Exterior Lighting

HID

100%

2023

\$250,000

10

\$200

Alarm

Security System

No Component

70%

Generic

30%

2023

\$60,100

1

\$7,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2023

\$205,700

1-3

\$11,500

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2048

**

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 5000 Gallons*

Conversion Equipment

Steam Boiler

100%

2041

**

1

\$61,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

Now

\$52,500

2048

**

4

\$3,100

Piping/Pmp

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Vacuum Pump, Sub-basement**Steam Traps Faulty, Extent : Severe, Area Affected : 60%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 81 - BX

Asset # : 451

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2028	\$174,400	1	\$7,700	
Convactor/Radiator	50%			2026	\$166,000	1	\$10,000	
Fan Coil Unit/Heat	30%			2028	\$278,600	1	\$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$90,400	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans								
Interior	100%	Now	\$4,400	2028	\$220,600	2	\$1,500	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Motor Of Cafeteria Exhaust Fan And Filters Needs To Be Replaced</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$7,400	2038	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Hot Water Mixing Valves Are Malfunctioning</i>								
Galvanized Steel	20%			2026	\$54,400	1		
Water Heater								
Gas Fired	100%			2023	\$37,800	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$9,500	4	\$1,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$900	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 811 - Q (OL 187-CMHC)
Address : 61-25 MARATHON PKWY
Borough : QUEENS **Agency's Number** : Q811
Program / Asset # : BOE0896.000 / 1462 **Yr Built/Renovated** : 1953 / 2007
Area Sq Ft : 59,000 **Project Type** : EDUCATION
Date of Survey : 08-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8361 **Lot** : 1 **BIN** : 4173060

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,214,600	\$56,300
Interior Architecture		\$36,200
Electrical	\$92,800	\$615,400
Mechanical	\$643,100	\$942,000
Site Pavements		\$37,300
Total	\$1,950,500	\$1,687,200
Importance Code A	\$1,596,400	\$56,300
Importance Code B	\$354,100	\$1,630,900
Total	\$1,950,500	\$1,687,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$6,100	\$7,100
Interior Architecture	\$17,400	\$1,700	\$12,200	\$10,900
Electrical	\$5,200	\$4,700	\$4,300	\$5,100
Mechanical	\$13,400	\$10,100	\$39,500	\$9,800
Site Enclosure	\$300			
Site Pavements	\$8,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,600	\$20,400	\$66,000	\$36,800
Importance Code A		\$5,800	\$12,000	\$12,900
Importance Code B	\$40,000	\$12,900	\$53,900	\$23,800
Importance Code C	\$8,600	\$1,700		
Total	\$48,600	\$20,400	\$66,000	\$36,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q (OL 187-CMHC)
Asset # : 1462

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	87%	0-2	\$36,300	LIFE	**	5	\$56,300	
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,400	
Metal Panel	5%			2048	**	5-10	\$22,300	
Pre-Cast Concrete	3%			LIFE	**	5	\$6,300	
Windows								
Aluminum	50%			2044	**	5	\$7,200	
Aluminum	48%			2044	**	5	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	2%			2037	**	10	\$1,800	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,200	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	95%	Now	\$107,100	2023	\$1,071,200			
<i>Ponding, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Roof</i>								
Copper/Terne	5%			2056	**	10	\$9,700	
Interior								
Floors								
Ceramic Tile	3%			2031	**	5	\$3,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	87%			2033	**	3	\$43,500	
Wood	5%			2043	**	5	\$9,400	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,500	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	52%			LIFE	**	5	\$17,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2033	**	5	\$15,000	
AcousTileSusp.Lay-In	10%			2041	**	5	\$10,000	
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Exposed Struc: Steel	2%			LIFE	**			
Fiber Board	5%			2028			\$34,800	
Plaster	58%			LIFE	**	5	\$36,200	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040

P. S. 811 - Q (OL 187-CMHC)

Asset # : 1462

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Picket	25%			2048		**		
Chain Link	75%			2048		**		
Free Standing Walls								
Cast in Place Concrete	85%	Now	\$300	2048		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Entry Platform - Rear Yard</i>								
Masonry: Brick	15%			2038		**		
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$100	2048		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard - Stair Entry To Basement</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
On-Site Walkways								
Cast in Place Concrete	95%			2033		**		
Masonry: Granite	5%	Now	\$200	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Landing - Rear Yard</i>								
Parking/Driveway								
Asphalt	100%	Now	\$8,100	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Lot</i>								
Activity Yard								
Rubber Matting	10%			2028	\$37,300			
Traffic Topping	90%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$22,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$156,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2028	\$132,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q (OL 187-CMHC)
Asset # : 1462

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	30%			2027	\$33,500	5	\$400	
Molded Case Bkrs	70%			2027	\$78,200	5	\$1,100	
Wiring								
Braided Cloth	50%	2-4	\$92,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	50%			2028	\$92,800	1		
Motor Controllers								
Locally Mounted	50%			2026	\$24,200	5	\$200	
Locally Mounted	50%			2033	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible, Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2036	**	10	\$53,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	25%			2028	\$21,200	10	\$3,600	
Emergency, Battery	25%			2036	**	10	\$3,600	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2028	\$23,800	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$57,200	1	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$37,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 811 - Q (OL 187-CMHC)

Asset # : 1462

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2028	\$115,900	5	\$18,300	
Conversion Equipment								
Steam Boiler	100%	Now	\$381,800	2048	**	1	\$52,600	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Boiler Room</i>								
<i>Explanation : 2 Old Units Scheduled To Be Replaced With Steam Trap And Thermostats.</i>								
Distribution								
Steam Piping/Pump	100%			2028	\$260,900			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Old Units Scheduled To Be Replaced With Steam Trap And Thermostats.</i>								
Terminal Devices								
Air Handler	20%			2028	\$165,900	1	\$7,300	
Convactor/Radiator	80%			2033	**	1	\$15,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2023	\$100,200	1	\$5,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : AC Room</i>								
Window/Wall Unit	60%			2023	\$73,800	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2038	**	4	\$900	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	\$105,900	1	\$7,300	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2023	\$51,300	2	\$8,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,900	
Exhaust Fans								
Interior	95%			2028	\$199,400	2	\$1,700	
Roof	5%			2023	\$4,900	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 811 - Q (OL 187-CMHC)
Asset # : 1462

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2021	\$36,000	2	\$900	
HW Heat Exchanger Steam Fired	100%	Now	\$1,900	2028	\$94,000	4	\$5,800	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leaks Inside Coil And Connection, Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$6,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Underground #2 Storage Tank</i>								
Sump Pump(s) Non-Submersible	100%			2023	\$9,000	4	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler No Component	97%							
Generic	3%			2028	\$17,300	1-2	\$500	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 83 - BX
Address : 950 RHINELANDER AVENUE @BOGART AVE.
Borough : BRONX **Agency's Number** : X083
Program / Asset # : BOE0224.000 / 443 **Yr Built/Renovated** : 1925 / 2012
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 08-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 4125 **Lot** : 1 **BIN** : 2045344

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$96,200	\$124,800
Interior Architecture		\$832,200
Electrical	\$48,400	\$788,400
Mechanical	\$474,200	\$1,739,100
Total	\$618,800	\$3,484,400
Importance Code A	\$96,200	\$682,000
Importance Code B	\$522,600	\$2,802,400
Total	\$618,800	\$3,484,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,800	\$6,500		\$2,200
Interior Architecture	\$25,300	\$3,400		\$30,300
Electrical	\$48,500	\$2,500	\$3,100	\$22,000
Mechanical	\$18,300	\$10,700	\$17,700	\$23,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$155,800	\$28,100	\$25,800	\$82,600
Importance Code A	\$66,700	\$14,500	\$7,900	\$10,300
Importance Code B	\$81,400	\$13,700	\$17,800	\$66,300
Importance Code C	\$7,700			\$6,000
Total	\$155,800	\$28,100	\$25,800	\$82,600



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$40,900	
Masonry: Brick	80%	0-2	\$54,000	LIFE	**	5	\$83,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southwest Facade</i>								
Masonry: Limestone	5%	Now	\$12,200	LIFE	**	5	\$3,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : North Facade</i>								
Masonry: Marble	5%	0-2	\$33,700	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entry Columns</i>								
Stucco Cement	5%			2042	**	5	\$13,100	
Windows								
Aluminum	100%			2045	**	5	\$36,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,000	
Masonry: Brick	90%	Now	\$12,900	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wall Main Roof</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wall Main Roof</i>								
Roof								
Built-Up (BUR)	95%			2034	**	10	\$42,200	
Modified Bitumen	5%			2034	**	10	\$2,200	
Interior								
Floors								
Carpet	3%	0-2	\$900	2025	\$46,800	3	\$5,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	3%			2032	**	5	\$3,400	
Marble Panels	2%			LIFE	**	5	\$1,700	
Quarry Tile	2%			2042	**	5	\$3,400	
Vinyl Tile	80%	Now	\$16,600	2029	\$832,200	3	\$34,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9X9 Tiles</i>								
Wood	5%			2044	**	5	\$10,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	8%			2044	**	5	\$12,000	
Glass: Single Pane	2%			LIFE	**	5	\$2,300	
Masonry: Brick	10%			LIFE	**			
Marble Panels	3%	2-4	\$7,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Auditorium</i>								
Plaster	77%			LIFE	**	5	\$34,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair E Headhouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair E Headhouse</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$11,500	
Exposed Concrete	70%			LIFE	**	5	\$12,500	
Plaster	20%			LIFE	**	5	\$14,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair E Headhouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair E Headhouse</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2039	**			
Exposed Struc: Steel	70%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	55%			2034	**			
Masonry: Granite	45%			LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Stairs</i>								
<i>Explanation : Marble Not Granite</i>								
Activity Yard								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$39,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated At 2,000 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$156,500	5	\$300	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$14,400	5	\$200	
Molded Case Bkrs	80%			2028	\$114,900	5	\$1,700	
Molded Case Bkrs	10%			2037	**	5	\$200	
Wiring								
Braided Cloth	10%			2028	\$18,600	1		
Thermoplastic	90%			2029	\$167,100	1		
Motor Controllers								
Locally Mounted	70%			2027	\$56,500	5	\$400	
Locally Mounted	30%	Now	\$24,200	2049	**	5	\$100	
<i>Not Functioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fans And Motors Are Not Operational Due To Failed Starters</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	97%			2029	\$182,700	10	\$71,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	2%			2024	\$19,000	2		
LED	1%	Now	\$4,100	2034	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : Not Working</i>								
Egress Lighting								
Emergency, Service	25%			2029	\$10,500	1		
Exit, Service	25%			2029	\$5,800	1		
No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting HID	30%	Now	\$48,400	2034	**			
<i>Malfunctioning, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outside Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Timer And Photocell Controls</i>								
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$6,000	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	33%			2039	**	1-3	\$16,800	
Generic, Analog	2%	Now	\$17,700	2039	**	1-3	\$900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Elevator Shaft</i>								
<i>Explanation : Smoke Detector Puts Fire Alarm System In Trouble</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$24,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks 7500 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2027	\$517,700	1	\$79,200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units. Installed In 1968</i>								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,200	
Steam Piping/Pump	95%			2029	\$336,100			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%			2024	\$56,200	1	\$2,500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Supply Fan With Heating Coil In Ductwork.</i>								
Convactor/Radiator	95%			2027	\$406,900	1	\$24,600	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	3%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Elevator Machine Room, Idf Room 558 And Mdf Room 358</i>								
<i>Explanation : 3 Units. Outdoor Units On The Roof.</i>								
Window/Wall Unit	80%			2024	\$133,400	1		
No Component	17%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Interior	90%	Now	\$256,200	2039	**	2	\$1,800	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 5th Floor Mechanical Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 5th Floor Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 5th Floor Mechanical Room</i>								
<i>Explanation : 7 Exhaust Fans Total. 6 Are Not Working, They Have Been Out Of Service For Decades.</i>								
Interior	10%			2024	\$28,500	2	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2027	\$351,000	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$127,400	4	\$11,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$2,700	4	\$2,500	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX

Asset # : 443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE			**
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039		**	1-2 \$1,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 83 - BX ANNEX
Address : 1840 BOGART AVENUE @ RHINELANDER AVE.
Borough : BRONX **Agency's Number** : X083
Program / Asset # : BOE0224.010 / 13417 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 52,500 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4125 **Lot** : 1 **BIN** : 2045344

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$119,300	\$119,300
Electrical	\$48,200	\$211,700
Total	\$167,500	\$331,000
Importance Code A	\$119,300	\$119,300
Importance Code B	\$48,200	\$211,700
Total	\$167,500	\$331,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,200		\$3,200	\$900
Interior Architecture	\$17,800	\$4,500		\$3,000
Electrical	\$14,800	\$5,100	\$6,200	\$5,400
Mechanical	\$18,400	\$3,300	\$24,500	\$4,900
Site Pavements	\$5,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$78,500	\$20,900	\$41,800	\$22,100
Importance Code A	\$18,600		\$7,700	\$900
Importance Code B	\$60,000	\$17,100	\$34,100	\$21,200
Importance Code C		\$3,800		
Total	\$78,500	\$20,900	\$41,800	\$22,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	**	5	\$29,900	
Masonry: Limestone	7%			LIFE	**	5	\$1,800	
Metal Panel	5%			2048	**	5-10	\$11,700	
Windows								
Aluminum	100%			2044	**	5	\$1,800	
Parapets								
Masonry: Limestone	10%			LIFE	**	5	\$100	
Metal Rail	90%			2041	**	5-10	\$19,100	
Roof								
Metal Panel	5%			2041	**	10	\$2,600	
Roll Roofing	95%	Now	\$119,300	2030	\$119,300	5	\$22,600	
<i>Blisters, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2037	**	5	\$1,500	
Quarry Tile	5%			2041	**	5	\$2,300	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	80%			2033	**	3	\$12,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	10%			2037	**	5	\$7,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,000	
Gypsum Board	70%			LIFE	**	5	\$31,500	
Ceilings								
AcousTileSusp.Lay-In	90%			2041	**	5	\$27,300	
Gypsum Board	10%			LIFE	**	5	\$3,800	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,500	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Radcliff Avenue</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Radcliff Avenue</i>								
Activity Yard								
Asphalt	95%			2041	**			
Rubber Matting	5%			2033	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2038	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 And One 1200 Amperes Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2038	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2038	**	5	\$200
	Molded Case Bkrs	20%			2038	**	5	\$300
Raceway								
	Conduit	100%			2038	**	1	
Panelboards								
	Fused Disc Sw	10%			2036	**	5	\$100
	Molded Case Bkrs	90%			2036	**	5	\$1,200
Wiring								
	Thermoplastic	100%			2038	**	1	
Motor Controllers								
	Locally Mounted	100%			2033	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$800
Stand-by Power								
Transfer Switches								
	Automatic	100%			2033	**	1	\$16,200
Generators								
	Diesel	100%			2031	**	1	\$20,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 230 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2021	\$1,600	5	\$11,700
Fuel Storage								
	Day Tank	25%			2036	**	5	\$2,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 50 Gallon</i>								
	Main Tank	75%			2043	**	5	\$1,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 285 Gallons</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	97%			2033	**	10	\$46,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2033	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Lobby</i>								
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	100%			2028	\$211,700	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$5,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$10,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2048	**	1		
Conversion Equipment								
Radiant Heater	90%			2033	**	2	\$21,900	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Furnaces Are Part Of The AC System</i>								
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	**	2	\$3,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : AC Units On Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 83 - BX ANNEX

Asset # : 13417

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$4,400	2033	**	2	\$1,300	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2048	**	1		
Galvanized Steel	20%			2033	**	1		
Water Heater								
Gas Fired	100%			2027	\$32,000	2	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit In The Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$5,500	LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : Backs Up When It Rains Hard</i>								
Sump Pump(s)								
Non-Submersible	100%			2028	\$8,000	4	\$1,100	
Backflow Preventer								
Generic	100%			2036	**	1	\$3,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st: 3rd, Basement: 3rd</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$27,400	
Sprinkler								
Generic	100%			2048	**	1-2	\$14,700	
Chemical System								
Wet	10%			2026	\$2,800	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul-102</i>								
No Component	70%							
Generic	20%			2023	\$5,600	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 847 - M P.S. 178 MINISCHOOL
Address : 93 NAGLE AVE. @ ELLWOOD ST
Borough : MANHATTAN **Agency's Number** : M847
Program / Asset # : BOE0092.010 / 1710 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 11,000 **Project Type** : EDUCATION
Date of Survey : 09-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2173 **Lot** : 1 **BIN** : 1064149

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$206,200	
Interior Architecture	\$41,000	
Mechanical	\$41,800	\$418,300
Total	\$289,100	\$418,300
Importance Code A	\$206,200	
Importance Code B	\$82,900	\$418,300
Total	\$289,100	\$418,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,100			
Interior Architecture	\$29,200			\$2,500
Electrical	\$100	\$200	\$100	\$29,400
Mechanical	\$28,300	\$600	\$2,600	\$7,400
Total	\$107,600	\$800	\$2,700	\$39,400
Importance Code A	\$63,200	\$600	\$600	\$600
Importance Code B	\$37,800	\$300	\$2,100	\$38,800
Importance Code C	\$6,500			
Total	\$107,600	\$800	\$2,700	\$39,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 847 - M P.S. 178 MINISCHOOL

Asset # : 1710

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$26,500	2039	**	5	\$32,300	
<i>Deformed/Dented, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Restrooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Has Been Abandoned For 5 Years</i>								
Windows								
Aluminum	100%	Now	\$23,600	2037	**	5	\$1,300	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%	Now	\$206,200	2049	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms 1, 2 And Various Others</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$8,700	2038	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2034	**	5	\$1,300	
Vinyl Tile	90%	Now	\$41,000	2034	**	3	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	100%	Now	\$6,500	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$14,000	2034	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 1, 2</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms 1, 2 And Various Others</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 847 - M P.S. 178 MINISCHOOL

Asset # : 1710

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$300	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2029	\$26,300	10	\$10,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$8,100	10	\$1,400	
Exit, Battery	50%			2029	\$5,500	10	\$400	
Exterior Lighting								
HID	50%			2024	\$22,200	10		
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	\$7,100	1	\$800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%	Now	\$700	2039	**	1		
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Conversion Equipment								
Furnace	100%	Now	\$13,200	2029	\$26,300	1	\$5,000	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Building Is Abandoned</i>								
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 847 - M P.S. 178 MINISCHOOL

Asset # : 1710

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%	Now	\$41,800	2027	\$418,300	2	\$500	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Building Is Abandoned</i>								
Exhaust Fans								
Interior	50%	Now	\$2,000	2029	\$19,900	2	\$100	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor</i>								
Roof	50%	Now	\$4,600	2029	\$9,300	2	\$100	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Building Is Abandoned</i>								
Water Heater								
Gas Fired	100%	Now	\$3,400	2024	\$6,800	2	\$100	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Turned Off To Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%	Now	\$4,400	2039	**	1-2	\$500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Building Is Abandoned Water Turned Off</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 85 - BX
Address : 2400 MARION AVENUE @E. 187 STREET
Borough : BRONX **Agency's Number** : X085
Program / Asset # : BOE0226.000 / 445 **Yr Built/Renovated** : 1933 / 2011
Area Sq Ft : 99,000 **Project Type** : EDUCATION
Date of Survey : 07-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4
Block : 3024 **Lot** : 21 **BIN** : 2011054

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,900	\$69,600
Interior Architecture	\$336,600	\$69,900
Electrical	\$846,300	\$708,800
Mechanical	\$826,100	\$487,600
Total	\$2,047,900	\$1,335,900
Importance Code A	\$38,900	\$109,100
Importance Code B	\$2,009,000	\$1,226,800
Total	\$2,047,900	\$1,335,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$12,800
Interior Architecture	\$6,800	\$2,100	\$7,000	\$12,200
Electrical	\$3,700	\$4,000	\$29,700	\$3,300
Mechanical	\$14,300	\$14,700	\$21,900	\$18,200
Site Pavements	\$39,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,000	\$24,700	\$62,600	\$50,500
Importance Code A	\$9,800	\$9,800	\$10,000	\$22,600
Importance Code B	\$48,900	\$14,900	\$52,600	\$27,900
Importance Code C	\$9,300			
Total	\$68,000	\$24,700	\$62,600	\$50,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$69,600	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Building Perimeter</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building Perimeter</i>								
Masonry: Fieldstone	25%			LIFE	**	5	\$21,700	
Masonry: Limestone	15%			LIFE	**	5	\$13,000	
Windows								
Aluminum	15%			2044	**	5	\$3,800	
Aluminum	85%			2044	**	5	\$21,800	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$13,000	
<i>Repairs in Progress, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Masonry: Limestone	15%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	25%			2038	**	10	\$13,900	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Gymnasium Roof</i>								
Copper/Terne	5%			2056	**	10	\$6,900	
IRMA/Protected Membrane	70%			2033	**	10	\$38,900	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Ceramic Tile	3%			2037	**	5	\$4,200	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Restrooms</i>								
Quarry Tile	2%			2041	**	5	\$4,200	
Terrazzo	5%			LIFE	**	5	\$5,500	
Vinyl Tile	15%			2033	**	3	\$10,500	
Vinyl Tile	55%	Now	\$139,600	2038	**	3	\$28,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Corridors And Stairwells</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Corridors And Stairwells</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors And Stairwells</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Corridors And Stairwells</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Wood	20%	Now	\$196,900	2043	**	5	\$26,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Classrooms And Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$4,100	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$22,600	
<i>Repairs in Progress, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Top Of Stairwell To Main Roof</i>								
SGFT/Glazed Masonry	27%			LIFE	**			
Ceilings								
Acous Tile, Adhered	10%			2033	**	5	\$14,000	
Exposed Concrete	10%			LIFE	**	5	\$2,200	
Plaster	80%			LIFE	**	5	\$69,900	
<i>Repairs in Progress, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Room 409, 419 And Stairwell To Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 409 And 419</i>								
Site Enclosure								
Fence/Gates								
Chain Link	60%			2048	**			
Iron Picket	40%			2063	**			
Retaining Walls								
Cast in Place Concrete	70%			2063	**			
Masonry: Fieldstone	30%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Asphalt	50%			2031	**			
Cast in Place Concrete	48%	Now	\$7,300	2033	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Entrance</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side Of Building</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Side Of Building</i>								
Masonry: Granite	2%			LIFE	**			
Activity Yard								
Asphalt	100%	4+	\$32,000	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$35,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$182,600	5	\$400	
Raceway								
Conduit	95%			2028	\$175,100	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$19,200	5	\$200	
Molded Case Bkrs	85%			2027	\$162,800	5	\$2,200	
Molded Case Bkrs	5%			2036	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	25%			2028	\$68,200	1		
Thermoplastic	5%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$80,600	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	**	10	\$89,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$71,300	10	\$11,900	
Exit, Service	50%			2023	\$14,300	1		
Exterior Lighting								
HID	100%			2023	\$399,200	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$95,900	1	\$11,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$18,900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$98,000

*Repairs In Progress, Extent : Light, Area Affected : 30%**Location : #3 Boiler Being Re-tubed**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2048

* *

4

\$4,900

Terminal Devices

Air Handler

30%

2023

\$417,600

1

\$18,400

Convactor/Radiator

50%

2033

* *

1

\$16,000

*Other Observation, Extent : Severe, Area Affected : 50%**Location : Throughout**Explanation : Steam Traps Faulty*

Fan Coil Unit/Heat

20%

2023

\$296,500

1

\$6,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

25%

2023

\$51,600

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$55,200

Exhaust Fans

Interior

100%

2028

\$352,200

2

\$3,000

Plumbing

H/C Water Piping

Brass/Copper

80%

2038

* *

1

Galvanized Steel

20%

2026

\$86,900

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX

Asset # : 445

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2021	\$60,400	2	\$1,400	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Under Construction	100%							
Sump Pump(s) Non-Submersible	100%			2028	\$15,100	4	\$2,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2028	\$48,500	1-2	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 85 - BX MINISCHOOL
Address : 2400 MARION AVENUE @E. 187 STREET
Borough : BRONX **Agency's Number** : X885
Program / Asset # : BOE0226.010 / 446 **Yr Built/Renovated** : 1982 / 2008
Area Sq Ft : 10,620 **Project Type** : EDUCATION
Date of Survey : 07-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3024 **Lot** : 21 **BIN** : 2011054

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$139,200
Interior Architecture	\$133,400	\$140,100
Electrical	\$42,800	
Mechanical	\$225,900	
Total	\$402,100	\$279,300
Importance Code A		\$139,200
Importance Code B	\$402,100	\$140,100
Total	\$402,100	\$279,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,800			\$900
Interior Architecture	\$2,000	\$2,300		
Electrical	\$400	\$400	\$21,700	\$400
Mechanical	\$600	\$700	\$71,600	\$700
Total	\$17,800	\$3,400	\$93,200	\$1,900
Importance Code A	\$15,400	\$500	\$25,600	\$1,500
Importance Code B	\$2,400	\$2,500	\$67,700	\$500
Importance Code C		\$400		
Total	\$17,800	\$3,400	\$93,200	\$1,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX MINISCHOOL

Asset # : 446

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$7,000	2028	\$139,200	5	\$34,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughut</i>								
Windows								
Aluminum	100%			2044	**	5	\$1,900	
Roof								
Metal Panel	100%	Now	\$7,900	2033	**			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is Covered With Tar</i>								
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Ceramic Tile	3%	Now	\$2,000	2043	**	5	\$200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Toilet Rooms And West Entry Vestibule</i>								
Vinyl Tile	97%			2028	\$140,100	3	\$5,800	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$800	
Concrete Masonry Unit	50%			LIFE	**	5	\$5,200	
Metal Panel	47%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$133,400	2048	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX MINISCHOOL

Asset # : 446

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$5,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2028	\$23,700	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,600	5		
Molded Case Bkrs	95%			2027	\$30,300	5	\$300	
Wiring								
Thermoplastic	100%			2028	\$25,900	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	**	10	\$9,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$1,300	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$42,800	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$10,300	1	\$1,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$2,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2028	\$1,300	1		
Conversion Equipment								
Furnace	100%			2023	\$25,000	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Level - Repair Of #2 Unit Is In Progress</i>								
<i>Explanation : 2 Internal Package Units</i>								
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 85 - BX MINISCHOOL

Asset # : 446

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2027	\$32,100	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2022	\$225,900	2	\$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,900	
Exhaust Fans								
Interior	90%			2023	\$34,000	2	\$300	
Roof	10%			2023	\$1,800	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2023	\$9,400	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 86 - BX
Address : 2756 RESERVOIR AVENUE @W. 195 STREET
Borough : BRONX **Agency's Number** : X086
Program / Asset # : BOE0227.000 / 1093 **Yr Built/Renovated** : 1928 / 2014
Area Sq Ft : 110,000 **Project Type** : EDUCATION
Date of Survey : 06-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,D
Block : 3247 **Lot** : 70 **BIN** : 2100971

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,349,200	\$284,400
Interior Architecture	\$642,800	\$692,700
Electrical	\$98,900	\$276,500
Mechanical	\$1,434,000	\$2,354,800
Total	\$3,524,900	\$3,608,400
Importance Code A	\$1,349,200	\$284,400
Importance Code B	\$2,175,700	\$3,248,600
Importance Code C		\$75,500
Total	\$3,524,900	\$3,608,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,900		\$25,000	
Interior Architecture	\$123,400			\$11,000
Electrical	\$3,100	\$16,800	\$5,100	\$3,100
Mechanical	\$37,700	\$16,100	\$27,800	\$16,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$198,000	\$37,900	\$62,900	\$35,100
Importance Code A	\$39,800	\$11,100	\$35,900	\$10,900
Importance Code B	\$93,500	\$26,800	\$26,900	\$24,200
Importance Code C	\$64,700			
Total	\$198,000	\$37,900	\$62,900	\$35,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$11,500	LIFE	**	5	\$47,700	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%	Now	\$497,400	LIFE	**	5	\$74,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$522,400	LIFE	**	5	\$162,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$7,200	
Windows								
Aluminum	90%			2043	**	5	\$50,100	
Wood	10%			2035	**	5	\$55,600	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$17,400	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$244,300	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%			2032	**	10	\$85,100	
Interior								
Floors								
Asphalt Poured	5%	Now	\$11,600	2047	**	5	\$2,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 1st Floor Play Area</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$17,400	
Ceramic Tile	3%			2030	\$99,000	5	\$4,800	
Marble Panels	2%			LIFE	**	5	\$2,400	
Terrazzo	5%			LIFE	**	5	\$6,200	
Vinyl Tile	30%			2027	\$434,400	3	\$23,900	
Vinyl Tile	25%	Now	\$18,100	2022	\$362,000	3	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 9x9 Tiles</i>								
Wood	25%	4+	\$280,800	2042	**	5	\$37,400	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%	Now	\$14,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2030	\$75,500	5	\$2,600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	65%	Now	\$23,800	LIFE	**	5	\$16,600	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

SGFT/Glazed Masonry	15%	Now	\$26,500	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria And Play Room</i>								
<i>Explanation : Vertical Cracks</i>								

Ceilings

AcousTileConcealSpLn	5%	Now	\$2,100	2032	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$3,100	
Plaster	75%	Now	\$20,800	LIFE	**	5	\$46,400	

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$500	
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Raceway

Conduit	80%			2027	\$178,200	1		
Conduit	20%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2043	**	5	\$300	
Molded Case Bkrs	90%			2043	**	5	\$2,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	30%			2037	**	1		
Thermoplastic	70%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$600	
Variable Frequency Drive	20%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	96%			2032	**	10	\$96,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2032	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$13,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
LED	20%			2035	**			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$12,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$20,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : #2 Oil - One 5,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$108,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$1,861,700	4	\$5,400	
Terminal Devices								
Air Handler	20%			2022	\$309,400	1	\$13,600	
Convactor/Radiator	50%			2025	\$294,400	1	\$17,800	
Fan Coil Unit/Heat	30%			2022	\$494,200	1	\$10,700	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	70%	0-2	\$16,000	2022	\$160,500	1		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$50,700	LIFE	**	2-5	\$61,300	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Covers, Roof</i>								
Exhaust Fans								
Interior	90%			2022	\$352,200	2	\$3,000	
Roof	10%	Now	\$900	2027	\$18,300	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rest Room Exhaust Fan, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2025	\$144,800	1		
Water Heater								
Gas Fired	100%			2022	\$67,100	2	\$1,600	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$16,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2027	\$16,800	4	\$2,300	
Fixtures								
Generic	100%	<i>Low Consumption Fixtures, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 - 5</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$53,900	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 86 - BX MINISCHOOL
Address : 2756 RESERVOIR AVENUE @W. 195 STREET
Borough : BRONX **Agency's Number** : X886
Program / Asset # : BOE0227.010 / 2691 **Yr Built/Renovated** : 1988 /
Area Sq Ft : 11,000 **Project Type** : EDUCATION
Date of Survey : 06-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3247 **Lot** : 70 **BIN** : 2100971

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$78,900	
Interior Architecture		\$130,000
Mechanical		\$233,900
Total	\$78,900	\$363,900
Importance Code A	\$78,900	
Importance Code B		\$363,900
Total	\$78,900	\$363,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,300			
Interior Architecture	\$7,300	\$6,600		\$1,800
Electrical	\$700	\$800	\$1,100	\$700
Mechanical	\$7,500	\$500	\$1,600	\$500
Total	\$45,800	\$7,800	\$2,700	\$3,000
Importance Code A	\$30,900	\$500	\$600	\$500
Importance Code B	\$14,900	\$7,300	\$2,100	\$2,500
Importance Code C				
Total	\$45,800	\$7,800	\$2,700	\$3,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX MINISCHOOL

Asset # : 2691

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Metal Panel

100%	Now	\$27,800	2037	**	5	\$34,000	1
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*Deformed/Dented, Extent : Severe, Area Affected : 25%**Location : Throughout*

Windows

Aluminum

95%			2035	**	5	\$1,800	
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Glass Block

5%	Now	\$2,500	LIFE	**	5	\$100	
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*Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Roof

Metal Panel

100%	Now	\$78,900	2032	**			
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*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Interior

Floors

Cast in Place Concrete

5%			LIFE	**	5	\$1,700	
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Quarry Tile

5%			2040	**	5	\$1,200	
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Vinyl Tile

90%			2027		3	\$7,200	
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Interior Walls

Gypsum Board

100%			LIFE	**	5	\$15,700	
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Ceilings

AcousTileSusp.Lay-In

85%			2032	**	5	\$13,100	
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*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Exposed Struc: Steel

5%			LIFE	**			
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Metal Panel

10%	Now	\$5,500	LIFE	**	5	\$1,900	
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*Deformed/Dented, Extent : Severe, Area Affected : 30%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw

100%			2047	**	5		
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Raceway

Conduit

100%			2047	**	1		
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Panelboards

Fused Disc Sw

70%			2043	**	5	\$200	
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Molded Case Bkrs

30%			2043	**	5	\$100	
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Wiring

Thermoplastic

100%			2047	**	1		
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Motor Controllers

Locally Mounted

100%			2040	**	5	\$100	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX MINISCHOOL

Asset # : 2691

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2035	**	10	\$10,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Battery	50%			2027		10	\$1,300	
Exit, Service	50%			2027		1		
Exterior Lighting HID	20%			2027		10		
No Component	80%							
Alarm								
Security System No Component Generic	70%			2032	**	1	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection Generic, Digital	100%			2032	**	1-3	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity	5%			2037	**	1		
Natural Gas	95%			2037	**	1		
Conversion Equipment Furnace	95%			2027	\$24,600	1	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Duct Mounted</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	5%			2027	\$9,700	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : 4 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX MINISCHOOL

Asset # : 2691

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$233,900	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,100	
Exhaust Fans								
Roof	20%			2027	\$3,700	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Gas Fired	100%			2021	\$6,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 87 - BX
Address : 1935 BUSSING AVENUE @ EDSON AVE.
Borough : BRONX **Agency's Number** : X087
Program / Asset # : BOE0228.000 / 434 **Yr Built/Renovated** : 1931 / 2006
Area Sq Ft : 43,000 **Project Type** : EDUCATION
Date of Survey : 10-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5018 **Lot** : 1 **BIN** : 2069061

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$110,800	\$989,100
Interior Architecture		\$432,500
Electrical	\$248,400	\$125,200
Mechanical	\$353,800	\$218,800
Total	\$712,900	\$1,765,500
Importance Code A	\$110,800	\$989,100
Importance Code B	\$602,100	\$776,400
Total	\$712,900	\$1,765,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,800			\$1,100
Interior Architecture	\$18,500		\$5,400	\$28,700
Electrical	\$14,400	\$1,700	\$1,200	\$8,200
Mechanical	\$12,700	\$7,800	\$7,300	\$32,500
Site Pavements	\$2,500			
Total	\$67,800	\$9,500	\$13,800	\$70,500
Importance Code A	\$24,000	\$4,300	\$4,300	\$5,400
Importance Code B	\$31,500	\$5,200	\$9,600	\$65,000
Importance Code C	\$12,300			
Total	\$67,800	\$9,500	\$13,800	\$70,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,700	
Masonry: Brick	85%			LIFE	**	5	\$32,100	
Masonry: Granite	3%			LIFE	**	5	\$800	
Masonry: Limestone	7%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Painted Surfaces</i>								
Windows								
Aluminum	70%			2045	**	5	\$9,200	
Glass Block	2%			LIFE	**	5	\$200	
Wood	28%	Now	\$110,800	2054	**	5	\$18,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,200	
Masonry: Brick Cavity	80%			LIFE	**	5	\$6,400	
Masonry: Limestone	3%			LIFE	**	5	\$300	
Metal Panel	7%			2049	**	5	\$2,200	
Roof								
Built-Up (BUR)	100%	Now	\$19,800	2029			\$989,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof Over Gymnasium</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$15,100	
Ceramic Tile	5%			2038	**	5	\$3,500	
Terrazzo	3%			LIFE	**	5	\$1,600	
Traffic Topping	10%			2029		5	\$8,600	
<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs And Corridors</i>								
Vinyl Tile 9" X 9"	42%			2029		3	\$10,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	30%			2044	**	5	\$38,800	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,800	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	60%	4+	\$9,800	LIFE	**	5	\$17,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Cd</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
Acous Tile, Adhered	15%			2034	**	5	\$9,800	
Exposed Concrete	35%			LIFE	**	5	\$3,600	
Fiber Board	5%	4+	\$500	2029	\$22,900			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : This Is Actually Tectum Board</i>								
Plaster	45%	Now	\$8,300	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 207, 209 And Stair Cd</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 207, 209</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2049	**			
Iron Picket	70%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Asphalt	40%			2032	**			
Cast in Place Concrete	40%	Now	\$1,100	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Stairs At Exits 2 And 3 In Rear Yard</i>								
Masonry: Granite	20%	4+	\$1,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Steps At Front Entry</i>								
Activity Yard								
Asphalt	85%			2032	**			
Cast in Place Concrete	10%			2034	**			
Pavers/Stone	5%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes. Obsolete Equipment, On Extended Life</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$13,000	2049	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Raceway								
Conduit	80%			2029	\$59,300	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	30%			2045	**	5	\$300	
Molded Case Bkrs	65%			2037	**	5	\$700	
Wiring								
Braided Cloth	70%	2-4	\$68,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2049	**	1		
Motor Controllers								
Locally Mounted	50%			2027	\$24,200	5	\$100	
Locally Mounted	50%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$37,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
LED	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Lighting Observed In The Gymnasium</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$5,200	
Exit, Battery	50%			2034	**	10	\$1,500	
Exterior Lighting								
HID	10%	Now	\$900	2034	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$41,700	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	4+	\$142,600	2039	**	1-3	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells Only</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$42,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	20%			2024	\$120,900	1	\$5,300	
Convactor/Radiator	60%			2027	\$138,100	1	\$8,300	
Fan Coil Unit/Heat	20%			2024	\$128,800	1	\$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 87 - BX

Asset # : 434

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	90%			2027	\$80,600	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$9,600	
No Component	60%							
Exhaust Fans								
Interior	40%			2024	\$61,200	2	\$500	
Roof	60%			2024	\$42,800	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$6,400	2039	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Water Main</i>								
Water Heater								
Gas Fired	100%			2024	\$26,200	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	Now	\$300	2022	\$1,500	4	\$900	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039	**	1-2	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 88 - BX
Address : 1340 SHERIDAN AVENUE BTWN: MARCY PL., EAST 170 ST.
Borough : BRONX **Agency's Number** : X088
Program / Asset # : BOE0229.000 / 2689 **Yr Built/Renovated** : 1924 / 2002
Area Sq Ft : 23,000 **Project Type** : EDUCATION
Date of Survey : 11-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3
Block : 2830 **Lot** : 17 **BIN** : 2094535

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$330,800
Electrical	\$76,300	\$241,200
Mechanical	\$40,900	\$230,700
Total	\$117,200	\$802,700
Importance Code A		\$479,600
Importance Code B	\$117,200	\$323,000
Total	\$117,200	\$802,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,500	\$3,600		\$3,600
Interior Architecture	\$82,300	\$700	\$1,100	\$4,000
Electrical	\$800	\$700	\$900	\$2,100
Mechanical	\$29,800	\$3,100	\$6,200	\$11,500
Site Pavements				
Total	\$114,300	\$8,100	\$8,200	\$21,200
Importance Code A	\$3,700	\$5,900	\$2,300	\$6,000
Importance Code B	\$83,900	\$2,200	\$5,900	\$15,300
Importance Code C	\$26,700			
Total	\$114,300	\$8,100	\$8,200	\$21,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$52,500	
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Stucco Cement	5%			2034	**	5	\$7,300	
Windows								
Aluminum	100%			2045	**	5	\$13,500	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$5,600	
Masonry: Limestone	10%	Now	\$1,500	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Side Of Main Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2042	**	5-10	\$5,900	
Roof								
Built-Up (BUR)	95%			2029	\$278,300	10	\$19,200	
Copper/Terne	5%			2057	**	10	\$2,500	
Soffits								
Stucco Cement	100%			2042	**	5		
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Arcade At Rear Of Building</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
Ceramic Tile	5%			2038	**	5	\$2,200	
Quarry Tile	2%			2042	**	5	\$1,300	
Vinyl Tile	73%	Now	\$29,200	2034	**	3	\$12,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	15%	4+	\$23,300	2044	**	5	\$6,200	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Cafeteria</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	2%			LIFE	**			
Metal Panel	8%			LIFE	**			
Plaster	75%	Now	\$26,700	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%	4+	\$3,000	LIFE	**	5	\$700	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Plaster	90%			LIFE	**	5	\$24,800	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Retaining Walls								
Masonry: Fieldstone	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Rubber Matting	100%			2029	\$19,300			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	80%			2029	\$44,900	1		
Conduit	20%			2049	**	1		
Panelboards								
Molded Case Bkrs	25%			2045	**	5	\$200	
Molded Case Bkrs	75%			2028	\$59,800	5	\$500	
Wiring								
Thermoplastic	50%			2029	\$35,500	1		
Thermoplastic	50%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$200	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting Fluorescent	97%			2029	\$52,500	10	\$20,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	3%			2024	\$1,200	10		
Egress Lighting Exit, Service	50%			2029	\$3,300	1		
Exit, Battery	50%			2029	\$11,300	10	\$800	
Exterior Lighting HID	20%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Alarm								
Security System No Component	70%							
Generic	30%			2029	\$22,300	1	\$2,600	
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2024	\$76,300	1-3	\$4,400	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 4	100%			2039	**	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One 6300 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2027	\$148,800	1	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Two Steam Boilers</i>								
Distribution Steam Piping/Pump	100%			2039	**			

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DEPARTMENT OF EDUCATION - 040

P. S. 88 - BX

Asset # : 2689

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%	Now	\$16,200	2029	\$32,300	1	\$1,300	
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor, Cafeteria</i>								
Convector/Radiator	90%	Now	\$11,100	2034	**	1	\$6,000	
<i>Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Valves On Existing Radiators</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	5%			2029	\$24,500			
Window/Wall Unit	10%			2024	\$4,800	1		
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,800	
Exhaust Fans								
Interior	100%	Now	\$40,900	2029	\$81,800	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Defective Fan Motor - Kitchen</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	2%			2039	**	1		
Galvanized Steel	98%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$2,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$3,500	4	\$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	**	1-2	\$300	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Address : 265 WARWICK STREET @ ATLANTIC AVE
Borough : BROOKLYN **Agency's Number** : K089
Program / Asset # : BOE1105.000 / 14561 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 52,080 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3952 **Lot** : 47 **BIN** : 3087940

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$49,600	
Electrical		\$46,800
Total	\$49,600	\$46,800
Importance Code B		\$46,800
Importance Code C	\$49,600	
Total	\$49,600	\$46,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$64,700			
Interior Architecture	\$22,100		\$18,400	\$10,100
Electrical	\$4,400	\$3,300	\$3,900	\$2,900
Mechanical	\$23,000	\$6,600	\$11,100	\$6,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$126,000	\$21,700	\$45,300	\$31,200
Importance Code A	\$67,300	\$2,600	\$2,600	\$2,600
Importance Code B	\$46,300	\$19,100	\$42,700	\$19,200
Importance Code C	\$12,400			\$9,400
Total	\$126,000	\$21,700	\$45,300	\$31,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%			LIFE	**	5	\$63,300	
Masonry: Limestone	5%			LIFE	**	5	\$2,600	
Window Wall	2%			2050	**	5	\$2,600	
Windows								
Aluminum	100%			2046	**	5	\$1,800	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$7,200	
Masonry: Limestone	10%			LIFE	**	5-10	\$1,400	
Roof								
IRMA/Protected Membrane	92%	4+	\$4,500	2035	**			
			<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : At Drain Location</i>					
Modified Bitumen	3%			2035	**	10	\$900	
Sloped Glazing	5%			LIFE	**	5	\$38,000	
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								
Floors								
Carpet	5%			2029	\$20,700	3	\$2,300	
Cast in Place Concrete	5%			LIFE	**	5	\$6,600	
Ceramic Tile	5%			2039	**	5	\$1,500	
Quarry Tile	5%			2043	**	5	\$2,300	
Sheet Vinyl/Rubber	5%			2035	**	5	\$2,300	
Vinyl Tile	75%			2035	**	3	\$8,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$9,400	
Ceramic Tile	25%			2039	**	5	\$18,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,000	
Gypsum Board	60%			LIFE	**	5-10	\$76,600	
Ceilings								
AcousTileSusp.Lay-In	90%			2043	**	5	\$27,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$3,000	
Gypsum Board	5%			LIFE	**	5-10	\$5,200	
Site Enclosure								
Fence/Gates								
Iron Picket	80%			2065	**			
Masonry: Brick	20%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Pavers/Stone	100%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL

Asset # : 14561

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Activity Yard

Asphalt	50%			2039	**			
Rubber Matting	50%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,000 Amperes And One 1,600 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$200	
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Raceway

Conduit	100%			2056	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$100	
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Molded Case Bkrs	90%			2046	**	5	\$1,200	
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Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	30%			2043	**	5	\$100	
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Motor Control Center	50%			2047	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Custodian Office

Explanation : All Controllers Is Monitored By Building Management System.

Variable Frequency Drive	20%			2043	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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Lighting

Interior Lighting

Fluorescent	98%			2035	**	10	\$46,800	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

HID	2%			2035	**	10		
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Egress Lighting

Emergency, Battery	50%			2035	**	10	\$6,300	
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Exit, Service	50%			2035	**	1		
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Exterior Lighting

HID	100%			2035	**	10	\$200	
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Lightning Protection

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2065	**	5	\$1,500	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$32,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	80%			2035	**	1	\$20,600	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Package Units</i>						
Hot Water Boiler	20%			2043	**	1	\$5,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2046	**	4	\$800	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2043	**	1	\$3,400	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2035	**	2	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 RTU</i>						
Split Unit	10%			2035	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,000	
Exhaust Fans								
Roof	100%			2035	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL
Asset # : 14561

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater	Gas Fired	100%		2028	\$31,800	2	\$800	
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sewage Ejector(s)	Electric	100%		2035	**	4	\$2,100	
Backflow Preventer	Generic	100%		2035	**	1	\$3,200	
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 4th Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Sprinkler	Generic	100%		2050	**	1-2	\$14,600	
Fire Pump	Generic	100%		2039	**	1	\$9,700	
Chemical System	No Component	98%						
	Generic	2%		2028	\$600	1-3	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 89 - BX
Address : 980 MACE AVENUE @ WILLIAMSBRIDGE RD.
Borough : BRONX **Agency's Number** : X089
Program / Asset # : BOE0230.000 / 420 **Yr Built/Renovated** : 1927 / 2007
Area Sq Ft : 98,000 **Project Type** : EDUCATION
Date of Survey : 14-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4444 **Lot** : 16 **BIN** : 2051571

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$259,800	\$223,400
Interior Architecture	\$322,000	\$748,900
Electrical	\$425,900	\$432,900
Mechanical	\$762,100	\$2,208,100
Total	\$1,769,800	\$3,613,200
Importance Code A	\$259,800	\$262,900
Importance Code B	\$1,509,900	\$3,350,300
Total	\$1,769,800	\$3,613,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,200			
Interior Architecture	\$13,400	\$3,000		\$5,000
Electrical	\$43,400	\$24,400	\$8,700	\$6,600
Mechanical	\$55,200	\$14,800	\$27,000	\$14,800
Total	\$141,200	\$42,200	\$35,700	\$26,400
Importance Code A	\$51,400	\$9,900	\$9,700	\$9,700
Importance Code B	\$89,800	\$32,300	\$26,000	\$16,700
Importance Code C				
Total	\$141,200	\$42,200	\$35,700	\$26,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$84,400	
Masonry: Brick	90%			LIFE	**	5	\$139,000	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	0-2	\$29,200	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$200,900	2043	**	5	\$22,500	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$16,000	
Masonry: Brick	85%			LIFE	**	5	\$17,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,500	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$58,900	
Copper/Terne	5%			2055	**	10	\$7,700	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$88,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	0-2	\$8,300	2030	\$166,700	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$6,300	
Vinyl Tile	25%			2027	\$365,700	3	\$20,100	
Vinyl Tile 9" X 9"	15%			2022	\$284,200	3	\$9,100	
Wood	25%			2042	**	5	\$75,500	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$6,500	
Gypsum Board	10%			LIFE	**	5	\$10,500	
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$26,200	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Plaster	90%			LIFE	**	5	\$90,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	**	5	\$200	
Fused Knife Sw	50%	2-4	\$91,300	2057	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete Equipment; On Extended Life</i>								
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$200	
Fused Knife Sw	5%	2-4	\$9,600	2052	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Obsolete Equipment; On Extended Life</i>								
Molded Case Bkrs	10%			2043	**	5	\$300	
Molded Case Bkrs	75%			2026	\$143,600	5	\$1,900	
Wiring								
Braided Cloth	80%	2-4	\$218,200	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	25%			2040	**	5	\$200	
Locally Mounted	55%			2025	\$44,400	5	\$400	
Locally Mounted	20%	2-4	\$16,100	2047	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded And Connected To Metal Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$88,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2027	\$1,700	10		
Incandescent	1%			2027	\$11,600	2		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	20%			2022	\$28,200	10	\$4,700	
Emergency, Battery	30%			2032	**	10	\$7,100	
Exit, Service	20%			2022	\$5,600	1		
Exit, Service	30%			2032	**	1		
Exterior Lighting								
HID	10%			2027	\$39,500	10		
HID	10%			2035	**	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$60,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	98%			2040	**	1	\$95,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Steam Boiler	2%	Now	\$12,700	2047	**	1	\$1,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Malfunctioning Boiler Feed Water Pump Controls, Defective Make-up Water Valve Controls On Boiler #2</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	80%			2027	\$1,326,900	4	\$3,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Steam And Condensate Return Piping Beyond The Boiler Room</i>								
Central Plant Steam Piping/Pmp	19%			2047	**	4	\$900	
Central Plant Steam Piping/Pmp	1%	Now	\$16,600	2057	**	4		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Leaky Vacuum Pumping System</i>								
Terminal Devices								
Air Handler	30%			2022	\$413,400	1	\$18,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	70%			2025	\$367,300	1	\$22,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Split Unit	15%			2037	**			
<i>Recent Installation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Cafeteria And Auditorium</i>								
Window/Wall Unit	75%			2026	\$153,200	1		
<i>Recent Installation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout Classrooms And Administrative Offices</i>								
No Component	10%							
Heat Rejection								
Dry Cooler	15%			2037	**	2	\$10,200	
<i>Recent Installation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Of School</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,600	
Exhaust Fans								
Interior	100%			2022	\$348,700	2	\$3,000	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2037	**	1		
Galvanized Steel	70%	Now	\$6,000	2025	\$301,000	1		
<i>Antiquated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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DEPARTMENT OF EDUCATION - 040

P. S. 89 - BX

Asset # : 420

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2026	\$59,800	2	\$1,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%	Now	\$4,100	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$14,900	4	\$2,100	
Backflow Preventer No Component Generic	80%			2032	**	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Unit Serves Boilers Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component Generic	97%			2037	**	1-2	\$800	
	3%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 892 - Q
Address : 199-10 112TH AVENUE
Borough : QUEENS **Agency's Number** : Q892
Program / Asset # : BOE1184.000 / 14930 **Yr Built/Renovated** : 1957 / 2013
Area Sq Ft : 59,746 **Project Type** : EDUCATION
Date of Survey : 08-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 10975 **Lot** : 1 **BIN** : 4235252

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$109,000
Electrical		\$53,700
Mechanical		\$111,100
Total		\$273,900
Importance Code A		\$109,000
Importance Code B		\$164,800
Total		\$273,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,900			
Interior Architecture	\$1,300	\$36,500	\$20,700	\$5,500
Electrical	\$4,900	\$5,100	\$4,000	\$4,000
Mechanical	\$6,900	\$6,700	\$11,600	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,000	\$52,300	\$40,200	\$19,900
Importance Code A	\$13,600	\$4,700	\$4,700	\$4,700
Importance Code B	\$12,400	\$47,600	\$17,000	\$15,200
Importance Code C			\$18,400	
Total	\$26,000	\$52,300	\$40,200	\$19,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$60,900	
Masonry: Limestone	8%			LIFE	**	5	\$4,000	
Windows								
Aluminum	100%			2051	**	5	\$17,700	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$9,000	
Masonry: Limestone	10%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	100%			2037	**	10	\$48,100	
Interior								
Floors								
Carpet	3%			2030	\$36,600	3	\$5,400	
Cast in Place Concrete	2%			LIFE	**	5	\$3,900	
Ceramic Tile	5%			2038	**	5	\$4,500	
Terrazzo	45%			LIFE	**	5	\$31,400	
Vinyl Tile	40%			2034	**	3	\$13,400	
Wood	5%			2064	**	5	\$8,400	
Interior Walls								
Ceramic Tile	25%			2038	**	5	\$36,900	
Concrete Masonry Unit	3%			LIFE	**	5	\$1,800	
Gypsum Board	25%			LIFE	**	5	\$22,100	
Granite Panels	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$4,400	
SGFT/Glazed Masonry	32%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	85%			2042	**	5	\$64,100	
Gypsum Board	15%			LIFE	**	5	\$14,100	
Site Enclosure								
Fence/Gates								
Chain Link	8%			2049	**			
Iron Picket	92%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Cast in Place Concrete	95%			2042	**			
Rubber Matting	5%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	15%			2051	**	5	\$200	
Molded Case Bkrs	85%			2051	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	80%			2046	**	5	\$300	
Variable Frequency Drive	20%			2046	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$52,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2037	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$7,200	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
Fluorescent	30%			2037	**	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
No Component	70%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Perimeter Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$36,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Conversion Equipment

Furnace

40%

2037

* *

1

\$11,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 Rooftop Package Units*

Steam Boiler

60%

2046

* *

1

\$35,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Steam Piping/Pump

60%

2055

* *

No Component

40%

Terminal Devices

Convactor/Radiator

60%

2046

* *

1

\$11,600

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2051

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

40%

2037

* *

2

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 Rooftop Units. R-410a Refrigerant*

Window/Wall Unit

60%

2028

\$74,700

1

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$33,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 892 - Q

Asset # : 14930

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
	Exhaust Fans							
	Interior	20%		2037	**	2	\$400	
	Roof	80%		2037	**	2	\$1,500	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2055	**	1		
	Water Heater							
	Gas Fired	100%		2028	\$36,400	2	\$900	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Backflow Preventer							
	Not Accessible	100%						
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2055	**	1-2	\$800	
	Chemical System							
	Generic	100%		2028	\$27,900	1-3	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 90 - BX
Address : 1116 SHERIDAN AVENUE BTWN: MC CLELLAN ST., EAST 166 S
Borough : BRONX **Agency's Number** : X090
Program / Asset # : BOE0231.000 / 421 **Yr Built/Renovated** : 1928 / 2000
Area Sq Ft : 92,000 **Project Type** : EDUCATION
Date of Survey : 19-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2456 **Lot** : 100 **BIN** : 2002745

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$661,700	\$146,700
Interior Architecture	\$883,100	\$222,600
Electrical	\$1,036,200	\$329,300
Mechanical	\$754,200	\$1,969,500
Site Pavements		\$58,100
Total	\$3,335,200	\$2,726,100
Importance Code A	\$661,700	\$146,700
Importance Code B	\$2,525,800	\$2,540,200
Importance Code C	\$147,700	\$39,300
Total	\$3,335,200	\$2,726,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$81,400	\$2,400		\$14,100
Electrical	\$2,600	\$3,400	\$2,800	\$27,900
Mechanical	\$65,800	\$15,000	\$20,600	\$28,200
Site Enclosure	\$3,300			
Site Pavements	\$16,700			
Total	\$169,800	\$20,800	\$23,400	\$70,300
Importance Code A	\$9,100	\$9,100	\$9,100	\$9,300
Importance Code B	\$143,900	\$11,700	\$14,300	\$61,000
Importance Code C	\$16,800			
Total	\$169,800	\$20,800	\$23,400	\$70,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	95%			LIFE	**	5	\$146,700
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Masonry: Limestone	5%			LIFE	**	5	\$5,800
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Windows								
	Aluminum	100%	Now	\$602,800	2045	**	5	\$22,500
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 85%</i>						
		<i>Location : Throughout</i>						
		<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Parapets								
	Masonry: Brick	95%			LIFE	**	5	\$19,600
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Pre-Cast Concrete	5%			LIFE	**	5	\$6,500
		<i>Repairs in Progress, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Roof								
	Built-Up (BUR)	95%			2034	**	10	\$58,900
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Copper/Terne	5%			2057	**	10	\$7,700
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Interior								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,200	
Ceramic Tile	5%	Now	\$8,300	2032	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	2%	Now	\$9,900	2034	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%	0-2	\$40,000	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$21,900	2034	**	3	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 12x12 Tiles</i>								
Vinyl Tile 9" X 9"	15%	Now	\$28,400	2024	\$284,200	3	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	48%			2044	**	5	\$145,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$12,900	2032	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Toilets And Kitchen</i>								
Masonry: Brick	15%	0-2	\$54,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$37,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$56,100	LIFE	**	5	\$39,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor, Classrooms, Stairs And Around Auditorium Windows</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor, Classrooms, Stair Tower</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$16,100	
AcousTileSusp.Lay-In	3%			2042	**	5	\$4,800	
Exposed Concrete	12%			LIFE	**	5	\$3,000	
Plaster	75%	Now	\$338,700	LIFE	**	5	\$75,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor, Classrooms, Stairs</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Rooms 404, 411, 455</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2049	**			
Iron Picket	15%	0-2	\$3,200	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$100	2064	**			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Side</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,200	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	60%			2038	**			
Cast in Place Concrete	35%			2042	**			
Pavers/Stone	5%	Now	\$700	2032	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Stairs</i>								
Parking/Driveway								
Asphalt	95%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Used By Contractor For Storage</i>								
Cast in Place Concrete	5%			2042	**			
Activity Yard								
Asphalt	75%	2-4	\$6,700	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%			2029			\$58,100	

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2049	**	5	\$300	
Molded Case Bkrs	30%			2029	\$54,800	5	\$700	
Raceway								
Conduit	80%			2029	\$147,400	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	10%			2028	\$19,200	5	\$200	
Molded Case Bkrs	80%			2045	**	5	\$1,900	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2029	\$27,300	1		
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$700	
Generic	50%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$184,200	10	\$71,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2034	**	10	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2024	\$54,600	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$66,200	10	\$11,100	
Exit, Service	50%			2024	\$13,200	1		
Exterior Lighting								
HID	100%			2024	\$371,000	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$89,200	1	\$10,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$17,000

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 2

100%

2049

* *

5

\$28,500

Conversion Equipment

Steam Boiler

100%

2042

* *

1

\$91,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Steam Boilers*

Distribution

Central Plant Steam

20%

2049

* *

4

\$1,400

Piping/Pmp

Central Plant Steam

80%

2029

\$1,245,700

4

\$5,400

Piping/Pmp

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Beyond The Boiler Room, Steam And Condensate Piping Are Beyond Useful Life Cycle Rating*

Terminal Devices

Air Handler

20%

2024

\$258,700

1

\$11,400

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement Fan Room, Blowers Are Beyond Useful Life Cycle Rating*

Convactor/Radiator

70%

2027

\$344,800

1

\$20,800

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout, Radiators Are Beyond Useful Life Cycle Rating*

Fan Coil Unit/Heat

10%

0-2

\$13,800

2024

\$137,800

1

\$2,700

*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Various Classrooms, Multiple Mechanical / Electrical Defects**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout Classrooms, Unit Ventilators Are Beyond Useful Life Cycle Rating*

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Window/Wall Unit

50%

2024

\$95,900

1

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$51,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	80%			2024	\$261,800	2	\$2,300
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, Exhaust Fans Are Beyond Useful Life Cycle Rating</i>								
	Roof	20%	Now	\$3,100	2029	\$30,500	2	\$500
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof - Defective Kitchen Exhaust Fan Motor</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2049	**	1	
	Galvanized Steel	80%			2027	\$322,900	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Beyond The Boiler Room, Domestic Hot And Cold Water Piping Beyond Useful Life Cycle Rating</i>								
Water Heater								
	Gas Fired	100%			2028	\$56,100	2	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 400 Gallon Capacity</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$33,700	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Riser Near Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Beyond The Boiler Room, Sanitary Piping Beyond Useful Life Cycle Rating</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Beyond The Boiler Room, Storm Drain Piping Beyond Useful Life Cycle Rating</i>								
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$2,900
Backflow Preventer								
	Generic	100%			2037	**	1	\$5,600
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2039	**	1-2	\$1,300

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 90 - BX MINISCHOOL
Address : 1116 SHERIDAN AVENUE BTWN: MC CLELLAN ST., EAST 166 S
Borough : BRONX **Agency's Number** : X890
Program / Asset # : BOE0231.010 / 422 **Yr Built/Renovated** : 1969 / 1997
Area Sq Ft : 12,000 **Project Type** : EDUCATION
Date of Survey : 19-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2456 **Lot** : 100 **BIN** : 2002745

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$39,400	\$86,100
Interior Architecture	\$46,800	\$101,100
Electrical	\$48,400	\$48,400
Mechanical		\$491,400
Total	\$134,600	\$727,000
Importance Code A	\$39,400	\$86,100
Importance Code B	\$95,200	\$640,900
Total	\$134,600	\$727,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,200			\$32,300
Interior Architecture	\$41,000			\$1,900
Electrical	\$300	\$400	\$500	\$36,300
Mechanical	\$700	\$700	\$1,600	\$11,300
Total	\$46,200	\$1,200	\$2,100	\$81,800
Importance Code A	\$4,800	\$600	\$600	\$32,900
Importance Code B	\$35,300	\$600	\$1,500	\$48,900
Importance Code C	\$6,200			
Total	\$46,200	\$1,200	\$2,100	\$81,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX MINISCHOOL

Asset # : 422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Metal Panel	95%			2039	**	5-10	\$118,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$4,200	2037	**	5	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%	Now	\$39,400	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2039	**	5-10		
Interior								
Floors								
Ceramic Tile	5%	Now	\$16,500	2044	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	0-2	\$5,100	2029	\$101,100	3	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	25%	Now	\$46,800	2039	**	3	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$6,200	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$13,300	2034	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Asphalt	100%			2038	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX MINISCHOOL

Asset # : 422

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical/ Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	95%			2029	\$22,500	1		
Conduit	5%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,600	5		
Molded Case Bkrs	75%			2028	\$23,900	5	\$200	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Thermoplastic	90%			2029	\$23,300	1		
Thermoplastic	10%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2024	\$1,400	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	95%			2034	**	10	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$8,600	10	\$1,400	
Exit, Service	50%			2024	\$1,700	1		
Exterior Lighting								
HID	100%			2024	\$48,400	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$11,600	1	\$1,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX MINISCHOOL

Asset # : 422

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	100%			2034	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 - Gas Fired Hot Air Furnaces</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2030	\$448,700	2	\$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Interior	100%			2029	\$42,700	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2024	\$10,600	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 91 - BX
Address : 2200 AQUEDUCT AVENUE @W. 182 STREET
Borough : BRONX **Agency's Number** : X091
Program / Asset # : BOE0232.000 / 198 **Yr Built/Renovated** : 1929 / 1999
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 09-May-2017 **Landmark Status** : NONE
Areas Surveyed : Floors xx
Block : 3208 **Lot** : 1 **BIN** : 2014505

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$105,100	\$80,000
Interior Architecture	\$51,400	\$223,600
Electrical	\$382,400	\$315,000
Mechanical	\$911,000	\$668,400
Site Pavements	\$181,500	
Total	\$1,631,400	\$1,287,000
Importance Code A	\$105,100	\$119,500
Importance Code B	\$1,526,300	\$1,167,500
Total	\$1,631,400	\$1,287,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$10,800
Interior Architecture	\$7,900	\$2,500	\$1,500	\$1,600
Electrical	\$2,400	\$1,900	\$10,100	\$3,000
Mechanical	\$20,700	\$9,500	\$25,400	\$9,500
Site Pavements	\$1,400			
Total	\$32,400	\$13,900	\$37,000	\$24,900
Importance Code A	\$6,500	\$6,500	\$6,700	\$17,300
Importance Code B	\$24,400	\$7,400	\$30,400	\$7,600
Importance Code C	\$1,400			
Total	\$32,400	\$13,900	\$37,000	\$24,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
Masonry: Brick	80%			LIFE	**	5	\$71,100	
Masonry: Brick	10%	Now	\$57,200	LIFE	**	5	\$8,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%			2044	**	5	\$21,600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,700	
Masonry: Brick	45%			LIFE	**	5	\$4,300	
Masonry: Brick	45%			LIFE	**	5	\$4,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$47,800	
Copper/Terne	5%			2056	**	10	\$6,300	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$43,600	
Ceramic Tile	5%			2037	**	5	\$5,000	
Quarry Tile	2%			2033	**	5	\$3,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	5%			2033	**	3	\$2,500	
Vinyl Tile	8%	4+	\$7,200	2028	\$72,400	3	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classroom 320-326</i>								
Wood	20%			2043	**	5	\$37,400	
Wood	35%			2068	**	5	\$65,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : New Wood Floor Installed In 2016</i>								
Interior Walls								
Masonry: Brick	15%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$3,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	70%			LIFE	**	5	\$24,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete	10%			LIFE	**	5	\$1,600	
Plaster	80%			LIFE	**	5	\$49,900	
Plaster	10%			LIFE	**	5	\$6,200	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Auditorium

Site Enclosure

Fence/Gates

Chain Link	30%			2048	**			
Iron Picket	70%			2063	**			

Retaining Walls

Cast in Place Concrete	100%			2063	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$112,100	2045	**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : W.182nd Street And Clinton Place

Misaligned/Bulging, Extent : Severe, Area Affected : 10%

Location : Clinton Place

On-Site Walkways

Asphalt	100%	4+	\$1,400	2041	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 40%

Location : Near Mini School In Rear Of School

Activity Yard

Asphalt	100%	4+	\$69,400	2041	**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 40%

Location : Play Yard

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2028	\$35,600	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Ampere Main Disconnect Switch

Fused Disc Sw	10%			2028	\$4,000	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$156,500	5	\$300	
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Raceway

Conduit	90%			2028	\$119,000	1		
Conduit	10%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	8%			2027	\$11,500	5	\$100	
Fused Disc Sw	2%			2044	**	5		
Molded Case Bkrs	90%			2044	**	5	\$1,600	
Wiring								
Braided Cloth	60%	2-4	\$111,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	**	10	\$58,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	4%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$8,000	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	20%			2033	**	10		
HID	80%	Now	\$212,900	2038	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$7,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$12,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2048	**	5	\$20,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$65,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$55,900	2038	**	4	\$3,300	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	40%			2023	\$371,200	1	\$16,300	
Convactor/Radiator	50%			2026	\$176,700	1	\$10,700	
Fan Coil Unit/Heat	10%			2023	\$98,800	1	\$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$110,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	100%	Now	\$4,700	2023	\$234,800	2	\$1,600	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : No Belts Available For Replacement</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2028	\$393,600	1		
Galvanized Steel	20%	2-4	\$5,800	2026	\$57,900	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Water Heater								
Gas Fired	100%	Now	\$40,300	2028	\$40,300	2	\$800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$2,100	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX

Asset # : 198

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	97%						
	Generic	3%			2028	\$19,400	1-2	\$600

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 91 - BX MINISCHOOL
Address : 2200 AQUEDUCT AVENUE @ W. 182 STREET
Borough : BRONX **Agency's Number** : X891
Program / Asset # : BOE0232.010 / 3027 **Yr Built/Renovated** : 1969 / 2000
Area Sq Ft : 6,130 **Project Type** : EDUCATION
Date of Survey : 09-May-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3208 **Lot** : 1 **BIN** : 2014505

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$35,800	
Interior Architecture		\$100,500
Electrical		\$48,400
Mechanical		\$130,400
Total	\$35,800	\$279,300
Importance Code A	\$35,800	
Importance Code B		\$279,300
Total	\$35,800	\$279,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,500			
Interior Architecture	\$38,400	\$1,500		
Electrical	\$200	\$300	\$31,300	\$200
Mechanical	\$5,700	\$400	\$800	\$400
Total	\$89,800	\$2,100	\$32,100	\$600
Importance Code A	\$45,800	\$300	\$300	\$300
Importance Code B	\$28,000	\$1,800	\$31,700	\$300
Importance Code C	\$16,000			
Total	\$89,800	\$2,100	\$32,100	\$600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX MINISCHOOL

Asset # : 3027

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%	Now	\$33,800	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	50%	Now	\$5,900	2048	**	5	\$14,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$5,800	2036	**	5	\$600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	0-2	\$35,800	2033	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$1,300	2037	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2028		3	\$1,100	
Vinyl Tile 9" X 9"	70%			2028		3	\$3,200	
Interior Walls								
Concrete Masonry Unit	35%	2-4	\$16,000	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	65%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$21,100	2033	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2028	\$14,800	1		
Panelboards								
Fused Disc Sw	10%			2027	\$2,400	5		
Molded Case Bkrs	90%			2027	\$21,500	5	\$100	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX MINISCHOOL

Asset # : 3027

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2028	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	**	10	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$700	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$24,700	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	100%			2033	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit Ceiling Duct Mounted</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 91 - BX MINISCHOOL

Asset # : 3027

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2026	\$130,400	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,400	
Exhaust Fans								
Interior	100%			2028	\$21,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Electric	100%	0-2	\$5,400	2028	\$5,400	4		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 92 - BX
Address : 700 EAST 179 STREET BTWN: CROTONA AVE - CLINTON AVE
Borough : BRONX **Agency's Number** : X092
Program / Asset # : BOE0233.000 / 423 **Yr Built/Renovated** : 1930 / 2009
Area Sq Ft : 87,000 **Project Type** : EDUCATION
Date of Survey : 12-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3092 **Lot** : 14 **BIN** : 2012620

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$275,300	\$179,300
Interior Architecture	\$670,200	\$863,800
Electrical	\$788,700	\$693,100
Mechanical	\$892,000	\$267,200
Total	\$2,626,300	\$2,003,400
Importance Code A	\$275,300	\$218,800
Importance Code B	\$2,278,600	\$1,691,400
Importance Code C	\$72,300	\$93,200
Total	\$2,626,300	\$2,003,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,100		\$14,600	
Interior Architecture	\$97,800			\$7,100
Electrical	\$12,200	\$12,400	\$1,100	\$1,000
Mechanical	\$25,500	\$13,900	\$16,500	\$14,500
Total	\$137,600	\$26,300	\$32,200	\$22,600
Importance Code A	\$10,700	\$8,800	\$23,300	\$8,600
Importance Code B	\$75,900	\$17,500	\$8,900	\$14,000
Importance Code C	\$50,900			
Total	\$137,600	\$26,300	\$32,200	\$22,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$37,100	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	Now	\$275,300	LIFE	**	5	\$85,500	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Foundation, Boiler Room</i>							
Masonry: Granite	5%			LIFE	**	5	\$3,600	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%			2043	**	5	\$29,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,600	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	5%			2071	**	5	\$4,200	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	80%			LIFE	**	5	\$14,000	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	5%			LIFE	**	5	\$5,500	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Roof								
Copper/Terne	5%			2067	**	10	\$7,500	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	95%			2037	**	10	\$56,700	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$30,100	LIFE	**	5	\$59,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2030	\$84,200	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$16,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	42%	Now	\$103,400	2027	\$516,900	3	\$21,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	30%	Now	\$286,500	2042	**	5	\$38,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Ceramic Tile	3%			2030	\$93,200	5	\$3,200	
Masonry: Brick	15%	Now	\$32,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Marble Panels	2%	Now	\$18,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$72,300	LIFE	**	5	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	5%			2040	**	5	\$6,800	
Exposed Concrete	10%	Now	\$46,600	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	85%	Now	\$161,500	LIFE	**	5	\$72,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$35,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2027	\$4,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$182,600	5	\$400	
Raceway								
Conduit	95%			2027	\$175,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$200	
Molded Case Bkrs	80%			2026	\$153,200	5	\$1,800	
Molded Case Bkrs	10%			2043	**	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$245,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$64,500	5	\$500	
Locally Mounted	20%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$78,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$10,500	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$350,800	10	\$300	
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2022	\$192,400	1-3	\$10,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2047	**	1		
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Conversion Equipment

Steam Boiler	100%			2032	**	1	\$86,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp	100%			2037	**	4	\$6,400	
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Terminal Devices

Air Handler	50%			2022	\$611,700	1	\$26,900	
Convactor/Radiator	50%	Now	\$11,600	2032	**	1	\$12,600	

*Leak Evident, Extent : Moderate, Area Affected : 8%**Location : Various Locations*

Air Conditioning

Energy Source

Electricity	100%			2035	**	1		
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Conversion Equipment

Window/Wall Unit	40%			2022	\$72,500	1		
No Component	60%							

Ventilation

Distribution

Ductwork/Diffusers	50%			LIFE	**	2-5	\$24,300	
No Component	50%							

Exhaust Fans

Interior	50%			2022	\$154,800	2	\$1,300	
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*Not in Service, Extent : Severe, Area Affected : 15%**Location : 4th Floor Exhaust Fan, Basement*

No Component	50%							
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Plumbing

H/C Water Piping

Brass/Copper	30%			2037	**	1		
Galvanized Steel	70%			2025	\$267,200	1		

Water Heater

Gas Fired	100%			2022	\$53,100	2	\$1,300	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 92 - BX

Asset # : 423

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component Generic	97% 3%			2037	**	1-2	\$700	
Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 93 - BX
Address : 1535 STORY AVENUE @ELDER AVE.
Borough : BRONX **Agency's Number** : X093
Program / Asset # : BOE0234.000 / 424 **Yr Built/Renovated** : 1930 / 2012
Area Sq Ft : 78,000 **Project Type** : EDUCATION
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3652 **Lot** : 1 **BIN** : 2097341

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$881,800
Interior Architecture	\$566,800	\$465,000
Electrical	\$520,000	\$479,100
Mechanical	\$47,600	\$688,500
Site Pavements		\$145,700
Total	\$1,134,400	\$2,660,100
Importance Code A		\$917,300
Importance Code B	\$1,134,400	\$1,627,500
Importance Code C		\$115,300
Total	\$1,134,400	\$2,660,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$6,000	\$18,300
Interior Architecture	\$9,900	\$3,900	\$30,800	
Electrical	\$2,900	\$3,000	\$12,400	\$2,600
Mechanical	\$32,300	\$12,300	\$66,500	\$13,400
Total	\$45,000	\$19,200	\$115,700	\$34,300
Importance Code A	\$7,700	\$7,700	\$13,900	\$26,000
Importance Code B	\$29,300	\$11,500	\$101,700	\$8,300
Importance Code C	\$8,000			
Total	\$45,000	\$19,200	\$115,700	\$34,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$54,700	
Masonry: Brick	85%			LIFE	**	5	\$119,000	
Masonry: Granite	5%			LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : South, East And West Facade Base</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$22,800	
Windows								
Aluminum	100%			2044	**	5	\$36,600	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$11,000	
Metal Security Bars	5%			2043	**			
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Copper/Terne	5%			2043	**	10	\$6,000	
Modified Bitumen	95%			2028	\$662,300	10	\$45,700	
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,700	
Ceramic Tile	3%			2031	**	5	\$3,700	
Quarry Tile	2%			2033	**	5	\$3,700	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	25%			2028	\$283,400	3	\$11,700	
Vinyl Tile	50%			2023	\$566,800	3	\$23,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Wood	10%			2043	**	5	\$23,400	
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$16,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,700	
Glass: Single Pane	1%			LIFE	**	5	\$4,000	
Masonry: Brick	10%			LIFE	**			
Metal: Cage/Fence	2%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	72%			LIFE	**	5	\$115,300	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%			2033	**	5	\$18,700	
Plaster	85%			LIFE	**	5	\$66,300	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

60%

2048

* *

Iron Picket

40%

2048

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

* *

Parking/Driveway

Asphalt

100%

2031

* *

Activity Yard

Asphalt

80%

2037

* *

Rubber Matting

20%

2028

\$145,700

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

90%

2028

\$35,600

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Ampere Main Disconnect Switch*

Fused Disc Sw

10%

2038

* *

5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw

70%

2028

\$109,600

5

\$200

Fused Disc Sw

30%

2038

* *

5

\$100

Raceway

Conduit

80%

2028

\$105,800

1

Conduit

20%

2038

* *

1

Panelboards

Fused Disc Sw

3%

2036

* *

5

\$100

Fused Disc Sw

7%

2027

\$10,100

5

\$100

Molded Case Bkrs

75%

2027

\$107,700

5

\$1,500

Molded Case Bkrs

15%

2036

* *

5

\$300

Wiring

Braided Cloth

70%

2-4

\$129,900

2053

* *

1

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2038

* *

1

Thermoplastic

20%

2028

\$37,100

1

Motor Controllers

Locally Mounted

20%

2026

\$16,100

5

\$100

Locally Mounted

80%

2033

* *

5

\$400

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	94%			2038	**	10	\$67,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	6%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$9,400	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$314,500	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$75,600	1	\$8,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exit Doors, Hallway And Offices</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor Only</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$14,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Tank 7500 Gallons</i>						
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$77,300	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2048	**	4	\$3,800	
Terminal Devices								
Air Handler	40%			2028	\$438,700	1	\$19,300	
Convactor/Radiator	60%			2033	**	1	\$15,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$32,500	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500	
Exhaust Fans								
Interior	90%	Now	\$12,500	2028	\$249,800	2	\$1,700	
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Roof	10%			2023	\$13,000	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Gas Fired	100%			2023	\$47,600	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit - 400 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,100	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Backs Up In The Basement With A Hard Rain</i>						
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$2,500	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
No Component	90%							
Generic	10%			2028	\$2,000	1	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Make Up Line</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2038	**	1-2	\$1,100	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX

Asset # : 424

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Wet	20%			2026	\$5,600	1-3	\$800
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Water Pressure Fire Extinguishers</i>					
	Wet	10%			2023	\$2,800	1-3	\$400
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					
	No Component	70%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 93 - BX MINISCHOOL
Address : 1535 STORY AVENUE @ELDER AVE.
Borough : BRONX **Agency's Number** : X893
Program / Asset # : BOE0234.010 / 425 **Yr Built/Renovated** : 1972 / 2006
Area Sq Ft : 12,120 **Project Type** : EDUCATION
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 3652 **Lot** : 1 **BIN** : 2097341

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$104,800	\$95,000
Interior Architecture	\$44,000	\$162,500
Electrical	\$48,900	\$48,400
Mechanical		\$504,800
Total	\$197,600	\$810,600
Importance Code A	\$104,800	\$95,000
Importance Code B	\$92,800	\$715,600
Total	\$197,600	\$810,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$6,500	\$1,500
Interior Architecture	\$5,300	\$2,200		
Electrical	\$10,600	\$500	\$24,300	\$400
Mechanical	\$11,700	\$700	\$1,900	\$700
Total	\$27,600	\$3,500	\$32,600	\$2,600
Importance Code A	\$600	\$600	\$7,100	\$2,100
Importance Code B	\$26,800	\$2,900	\$25,500	\$500
Importance Code C	\$200			
Total	\$27,600	\$3,500	\$32,600	\$2,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX MINISCHOOL

Asset # : 425

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2048	**	5-10	\$130,600	
Windows								
Aluminum	100%			2044	**	5	\$2,900	
Roof								
Metal Panel	100%			2041	**	10	\$69,200	
Soffits								
Metal Panel	100%			2038	**	5-10	\$23,800	
Interior								
Floors								
Ceramic Tile	3%			2031	**	5	\$600	
Vinyl Tile	97%			2028		3	\$6,700	
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$500	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,600	
Metal Panel	72%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$44,000	2041	**	5	\$8,500	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%	2-4	\$4,800	LIFE	**	5	\$1,100	
			<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Bathrooms</i>					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Activity Yard								
Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$5,200	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical And Electrical Room</i>					
			<i>Explanation : Two 200 Ampere Main Disconnect Switches</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX MINISCHOOL

Asset # : 425

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2028	\$23,700	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,600	5		
Molded Case Bkrs	95%			2027	\$30,300	5	\$300	
Wiring								
Thermoplastic	100%			2028	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2026	\$48,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$8,900	10	\$1,500	
Exit, Service	50%			2023	\$1,800	1		
Exterior Lighting								
HID	100%			2023	\$48,900	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$11,700	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exit Doors And Hallway</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 93 - BX MINISCHOOL

Asset # : 425

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Conversion Equipment							
	Furnace	100%		2028	\$29,000	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Ceiling Mounted Duct</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
	Energy Source							
	Electricity	100%		2036	**	1		
	Conversion Equipment							
	Interior Pkg Unit - Cooling	100%		2029	\$460,900	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Mechanical Room</i>								
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$6,900	
	Exhaust Fans							
	Interior	100%		2028	\$43,900	2	\$400	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2033	**	1		
	Water Heater							
	Electric	100%		2021	\$10,900	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Chemical System							
	Wet	20%		2026	\$5,600	1-3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Water Pressure Fire Extinguishers</i>								
	No Component	80%						

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 94 - BX
Address : 3530 KINGS COLLEGE PLACE @E. 211 STREET
Borough : BRONX **Agency's Number** : X094
Program / Asset # : BOE0235.000 / 426 **Yr Built/Renovated** : 1929 / 2013
Area Sq Ft : 66,000 **Project Type** : EDUCATION
Date of Survey : 10-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3356 **Lot** : 36 **BIN** : 2018628

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$119,400	\$128,600
Interior Architecture	\$402,600	\$756,900
Electrical	\$412,800	\$647,300
Mechanical	\$805,200	\$299,400
Total	\$1,740,000	\$1,832,200
Importance Code A	\$119,400	\$168,100
Importance Code B	\$1,620,600	\$1,561,100
Importance Code C		\$103,100
Total	\$1,740,000	\$1,832,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,300	\$700	\$10,300	
Interior Architecture	\$19,500			\$2,500
Electrical	\$2,600	\$2,500	\$1,800	\$1,800
Mechanical	\$41,700	\$9,500	\$14,500	\$10,200
Total	\$96,100	\$12,600	\$26,600	\$14,500
Importance Code A	\$38,900	\$7,400	\$16,800	\$6,500
Importance Code B	\$47,200	\$5,300	\$9,800	\$8,000
Importance Code C	\$10,000			
Total	\$96,100	\$12,600	\$26,600	\$14,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$48,600	
Masonry: Brick	25%	Now	\$71,600	LIFE	**	5	\$22,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Coal Bunker, Boiler Room, Foundation, Rooms 452 And 359</i>								
Masonry: Brick	65%			LIFE	**	5	\$57,800	
Masonry: Limestone	3%			LIFE	**	5	\$2,000	
Windows								
Aluminum	95%			2043	**	5	\$20,500	
Wood	5%	Now	\$32,300	2052	**	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$1,500	
Copper/Terne	3%			2062	**	5	\$1,400	
Masonry: Brick	90%			LIFE	**	5	\$8,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	
Roof								
Built-Up (BUR)	95%			2032	**	10	\$47,800	
Copper/Terne	5%			2055	**	10	\$6,300	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$54,500	
Mosaic Tile	5%			2025		5	\$12,500	
Vinyl Tile	20%			2027		3	\$10,000	
Wood	50%	Now	\$351,200	2042	**	5	\$46,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor Corridor, Gymnasium, Room 421</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fourth Floor Corridor, Gymnasium, Room 421</i>								
Interior Walls								
Ceramic Tile	3%			2030		5	\$3,500	
Masonry: Brick	20%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Coal Bunker</i>								
Marble Panels	2%			LIFE	**			
Plaster	70%			LIFE	**	5	\$24,500	
Plaster	5%	Now	\$10,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 452</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room 452</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%	Now	\$51,400	LIFE	**	5	\$2,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Beam In Boiler Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	5%	Now	\$7,000	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 454</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 454</i>								
Plaster	80%			LIFE	**	5	\$49,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$39,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$156,500	5	\$300	
Raceway								
Conduit	90%			2027	\$119,000	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$21,500	5	\$200	
Molded Case Bkrs	10%			2035	**	5	\$200	
Molded Case Bkrs	75%			2026	\$107,700	5	\$1,300	
Wiring								
Braided Cloth	70%	2-4	\$129,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$64,500	5	\$400	
Locally Mounted	20%			2040	**	5	\$100	
Ground								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible, Covered With Insulation*

Lighting

Interior Lighting

Fluorescent

96%

2035

* *

10

\$58,100

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

2%

2035

* *

10

\$1,200

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Hallways*

LED

2%

2035

* *

Egress Lighting

Emergency, Battery

50%

2027

\$47,500

10

\$8,000

Exit, Service

50%

2027

\$9,500

1

Exterior Lighting

HID

20%

2027

\$53,200

10

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2022

\$64,000

1

\$7,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System Only, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2022

\$218,900

1-3

\$12,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

2047

* *

1

Fuel

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2040	**	1	\$65,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$111,700	2037	**	4	\$3,300	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Feedback Pump, Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2022	\$185,600	1	\$8,200	
Convactor/Radiator	50%	Now	\$8,800	2025	\$176,700	1	\$9,600	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
Fan Coil Unit/Heat	30%	Now	\$14,800	2022	\$296,500	1	\$5,800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2025	\$82,500	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	90%			2022	\$211,300	2	\$1,800	
Roof	10%	Now	\$500	2027	\$11,000	2	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$9,800	2037	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2025	\$40,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX

Asset # : 426

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2027	\$19,400	1-2	\$600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 94 - BX ANNEX
Address : 268 EAST 211 STREET
Borough : BRONX **Agency's Number** : X361
Program / Asset # : BOE0235.020 / 14575 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 51,000 **Project Type** : EDUCATION
Date of Survey : 10-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3356 **Lot** : 36 **BIN** : 2115241

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$38,700
Electrical		\$46,800
Total		\$85,500
Importance Code A		\$38,700
Importance Code B		\$46,800
Total		\$85,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,800		
Interior Architecture		\$26,500		
Electrical	\$1,400	\$2,200	\$1,900	\$2,300
Mechanical	\$38,500	\$6,100	\$11,600	\$5,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$51,800	\$54,400	\$25,300	\$19,900
Importance Code A	\$2,500	\$10,300	\$2,600	\$2,500
Importance Code B	\$49,300	\$38,500	\$22,700	\$17,400
Importance Code C		\$5,600		
Total	\$51,800	\$54,400	\$25,300	\$19,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$18,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : New Building Completed In 2010.</i>								
Metal Panel	5%			2057	**	5-10	\$11,700	
Pre-Cast Concrete	35%			LIFE	**	5	\$38,700	
Window Wall	5%			2057	**	5	\$6,400	
Windows								
Aluminum	95%			2052	**	5	\$1,700	
Metal Louvers	5%			2042	**	10	\$600	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$600	
Pre-Cast Concrete	50%			LIFE	**	5	\$3,700	
Roof								
Copper/Terne	10%			2067	**	10	\$7,100	
IRMA/Protected Membrane	90%			2037	**	10	\$25,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2042	**	5	\$1,500	
Quarry Tile	5%			2047	**	5	\$2,300	
Sheet Vinyl/Rubber	15%			2037	**	5	\$6,800	
Vinyl Tile	70%			2037	**	3	\$8,000	
Interior Walls								
Ceramic Tile	15%			2042	**	5	\$11,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,000	
Gypsum Board	70%			LIFE	**	5	\$31,500	
Metal Panel	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	85%			2047	**	5	\$25,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$3,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	100%			2053	**	1	
Panelboards								
	Molded Case Bkrs	100%			2049	**	5	\$1,300
Wiring								
	Thermoplastic	100%			2053	**	1	
Motor Controllers								
	Locally Mounted	100%			2044	**	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$700
Lighting								
Interior Lighting								
	Fluorescent	95%			2035	**	10	\$44,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
	Fluorescent	5%			2035	**	10	\$2,300
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Cfl Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
	Emergency, Battery	50%			2035	**	10	\$6,200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Some Light Fixtures Equipped With Battery Pack</i>						
	Exit, Service	50%			2035	**	1	
Exterior Lighting								
	HID	20%			2035	**	10	
	No Component	80%						
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2062	**	5	\$1,500
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Steel</i>						
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2035	**	1	\$5,700
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$9,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Basement**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Furnace

70%

2032

* *

1

\$17,700

*Other Observation, Extent : Light, Area Affected : 70%**Location : Roof**Explanation : 4 Rooftop Package Units*

Hot Water Boiler

30%

2040

* *

1

\$7,600

*Other Observation, Extent : Light, Area Affected : 30%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

30%

2043

* *

4

\$800

No Component

70%

Terminal Devices

Convactor/Radiator

30%

2040

* *

1

\$4,900

No Component

70%

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100% Now

\$31,900

2032

* *

2

\$2,500

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Bms Control System**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 4 Rooftop Package Units. R-410 Refrigerant*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$28,400

Exhaust Fans

Roof

100%

2032

* *

2

\$1,600

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 94 - BX ANNEX

Asset # : 14575

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2025	\$31,100	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2035	**	1	\$3,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Cellar To 3rd Floor, 1 Units From Cellar To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Sprinkler Generic	100%			2047	**	1-2	\$14,300	
Fire Pump Generic	100%			2036	**	1	\$9,500	
Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 96 - BX
Address : 650 WARING AVENUE @BARKER AVE.
Borough : BRONX **Agency's Number** : X096
Program / Asset # : BOE0237.000 / 429 **Yr Built/Renovated** : 1930 / 2015
Area Sq Ft : 68,000 **Project Type** : EDUCATION
Date of Survey : 18-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4341 **Lot** : 13 **BIN** : 2049999

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$312,800	\$122,700
Interior Architecture		\$88,900
Electrical	\$92,800	\$142,800
Mechanical	\$56,700	\$377,900
Total	\$462,300	\$732,300
Importance Code A	\$312,800	\$122,700
Importance Code B	\$149,500	\$609,500
Total	\$462,300	\$732,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$4,300	
Interior Architecture	\$26,800		\$52,000	\$600
Electrical	\$2,000	\$2,200	\$38,900	\$1,900
Mechanical	\$21,700	\$17,000	\$28,600	\$15,000
Site Enclosure	\$400			
Total	\$50,900	\$19,200	\$123,900	\$17,500
Importance Code A	\$5,400	\$5,400	\$9,800	\$5,400
Importance Code B	\$38,100	\$13,800	\$114,100	\$12,100
Importance Code C	\$7,400			
Total	\$50,900	\$19,200	\$123,900	\$17,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%			LIFE	**	5	\$55,500	
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$13,900	
Masonry: Brick	60%			LIFE	**	5	\$53,300	
Masonry: Brick Cavity	30%			LIFE	**	5	\$26,700	
Windows								
Aluminum	60%	Now	\$115,900	2044	**	5	\$6,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2053	**	5	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New 2015 Wing</i>								
<i>Explanation : New Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,400	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,400	
Masonry: Brick	50%			LIFE	**	5	\$4,700	
Masonry: Brick	30%			LIFE	**	5	\$2,900	
Roof								
Built-Up (BUR)	45%	Now	\$197,000	2036	**			
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 1930 Section</i>								
<i>Gravel/Slag Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1930 Section</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1930 Section</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1930 Section</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 1930 Section</i>								
Copper/Terne	10%			2056	**	10	\$12,600	
Plaza Roof: Stone Panels	45%			2058	**			
Soffits								
Alum/Vinyl Siding	100%			2058	**	10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$43,600	
Ceramic Tile	5%			2031	**	5	\$5,000	
Marble Panels	1%			LIFE	**	5	\$700	
Quarry Tile	5%			2041	**	5	\$7,500	
Terrazzo	14%			LIFE	**	5	\$10,900	
Vinyl Tile	5%	2-4	\$13,600	2028	\$45,300	3	\$1,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	15%			2038	**	3	\$5,600	
Wood	35%			2043	**	5	\$65,400	
Interior Walls								
Ceramic Tile	12%			2031	**	5	\$14,000	
Glass: Single Pane	2%			LIFE	**	5	\$1,700	
Gypsum Board	30%			LIFE	**	5	\$21,000	
Masonry: Brick	14%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	40%			LIFE	**	5	\$14,000	
Ceilings								
AcousTileSusp.Lay-In	35%			2033	**	5	\$34,900	
Exposed Concrete	10%			LIFE	**	5	\$1,600	
Gypsum Board	10%			LIFE	**	5	\$12,500	
Plaster	45%			LIFE	**	5	\$28,000	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2054	**			
Iron Picket	30%	4+	\$400	2072	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Olinville Ave Side</i>								
Free Standing Walls								
Cast in Place Concrete	50%			2078	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Off Activity Yard. Unit Enclosure</i>								
<i>Explanation : Concrete Structure For Brick Facing</i>								
Masonry: Brick	50%			2058	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Off Activity Yard. Unit Enclosure</i>								
<i>Explanation : Brick Facing On Concrete</i>								
Retaining Walls								
Cast in Place Concrete	70%			2072	**			
Masonry: Fieldstone	30%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	98%			2048	**			
Pavers/Stone	2%			2043	**			

Activity Yard

Asphalt	95%			2043	**			
Rubber Matting	5%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	55%			2058	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3,000 Amperes And 1,200 Ampere Main Disconnect Switch For The Old Building*

Fused Disc Sw	35%			2058	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3,000 Ampere, One 2,000 Ampere And 1,200 Ampere Main Disconnect Switch For The New Building*

Fused Disc Sw	10%			2058	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch For Emergency For The Old And New Building*

Switchgear / Switchboard

Fused Disc Sw	100%			2058	**	5	\$300	
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Raceway

Conduit	60%			2058	**	1		
Conduit	40%			2028	\$52,900	1		

Panelboards

Fused Disc Sw	3%			2027	\$4,300	5		
Fused Disc Sw	7%			2053	**	5	\$100	
Molded Case Bkrs	30%			2027	\$43,100	5	\$500	
Molded Case Bkrs	60%			2053	**	5	\$1,100	

Wiring

Braided Cloth	50%	2-4	\$92,800	2053	**	1		
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout The Old Building*

Thermoplastic	10%			2028	\$18,600	1		
Thermoplastic	40%			2058	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	35%			2026	\$28,200	5	\$200	
Locally Mounted	30%			2048	**	5	\$100	
Variable Frequency Drive	35%			2048	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$31,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Old Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	45%			2038	**	10	\$28,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old And New Building</i>								
Fluorescent	5%			2038	**	10	\$3,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old And New Building</i>								
Egress Lighting								
Emergency, Service	35%			2038	**	1		
Emergency, Battery	20%			2033	**	10	\$3,300	
Exit, Service	20%			2033	**	1		
Exit, Service	25%			2038	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2068	**	5	\$2,000	
Alarm								
Security System								
No Component	70%							
Generic	20%			2033	**	1	\$5,100	
Generic	10%			2038	**	1	\$2,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2038	**	1-3	\$12,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	40%			2054	**	1		
Interruptible Gas/Dual Fuel	60%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	40%			2048	**	1	\$13,500	
<i>Recent Installation, Extent : Light, Area Affected : 40%</i>								
<i>Location : 2 Units On The Roof</i>								
Steam Boiler	60%			2033	**	1	\$40,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2053	**	4	\$2,000	
Central Plant Steam Piping/Pmp	60%			2038	**	4	\$3,000	
Terminal Devices								
Air Handler	20%			2028	\$191,200	1	\$8,400	
Convactor/Radiator	40%	0-2	\$7,300	2033	**	1	\$7,900	
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Traps Faulty</i>								
Convactor/Radiator	40%			2048	**	1	\$8,800	
Air Conditioning								
Energy Source								
Electricity	60%			2036	**	1		
Electricity	40%			2053	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2043	**	1	\$29,400	
Window/Wall Unit	40%			2023	\$56,700	1		
No Component	20%							
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$22,800	
Ductwork/Diffusers	40%			LIFE	**	2-5	\$15,200	
Exhaust Fans								
Interior	60%			2028	\$145,200	2	\$1,300	
Interior	40%			2038	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2058	**	1		
Galvanized Steel	60%			2033	**	1		
Water Heater								
Gas Fired	100%			2027	\$41,500	2	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P. S. 96 - BX

Asset # : 429

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
	Cast Iron	60%		LIFE	**	1		
	Cast Iron	40%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	60%		LIFE	**	1		
	Cast Iron	40%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	60%		2033	**	4	\$1,300	
	Non-Submersible	40%		2038	**	4	\$900	
Backflow Preventer								
	Generic	100%		2036	**	1	\$4,200	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
	No Component	60%						
	Generic	40%		2058	**	1-5	\$13,700	
Sprinkler								
	No Component	55%						
	Generic	45%		2038	**	1-2	\$8,600	
Fire Pump								
	Generic	100%		2043	**	1	\$12,700	
Chemical System								
	Dry	80%		2028	\$22,300	1-3	\$2,900	
	Generic	20%		2023	\$5,600	1-3	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 97 - BX
Address : 1375 MACE AVENUE BTWN: FISH AVE., SEYMOUR AVE.
Borough : BRONX **Agency's Number** : X097
Program / Asset # : BOE0238.000 / 430 **Yr Built/Renovated** : 1931 / 2014
Area Sq Ft : 36,000 **Project Type** : EDUCATION
Date of Survey : 14-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4474 **Lot** : 1 **BIN** : 2052739

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$178,600	\$72,100
Interior Architecture	\$185,800	\$309,600
Electrical	\$49,700	\$372,000
Mechanical	\$321,900	\$322,000
Site Pavements	\$127,000	
Total	\$862,900	\$1,075,700
Importance Code A	\$178,600	\$72,100
Importance Code B	\$557,400	\$1,003,600
Importance Code C	\$127,000	
Total	\$862,900	\$1,075,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,900			
Interior Architecture	\$127,600		\$4,100	\$3,300
Electrical	\$15,100	\$600	\$700	\$1,200
Mechanical	\$22,400	\$5,300	\$8,500	\$5,300
Total	\$201,100	\$5,900	\$13,400	\$9,800
Importance Code A	\$39,500	\$3,600	\$3,600	\$3,600
Importance Code B	\$88,100	\$2,300	\$9,800	\$6,200
Importance Code C	\$73,400			
Total	\$201,100	\$5,900	\$13,400	\$9,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$144,200	
Masonry: Limestone	10%			LIFE	**	5	\$12,000	
Windows								
Aluminum	100%	Now	\$50,300	2046	**	5	\$11,200	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$65,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$13,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%	Now	\$18,200	2050	**			
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkhead Stair</i>								
Modified Bitumen	95%			2035	**	10	\$28,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,400	
Ceramic Tile	3%	Now	\$12,300	2039	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	2%	Now	\$6,500	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	50%			2035	**	3	\$12,300	
Vinyl Tile 9" X 9"	40%	4+	\$185,800	2030	\$309,600	3	\$9,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Classrooms Throughout 2nd And 3rd Floors</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	2-4	\$12,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	3%	Now	\$13,200	2033	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Masonry: Brick	10%	2-4	\$15,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Marble Panels	2%	4+	\$6,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	80%	Now	\$25,600	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 205, 207 And Throughout</i>								
Ceilings								
AcousTile,Adhered	5%			2035	**	5	\$3,300	
Exposed Concrete	20%			LIFE	**	5-10	\$16,500	
Plaster	75%	Now	\$13,800	LIFE	**	5	\$30,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Under Construction</i>								
Iron Picket	15%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	50%			2043	**			
Masonry: Granite	50%	0-2	\$127,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Steps</i>								
Activity Yard								
Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	80%			2030	\$7,100	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	10%			2030	\$900	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Kitchen</i>								
	Fused Disc Sw	10%			2050	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$104,400	5	\$200
Raceway								
	Conduit	90%			2030	\$50,500	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Knife Sw	5%	2-4	\$4,000	2055	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
	Molded Case Bkrs	80%			2029	\$63,800	5	\$800
	Molded Case Bkrs	15%			2046	**	5	\$100
Wiring								
	Braided Cloth	70%	2-4	\$49,700	2055	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
	Thermoplastic	10%			2050	**	1	
	Thermoplastic	20%			2030	\$14,200	1	
Motor Controllers								
	Locally Mounted	30%			2043	**	5	\$100
	Locally Mounted	70%			2028	\$33,900	5	\$200
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	100%			2035	**	10	\$33,000
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$4,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2025	\$29,000	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$119,400	1-3	\$6,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	35%	4+	\$88,600	2035	**	1	\$7,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	65%			2035	**	1	\$7,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2028	\$67,500	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S. 97 - BX

Asset # : 430

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%	4+	\$64,000	2030	\$128,100	2	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2050	**	1		
Galvanized Steel	80%	Now	\$6,300	2028	\$126,400	1		
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Main Water Valve</i>								
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Water Main</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2028	\$22,000	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Sanitary Piping								
Cast Iron	100%	4+	\$131,700	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%	4+	\$37,500	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$800	
Backflow Preventer								
No Component	80%							
Generic	20%			2035	**	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Back Flow Preventer Serves Boiler Only</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2040	**	1-2	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S. 971 - BK / EARLY CHILDHOOD CENTER
Address : 6214 4TH AVE. @ 62ND ST
Borough : BROOKLYN **Agency's Number** : K971
Program / Asset # : BOE1106.000 / 14562 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 43,087 **Project Type** : EDUCATION
Date of Survey : 20-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 5799 **Lot** : 38 **BIN** : 3143927

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$112,500	\$54,800
Interior Architecture	\$140,000	\$76,400
Electrical		\$39,500
Total	\$252,500	\$170,700
Importance Code A	\$112,500	\$54,800
Importance Code B		\$39,500
Importance Code C	\$140,000	\$76,400
Total	\$252,500	\$170,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,100			
Interior Architecture	\$64,300		\$29,800	\$32,900
Electrical	\$38,800	\$2,900	\$4,500	\$2,900
Mechanical	\$33,100	\$5,500	\$23,300	\$5,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$158,200	\$16,200	\$65,500	\$49,000
Importance Code A	\$16,200	\$2,100	\$2,100	\$2,100
Importance Code B	\$112,800	\$14,100	\$63,300	\$22,400
Importance Code C	\$29,100			\$24,500
Total	\$158,200	\$16,200	\$65,500	\$49,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	**	5	\$109,700	
Windows								
Aluminum	95%			2046	**	5	\$6,800	
Metal Louvers	5%			2039	**	10	\$2,200	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$67,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$13,800	
Roof								
IRMA/Protected Membrane	100%	Now	\$3,800	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : Below Rooftop Unit Into 4th Floor Corridor</i>								
Soffits								
Metal Panel	50%			2050	**	5-10		
Stucco Cement	50%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,100	
Ceramic Tile	5%			2039	**	5	\$3,200	
Quarry Tile	5%			2043	**	5	\$4,800	
Vinyl Tile	85%	2-4	\$10,000	2035	**	3	\$20,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> <i>Location : Around Cafeteria Columns And Kitchen Storage Room</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$24,500	
Ceramic Tile	25%			2039	**	5	\$48,900	
Concrete Masonry Unit	5%	4+	\$4,600	LIFE	**	5	\$3,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i> <i>Location : Stair B At 4th Floor</i>								
Gypsum Board	65%			LIFE	**	5-10	\$216,300	
Ceilings								
AcousTileSusp.Lay-In	85%			2043	**	5	\$54,800	
Gypsum Board	10%			LIFE	**	5-10	\$22,200	
Metal Panel	5%			LIFE	**	5	\$8,100	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2050	**			
Iron Picket	25%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Activity Yard

Asphalt	70%			2039	**			
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Rubber Matting	30%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2050	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3,000 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2050	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$200	
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Raceway

Conduit	100%			2056	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$100	
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Molded Case Bkrs	90%			2046	**	5	\$1,000	
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Wiring

Thermoplastic	100%			2056	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Lighting

Interior Lighting

Fluorescent	96%			2035	**	10	\$37,900	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	4%			2035	**	10	\$1,600	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$5,200	
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Exit, Service	50%			2035	**	1		
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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	80%			2035	**	10	\$100	
HID	20%	Now	\$34,700	2040	**			
<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>								
<i>Location : Building Perimeter</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$1,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$4,800	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$26,600	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Furnace	80%			2035	**	1	\$17,000	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Package Units</i>								
Hot Water Boiler	20%			2043	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2046	**	4	\$600	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2043	**	1	\$2,800	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2035	**	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Package Units. Refrigerant R410a.</i>								
Split Unit	5%			2035	**			

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DEPARTMENT OF EDUCATION - 040
P. S. 971 - BK / EARLY CHILDHOOD CENTER
Asset # : 14562

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2	\$70,100
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,000
	Exhaust Fans							
	Roof	100%			2035	**	2	\$1,300
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2050	**	1	
	Water Heater							
	Gas Fired	100%			2028	\$26,300	2	\$600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse Mechanical Room</i>				
				<i>Explanation : One 300 Gallon Tank</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2035	**	4	\$1,700
	Backflow Preventer							
	Generic	100%			2035	**	1	\$2,600
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 4th Floor</i>				
				<i>Explanation : 2 Units, One Not Operating</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2050	**	1-2	\$12,100
	Fire Pump							
	Generic	100%			2039	**	1	\$8,100
	Chemical System							
	No Component	95%						
	Generic	5%			2028	\$1,400	1-3	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 208 - Q
Address : 74-30 COMMONWEALTH BOULEVARD
Borough : QUEENS **Agency's Number** : Q208
Program / Asset # : BOE1041.000 / 13595 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 180,358 **Project Type** : EDUCATION
Date of Survey : 16-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 7870 **Lot** : 70 **BIN** : 4529898

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$87,600	\$133,800
Interior Architecture	\$232,700	\$210,200
Electrical	\$162,100	\$845,800
Mechanical	\$61,100	\$154,700
Site Pavements	\$117,100	
Total	\$660,600	\$1,344,500
Importance Code A	\$87,600	\$133,800
Importance Code B	\$432,100	\$1,163,100
Importance Code C	\$140,900	\$47,500
Total	\$660,600	\$1,344,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,800		\$2,600	\$7,700
Interior Architecture	\$74,300	\$2,700		\$25,600
Electrical	\$24,200	\$18,600	\$40,200	\$28,300
Mechanical	\$88,700	\$59,300	\$94,200	\$90,700
Site Pavements	\$20,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$238,400	\$88,500	\$144,900	\$160,200
Importance Code A	\$40,700	\$17,900	\$20,900	\$25,500
Importance Code B	\$177,300	\$70,600	\$124,000	\$134,700
Importance Code C	\$20,500			
Total	\$238,400	\$88,500	\$144,900	\$160,200



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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick Cavity	88%			LIFE	**	5	\$133,800		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$14,300		
Pre-Cast Concrete	7%			LIFE	**	5	\$34,600		
Windows									
Aluminum	70%			2044	**	5	\$11,900		
Aluminum	20%			2044	**	5	\$3,400		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Windows At Grade</i>							
		<i>Explanation : Protective Metal Grilles</i>							
Metal Louvers	10%			2037	**	10	\$10,600		
Parapets									
Masonry: Brick Cavity	93%	0-2	\$14,800	LIFE	**	5	\$15,000		
		<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Interior And Exterior Parapet Walls</i>							
		<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Interior And Exterior Parapet Walls</i>							
Pre-Cast Concrete	7%			LIFE	**	5	\$7,100		
Roof									
IRMA/Protected Membrane	85%	Now	\$49,800	2033	**				
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Various Locations At Perimeter</i>							
		<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : At Drains</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 7%</i>							
		<i>Location : Room 302, Cafeteria And Gymnasium At Driving Rain</i>							
Metal Panel	15%			2041	**	10	\$37,800		
Soffits									
Fiberglass Panel	69%	Now	\$3,800	2037	**	5	\$18,200		
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Entry Elevation</i>							
		<i>Explanation : Canopy Structures Do Not Have Ice Guards - Icicles Fall Proximate To Children Play Area</i>							
Metal Panel	10%			2048	**	5-10	\$9,700		
Weathering Steel	21%	Now	\$4,200	LIFE	**	1			
		<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Structural Beams Supporting Canopy</i>							
		<i>Explanation : Paint Peeling</i>							

Interior

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2027	\$73,600	3	\$10,800	
Cast in Place Concrete	12%	Now	\$7,200	LIFE	**	5	\$70,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Steam Leaks At Vacuum Pump / Condensate Return Deteriorating Slab</i>								
Ceramic Tile	2%			2037	**	5	\$5,400	
Quarry Tile	3%			2041	**	5	\$12,100	
Terrazzo	3%			LIFE	**	5	\$6,300	
Vinyl Tile	68%			2033	**	3	\$91,800	
Wood	10%			2056	**	5	\$50,600	
Interior Walls								
Concrete Masonry Unit	62%	0-2	\$140,900	LIFE	**	5	\$47,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium - At Structural Beam Connections</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor - Rooms C3, C4, C5, C7, Gymnasium</i>								
Glass: Single Pane	2%			LIFE	**	5	\$2,900	
Gypsum Board	8%			LIFE	**	5	\$9,200	
Masonry: Brick	5%			LIFE	**			
Metal: Cage/Fence	3%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%			2041	**	5	\$13,500	
AcousTileConcealSpLn	2%			2041	**	5	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Suspended Panels</i>								
AcousTileSusp.Lay-In	68%			2041	**	5	\$183,600	
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	5%			2033	**			
Gypsum Board	5%			LIFE	**	5	\$16,900	
Metal Panel	5%			LIFE	**	5	\$16,900	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	35%			2041	**			
Pavers/Stone	65%			2037	**			

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Asphalt

99% Now \$19,800 2037 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Various Locations Throughout Parking Lot And Access Road*

Pavers/Stone

1% Now \$700 2037 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

Activity Yard

Rubber Matting

15% 2033 **

Traffic Topping

85% Now \$117,100 2038 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 40%**Location : Throughout Play Area At Entry Courtyard*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2048 ** 5 \$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4000 Amperes*

Transformers

Dry Type

100% 2041 ** 5 \$700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 750 Kilovolt-ampere, 480/208/120v*

Switchgear / Switchboard

Fused Disc Sw

100% 2048 ** 5 \$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Vertical Sections*

Raceway

Conduit

100% 2048 ** 1

Panelboards

Molded Case Bkrs

100% 2044 ** 5 \$4,700

Wiring

Thermoplastic

100% 2048 ** 1

Motor Controllers

Locally Mounted

10% 2041 ** 5 \$100

Motor Control Center

90% 2041 ** 5 \$4,400

Ground

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2041	**	1	\$55,500	
Generators								
Diesel	100%			2037	**	1	\$69,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 500 Kilovolt-ampere</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$40,200	
Fuel Storage								
Day Tank	50%			2044	**	5	\$16,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting Fluorescent	97%			2033	**	10	\$160,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2033	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	2%			2033	**	10	\$100	
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	10%			2028	\$72,700	10	\$100	
No Component	90%							
Lightning Protection								
Arresters/Cabling Generic	100%			2056	**	5	\$5,300	
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2028

\$174,800

1

\$20,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$598,300

1-3

\$33,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2048

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 7500 Gallons*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$178,600

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

Distribution

Central Plant Steam

100%

Now

\$61,100

2048

* *

4

\$8,900

Piping/Pmp

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Vacuum Pump In The Basement**Explanation : Vacuum Pump Leak*

Terminal Devices

Air Handler

60%

2033

* *

1

\$66,900

Convactor/Radiator

40%

2041

* *

1

\$23,300

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Reciprocating

100%

2033

* *

1

\$83,700

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units In Penthouse*

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$8,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$111,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$125,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$100,600	
Exhaust Fans								
Interior	80%			2036	**	2	\$4,400	
Roof	20%			2033	**	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$110,000	2	\$2,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$5,700	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$10,800	
Backflow Preventer								
Generic	100%			2033	**	1	\$11,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2054	**	1-5	\$94,300	
Sprinkler								
Generic	100%			2048	**	1-2	\$50,500	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 89 - M
Address : 201 WARREN STREET @ WEST ST
Borough : MANHATTAN **Agency's Number** : M089
Program / Asset # : BOE0962.000 / 4468 **Yr Built/Renovated** : 1998 / 2013
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,Ph
Block : 16 **Lot** : 220 **BIN** : 1085459

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$501,900	\$628,200
Interior Architecture	\$221,800	\$181,900
Electrical	\$56,200	\$84,500
Mechanical	\$537,600	\$57,900
Total	\$1,317,400	\$952,500
Importance Code A	\$501,900	\$628,200
Importance Code B	\$686,900	\$195,700
Importance Code C	\$128,700	\$128,700
Total	\$1,317,400	\$952,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,700		\$11,400	
Interior Architecture	\$105,400		\$53,200	\$3,500
Electrical	\$19,600	\$10,200	\$11,600	\$10,200
Mechanical	\$115,900	\$30,800	\$57,500	\$30,800
Site Enclosure	\$9,600			
Site Pavements	\$3,900			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$306,900	\$50,800	\$143,600	\$54,300
Importance Code A	\$47,400	\$4,700	\$16,100	\$4,700
Importance Code B	\$183,400	\$46,100	\$127,500	\$49,600
Importance Code C	\$76,200			
Total	\$306,900	\$50,800	\$143,600	\$54,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Exposed Struc: Steel	2%			LIFE	**	5	\$22,700	
Masonry: Brick Cavity	93%			LIFE	**	5	\$337,200	
Granite Panels	3%			LIFE	**	5	\$8,200	
Pre-Cast Concrete	2%			LIFE	**	5	\$23,600	
Windows								
Aluminum	85%			2038	**	5	\$22,800	
Glass Block	15%			LIFE	**	5	\$5,000	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$348,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$71,300	
Roof								
IRMA/Protected Membrane	80%			2030	\$333,700	10	\$39,200	
IRMA/Protected Membrane	20%	Now	\$10,400	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout Main Roof</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout Main Roof</i> <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i> <i>Location : Above Rooms 530 And 532</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$5,100	
Interior								
Floors								
Carpet	5%			2029	\$96,700	3	\$10,600	
Cast in Place Concrete	10%	4+	\$3,200	LIFE	**	5	\$31,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> <i>Location : Auditorium</i>								
Ceramic Tile	5%			2039	**	5	\$7,100	
Quarry Tile	2%			2043	**	5	\$4,300	
Vinyl Tile	68%			2035	**	3	\$36,200	
Wood	10%			2058	**	5	\$26,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	\$12,200	2039	**	5	\$10,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Adult Restroom</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$198,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Perimeter Walls</i>								
Concrete Masonry Unit	18%			LIFE	**	5	\$59,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Main Corridors</i>								
<i>Explanation : Premium Material Type</i>								
Glass: Single Pane	5%			LIFE	**	5	\$30,900	
Gypsum Board	5%	2-4	\$1,800	LIFE	**	5	\$12,400	
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : First Floor Adult Restroom</i>								
Operable Wall	3%			2050	**	5	\$43,300	
SGFT/Glazed Masonry	2%			LIFE	**	10	\$4,100	
Wood	2%			LIFE	**	5	\$66,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium Walls</i>								
<i>Explanation : Wood Panels</i>								
Ceilings								
AcousTileConcealSpLn	25%			2043	**	5	\$44,300	
AcousTileSusp.Lay-In	30%	Now	\$7,400	2043	**	5	\$21,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gymnasium And Auditorium</i>								
Exposed Struc: Steel	8%			LIFE	**	10	\$22,700	
Gypsum Board	30%			LIFE	**	5-10	\$146,300	
Metal Panel	5%	0-2	\$2,500	LIFE	**	5	\$8,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
Plaster	2%			LIFE	**	5-10	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Stucco</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fence Material Is Painted Galvanized Steel With Peeling Paint</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	10%	Now	\$2,400	2065		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Wall</i>								
Concrete Masonry Unit	5%			2050		**		
Masonry: Brick	85%	0-2	\$7,200	2050		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	0-2	\$2,800	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Sidewalk</i>								
Pavers/Stone	50%			2039		**		
On-Site Walkways								
Pavers/Stone	100%			2039		**		
Activity Yard								
Asphalt	75%	2-4	\$1,100	2039		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Rubber Matting	25%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050		**	\$400	
Raceway								
Conduit	100%			2050		**	1	
Panelboards								
Fused Disc Sw	10%			2046		**	\$200	
Molded Case Bkrs	90%			2046		**	\$2,300	
Wiring								
Thermoplastic	100%			2050		**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%	Now	\$800	2043	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Explanation : Voltage Issue Affects Chiller Operation</i>								
Motor Control Center	90%	0-2	\$56,200	2043	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Explanation : Motor Control Center Overheats When Enclosure Is Closed</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pump Room</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$29,200	
Generators								
Diesel	100%			2039	**	1	\$36,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 28th Floor Roof Over Residential Units</i>								
<i>Explanation : Generator Rated At 400 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%	Now	\$1,600	2026	\$1,600	5	\$10,600	
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 28th Floor Roof Over Residential Units</i>								
Fuel Storage								
Day Tank	50%			2046	**	5	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 28th Floor Roof Over Residential Units</i>								
<i>Explanation : 50 Gallon Tank</i>								
Main Tank	50%			2058	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 550 Gallon Tank</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	92%			2035	**	10	\$80,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2035	**	10	\$4,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
HID	2%			2035	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : HID Lighting Observed</i>								
Incandescent	1%			2035	**	2		
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Fluorescent	5%			2035	**	10	\$400	
HID	15%			2035	**	10		
No Component	80%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2035	**	1	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2035	**	1-3	\$23,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Bells, Manual Pull Stations</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 7,500 Gallon Tank For No. 2 Fuel</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2043	**	1	\$47,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$3,000	2046	**	4	\$4,700	
<i>Broken, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Various</i>								
Terminal Devices								
Convactor/Radiator	60%			2043	**	1	\$18,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Eastside Corridor Near Custodian Office</i>								
Induction Unit	40%	0-2	\$7,800	2039	**	1	\$11,000	
<i>Damaged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Classrooms, Broken Speed Control Selector Switches, Clogged Unit Ventilator Drain Piping</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms And Administrative Spaces</i>								
<i>Explanation : Unit Ventilators</i>								
Air Conditioning								
Energy Source Electricity	100%			2052	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$537,600	2039	**	1	\$92,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse, 1 Of 2 Chillers Recently Refurbished, The Other Scheduled To Be Rehabbed In The Near Future.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 2 Chillers / R-123 Refrigerant / One Chiller Not Working</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$23,200	2050	**	4	\$4,700	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One Of Five Pumps Not Working</i>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2035	**	1	\$35,300	
Fan Coil - 4 Pipe	40%			2035	**	1	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms And Administrative Spaces</i>								
<i>Explanation : Equipment Accounted For Under Heating Section Of This Report</i>								
Heat Rejection								
Water Cooling Tower	100%			2031	**	2	\$95,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Equipment Recently Rehabbed</i>								

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,900	
Exhaust Fans								
Interior	90%			2035	**	2	\$2,600	
Roof	10%			2035	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$14,200	2050	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Defective Compression Tank in Water Meter Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Triplex Booster Pumps</i>								
Water Heater								
Gas Fired	100%			2028	\$57,900	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor Penthouse Mechanical Room</i>								
<i>Explanation : Two 600 Gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2035	**	1	\$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$47,900	
Sprinkler								
Generic	100%			2050	**	1-2	\$26,600	
Fire Pump								
Generic	100%			2039	**	1	\$17,700	
Chemical System								
No Component	98%							
Generic	2%			2028	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 176 - M
Address : 4862 BROADWAY @ W.204 ST
Borough : MANHATTAN **Agency's Number** : M176
Program / Asset # : BOE0964.000 / 4478 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 76,000 **Project Type** : EDUCATION
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 2234 **Lot** : 7 **BIN** : 1064900

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$646,100	\$1,045,500
Interior Architecture	\$213,700	\$98,700
Electrical		\$283,400
Mechanical	\$318,200	\$2,754,500
Site Pavements	\$36,900	\$238,900
Total	\$1,215,000	\$4,421,100
Importance Code A	\$646,100	\$1,045,500
Importance Code B	\$568,900	\$3,375,500
Total	\$1,215,000	\$4,421,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,500		\$2,200	
Interior Architecture	\$118,500		\$7,000	\$15,400
Electrical	\$16,000	\$6,700	\$8,600	\$7,000
Mechanical	\$146,400	\$28,800	\$46,200	\$26,600
Site Pavements	\$1,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$329,200	\$39,500	\$68,000	\$52,900
Importance Code A	\$74,300	\$7,500	\$9,800	\$7,500
Importance Code B	\$186,500	\$32,000	\$58,200	\$43,000
Importance Code C	\$68,400			\$2,400
Total	\$329,200	\$39,500	\$68,000	\$52,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$11,800	
Masonry: Brick	83%			LIFE	**	5	\$786,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$154,000	
Stucco Cement	10%			2043	**	5	\$118,500	
Windows								
Aluminum	95%	Now	\$80,600	2046	**	5	\$9,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 402, 404, 410, Library</i>								
Glass Block	5%	Now	\$10,100	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair C</i>								
Parapets								
Masonry: Brick Cavity	90%	Now	\$36,000	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Parapet And Screen Wall</i>								
Metal Rail	5%			2043	**	5-10	\$3,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
Roof								
IRMA/Protected Membrane	75%	0-2	\$8,500	2030			\$426,800	
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Curbs At Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above 107a, Lower Roof</i>								
Metal Panel	15%			2035	**	10	\$18,400	
Sloped Glazing	10%	0-2	\$16,700	LIFE	**	5	\$89,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$49,400	
Ceramic Tile	3%			2039	**	5	\$3,400	
Quarry Tile	2%			2043	**	5	\$3,400	
Vinyl Tile	80%	4+	\$41,000	2035	**	3	\$33,800	
<i>Uneven Substrate, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 4th Floor Corridor</i>								
Wood	5%			2058	**	5	\$10,600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,800	
Concrete Masonry Unit	30%			LIFE	**	5	\$23,000	
Glass Block	2%			LIFE	**	10	\$800	
Gypsum Board	15%			LIFE	**	5-10	\$24,400	
Plaster	13%			LIFE	**	5-10	\$10,600	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	30%			LIFE	**	10	\$14,400	
Wood	5%			LIFE	**	5	\$38,300	
Ceilings								
Acous Tile, Adhered	10%			2035	**	5	\$11,300	
Acous Tile Susp. Lay-In	5%			2035	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$11,300	
Gypsum Board	70%			LIFE	**	5-10	\$271,400	
Metal Panel	10%			LIFE	**	5	\$28,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	**			
Iron Picket	10%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,900	2043	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	50%	4+	\$36,900	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%			2030			\$238,900	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$200	
Molded Case Bkrs	90%			2046	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$23,400	
Generators								
Diesel	100%			2039	**	1	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : One 250 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$2,800	
Fuel Storage								
Day Tank	50%			2046	**	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room In Penthouse</i>								
<i>Explanation : One 40 Gallons</i>								
Main Tank	50%	Now	\$2,000	2045	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallon Tank Serves Generator And Boiler Has Major Leak And Has Been Decommissioned.</i>								

Lighting

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$66,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2035	**	10		
Incandescent	2%			2030	\$18,000	2		
LED	1%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Library</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$20,000	1		
Exit, Service	50%			2030	\$10,900	1		
Exterior Lighting								
HID	20%			2035	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$49,100	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2030	\$168,100	1-3	\$9,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%	Now	\$41,700	2040	**	1		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fuel Oil Pump Seal Damaged</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 10,000 Gallon Tank For No. 2 Fuel Oil Ruptured.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Conversion Equipment								
	Steam Boiler	95%			2035	**	1	\$71,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
	Steam Boiler	5%	Now	\$24,600	2050	**	1	\$3,400
<i>Damaged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room, Defective Boiler Blower Fan Motors</i>								
Distribution								
	Steam Piping/Pump	80%	0-2	\$5,400	2040	**		
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Condensate Return Pump Seal Damaged, Leaking.</i>								
	Steam Piping/Pump	20%	Now	\$67,200	2060	**		
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
Terminal Devices								
	Air Handler	70%			2030	\$748,100	1	\$32,900
	Convactor/Radiator	30%			2035	**	1	\$7,400
Air Conditioning								
Energy Source								
	Electricity	100%			2046	**	1	
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	45%			2028	\$727,300	2	\$2,100
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Rooms. Throughout</i>								
<i>Explanation : Automatic Dampers Faulty</i>								
	Ext Pkg Unit - Heating/Cooling	45%	0-2	\$8,600	2030	\$428,200	2	\$1,700
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooftop Units. Throughout</i>								
<i>Explanation : Automatic Dampers Faulty</i>								
	Split Unit	10%			2030	\$162,200		
Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2	\$111,200
	Ductwork/Diffusers	10%	0-2	\$203,900	LIFE	**	2	\$9,900
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Automatic Dampers At Air Handlers</i>								
Heat Rejection								
	Air Cooled Condenser Unit	10%			2030	\$15,300	2	\$5,300
	Dry Cooler	90%			2030	\$372,000	2	\$47,600
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,100	
Exhaust Fans								
Interior	100%			2030	\$270,400	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$28,300	2040	**	1		
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Domestic Water Pump Seals And Hot Water Recirculation Pump Seal Leaking</i>								
Water Heater								
Gas Fired	50%			2025	\$23,200	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two 400 Gallon Hot Water Heaters</i>								
Gas Fired	50%	Now	\$23,200	2030	\$23,200	2	\$400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$11,600	4	\$2,400	
Backflow Preventer								
Generic	100%			2035	**	1	\$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$38,300	
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Areas</i>								
Fire Pump								
Generic	100%			2033	**	1	\$14,200	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 194 - BX
Address : 1301 ZEREGA AVENUE AND 2365 WATERBURY AVENUE
Borough : BRONX **Agency's Number** : X194
Program / Asset # : BOE1029.000 / 13582 **Yr Built/Renovated** : 2003 / 2013
Area Sq Ft : 163,130 **Project Type** : EDUCATION
Date of Survey : 02-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3834 **Lot** : 70 **BIN** : 2103494

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$165,400	\$181,100
Interior Architecture	\$161,600	\$629,200
Electrical		\$1,931,500
Mechanical	\$99,500	\$659,500
Site Pavements	\$84,700	
Total	\$511,200	\$3,401,300
Importance Code A	\$165,400	\$181,100
Importance Code B	\$286,100	\$2,692,900
Importance Code C	\$59,700	\$527,300
Total	\$511,200	\$3,401,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,500			\$26,500
Interior Architecture	\$210,300	\$6,100		\$29,000
Electrical	\$30,200	\$16,800	\$19,900	\$15,900
Mechanical	\$93,500	\$54,200	\$119,400	\$65,300
Site Enclosure	\$2,000			
Site Pavements	\$25,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$400,100	\$89,000	\$151,100	\$148,500
Importance Code A	\$42,700	\$16,200	\$16,500	\$42,600
Importance Code B	\$322,100	\$72,800	\$134,600	\$105,900
Importance Code C	\$35,300			
Total	\$400,100	\$89,000	\$151,100	\$148,500



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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	\$85,700	LIFE	**	5	\$133,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classrooms 401 And 402</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$48,000	
Windows								
Aluminum	95%			2044	**	5	\$52,900	
Glass Block	2%			LIFE	**	5	\$700	
Metal Louvers	3%			2037	**	10	\$10,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$19,400	
Metal Rail	10%			2041	**	5-10	\$43,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$15,200	
Roof								
Built-Up (BUR)	75%			2033	**	10	\$79,700	
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Green Roof Level</i>								
<i>Explanation : Roofing System Under Green Roof</i>								
Soffits								
Cement-Fiber Panel	100%			2036	**	10	\$4,700	
Interior								
Floors								
Carpet	5%	Now	\$166,400	2030	\$166,400	3	\$18,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$26,700	
Ceramic Tile	5%			2037	**	5	\$12,200	
Terrazzo	5%			LIFE	**	5	\$9,500	
Vinyl Tile	75%			2033	**	3	\$91,600	
Wood	5%			2056	**	5	\$22,900	
Interior Walls								
Ceramic Tile	2%			2041	**	5	\$19,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$38,200	
Folding Partition	5%			2044	**	5	\$119,300	
Gypsum Board	55%			LIFE	**	5	\$315,000	
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	3%			LIFE	**	5	\$114,500	
Ceilings								
AcousTileSusp.Lay-In	85%			2041	**	5	\$203,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$30,000	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2054	**			
Iron Picket	80%			2072	**			

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,000	2072		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various, Loading Dock</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Retaining Wall</i>								
<i>Explanation : Violation Issued</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045		**		
On-Site Walkways								
Asphalt	60%	4+	\$25,700	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	40%			2041		**		
Parking/Driveway								
Asphalt	95%			2037		**		
Cast in Place Concrete	5%			2041		**		
Activity Yard								
Asphalt	95%	4+	\$84,700	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Rubber Matting	5%			2036		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2038		**	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2038		**	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2038		**	\$600	
Molded Case Bkrs	10%			2038		**	\$400	
Raceway								
Conduit	100%			2038		**	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2036	**	5	\$400
	Molded Case Bkrs	90%			2036	**	5	\$3,900
Wiring								
	Thermoplastic	100%			2038	**	1	
Motor Controllers								
	Locally Mounted	20%			2033	**	5	\$200
	Motor Control Center	80%			2033	**	5	\$3,600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
Stand-by Power								
Transfer Switches								
	Automatic	100%			2033	**	1	\$50,200
Generators								
	Diesel	100%			2031	**	1	\$63,200
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : One 500 Kilowatts</i>				
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$6,000
Fuel Storage								
	Day Tank	50%			2036	**	5	\$15,100
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : One 60 Gallon Capacity</i>				
	Main Tank	50%			2043	**	5	\$2,400
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : One 275 Gallon Capacity</i>				
Lighting								
Interior Lighting								
	Fluorescent	96%			2028	\$368,800	10	\$143,600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-8 Lamps</i>				
	Fluorescent	2%			2028	\$7,700	10	\$3,000
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Hallways</i>				
				<i>Explanation : Compact Fluorescent Light Fixtures</i>				
	HID	2%			2028	\$5,600	10	\$100
Egress Lighting								
	Emergency, Service	60%			2028	\$51,400	1	
	Exit, Service	40%			2028	\$18,800	1	
Exterior Lighting								
	HID	100%			2028	\$657,800	10	\$500

Alarm

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2028

\$158,100

1

\$18,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$541,200

1-3

\$30,200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2048

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank 10,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2041

* *

1

\$161,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam Piping/Pmp

100%

2048

* *

4

\$8,000

Terminal Devices

Air Handler

40%

2033

* *

1

\$40,400

Convector/Radiator

60%

2041

* *

1

\$31,600

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

100%

2037

* *

1

\$176,500

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : Penthouse**Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

CW & CHW Wtr Pipe/Pump

100%

2048

* *

4

\$8,000

Heat Rejection

Water Cooling Tower

100%

2029

\$619,100

2

\$164,200

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Ventilation									
Distribution									
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$91,000		
Exhaust Fans									
	Interior	80%		2033	**	2	\$4,000		
	Roof	20%		2033	**	2	\$1,000		
Plumbing									
H/C Water Piping									
	Brass/Copper	100%		2048	**	1			
Water Heater									
	Gas Fired	100%		2023	\$99,500	2	\$2,400		
Sanitary Piping									
	Cast Iron	100%		LIFE	**	1			
Storm Drain Piping									
	Cast Iron	100%		LIFE	**	1			
Sump Pump(s)									
	Non-Submersible	100%		2033	**	4	\$5,200		
Sewage Ejector(s)									
	Electric	100%		2033	**	4	\$9,700		
Backflow Preventer									
	Generic	100%		2033	**	1	\$10,000		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%		LIFE	**				
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Basement To 4th Floor</i>						
			<i>Explanation : Two Units</i>						
Fire Suppression									
Standpipe									
	Generic	100%		2048	**	1-5	\$85,300		
Sprinkler									
	Generic	100%		2048	**	1-2	\$45,700		
Fire Pump									
	Generic	100%		2037	**	1	\$30,500		
Chemical System									
	No Component	98%							
	Generic	2%		2026	\$600	1-3	\$100		

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 217 - M
Address : 645 MAIN ST., ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : M271
Program / Asset # : BOE0985.000 / 4150 **Yr Built/Renovated** : 1992 / 2011
Area Sq Ft : 95,800 **Project Type** : EDUCATION
Date of Survey : 20-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1373 **Lot** : 1 **BIN** : 1084848

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$297,900	\$377,500
Interior Architecture	\$585,100	\$138,100
Electrical	\$223,700	\$1,016,300
Mechanical	\$1,702,600	\$3,882,500
Total	\$2,809,300	\$5,414,400
Importance Code A	\$881,200	\$547,200
Importance Code B	\$1,515,100	\$4,729,100
Importance Code C	\$413,000	\$138,100
Total	\$2,809,300	\$5,414,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,100			
Interior Architecture	\$108,400		\$13,300	\$9,800
Electrical	\$16,500	\$9,300	\$14,400	\$9,900
Mechanical	\$89,700	\$49,000	\$37,700	\$47,100
Site Pavements	\$22,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$282,000	\$66,200	\$73,300	\$74,700
Importance Code A	\$37,100	\$4,300	\$5,200	\$4,300
Importance Code B	\$193,200	\$61,900	\$68,200	\$70,400
Importance Code C	\$51,700			
Total	\$282,000	\$66,200	\$73,300	\$74,700



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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$134,000	
Masonry: Brick	60%			LIFE	**	5	\$160,800	
Metal Panel	10%			2050	**	5-10	\$92,100	
Window Wall	20%	Now	\$68,800	2050	**	5	\$50,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Main Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Windows								
Aluminum	80%	Now	\$11,600	2046	**	5	\$6,500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd And 4th Floor Corridors</i>								
Glass Block	2%	Now	\$5,200	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair D</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair D</i>								
Glass Block	13%			LIFE	**	5	\$2,600	
Metal Louvers	5%			2039	**	10	\$5,100	
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$95,700	
Metal Panel	10%			2050	**	5	\$8,300	
Metal Rail	20%			2035	**	5-10	\$77,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$13,500	
Roof								
Modified Bitumen	97%			2035	**	10	\$65,600	
Skylight, Metal/Glass	3%			2050	**	10	\$6,800	
Soffits								
Cast in Place Concrete	40%			LIFE	**	5	\$24,400	
Glass: Special Gauge	60%			LIFE	**	1		

Interior

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$4,000	LIFE	**	5	\$15,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical And Storage Rooms In Basement</i>								
Ceramic Tile	3%	Now	\$1,800	2039	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	2%	Now	\$4,400	2043	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Around Grease Trap</i>								
Sheet Vinyl/Rubber	15%			2035	**	5	\$32,100	
Terrazzo	15%			LIFE	**	5	\$33,400	
Vinyl Tile	55%	Now	\$71,200	2035	**	3	\$29,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Corridors Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Wood	5%			2058	**	5	\$13,400	
Interior Walls								
Cast in Place Concrete	15%	Now	\$184,100	LIFE	**			
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical And Storage Rooms In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical And Storage Rooms In Basement</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,500	
Gypsum Board	30%			LIFE	**	5-10	\$185,300	
Masonry: Brick	20%			LIFE	**	10	\$21,800	
Metal Panel	5%			LIFE	**	10	\$8,200	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$36,300	
Wood	5%			LIFE	**	5	\$145,300	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$13,200	
Exposed Concrete	70%			LIFE	**	5-10	\$115,300	
Gypsum Board	10%			LIFE	**	5-10	\$45,300	
Metal Panel	5%			LIFE	**	5	\$16,500	
Plaster	5%			LIFE	**	5-10	\$11,300	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2039	**			
On-Site Walkways								
Cast in Place Concrete	10%			2043	**			
Pavers/Stone	90%			2039	**			
Parking/Driveway								
Pavers/Stone	100%	0-2	\$14,400	2039	**			
			<i>Sinking/Subsiding, Extent : Light, Area Affected : 15%</i>					
			<i>Location : North Side Location Of Old Fuel Tank</i>					
Activity Yard								
Asphalt	80%	0-2	\$8,000	2033	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Play Yard</i>					
Rubber Matting	20%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>					
Transformers								
Dry Type	100%			2035	**	5	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 750 Kilo-Volt-Ampere, 460/208/120 Volts</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$400	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	95%			2038	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	
Motor Control Center	90%			2035	**	5	\$2,400	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$29,500	
Generators								
Diesel	100%	Now	\$64,800	2033	**	1	\$33,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room, 2nd Floor</i>						
		<i>Explanation : Rated At 175 Kilowatts. It Is Not Operational Because The Oil Tank Was Removed.</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,500	
Fuel Storage								
Day Tank	25%			2038	**	5	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 75 Gallon Capacity</i>						
Main Tank	75%	Now	\$9,300	2070	**	5	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
		<i>Explanation : Oil Tank Was Removed. Generator Is Not Operational Because Oil Tank Was Removed.</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2030	\$135,400	10	\$52,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2030	\$22,600	10	\$8,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	16%			2035	**	10	\$14,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Principal Office, Conference Room</i>						
		<i>Explanation : T-8 Lighting Fixtures Installed In 2018.</i>						
Fluorescent	10%			2035	**	10	\$8,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Library, Auditorium</i>						
		<i>Explanation : T-5 Lighting Fixtures Installed About 5 Years Ago.</i>						
HID	2%			2030	\$3,300	10	\$100	
Incandescent	2%			2030	\$22,700	2		

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2030	\$25,200	1		
Exit, Service	40%			2030	\$11,000	1		
Exit, Service	10%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : New Exit Fixtures In School To Be Installed.</i>								
Exterior Lighting								
HID	100%			2030	\$386,300	10	\$300	

Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$92,800	1	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	Now	\$158,900	2030	\$317,800	1-3	\$16,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Two Pull Stations Do Not Work. Fire Alarm Need To Be Repaired.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	45%	Now	\$166,200	2035	**	1	\$19,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Second Floor Mechanical Equipment Room</i>								
<i>Explanation : Two Electric Hot Water Boilers</i>								
Hot Water Boiler	45%	Now	\$332,300	2050	**	1	\$19,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Radiant Heater	10%	Now	\$84,900	2030	\$169,800	2	\$3,600	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Hallway On 1st And 2nd Floors</i>								

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	90%	Now	\$6,700	2038	**	4	\$4,300	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Valves Failing</i>								
No Component	10%							
Terminal Devices								
Air Handler	60%			2025	\$808,300	1	\$35,500	
Fan Coil Unit/Heat	40%			2025	\$573,900	1	\$12,400	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	2-4	\$1,084,200	2045	**	1	\$93,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
<i>Explanation : 350 Tons - Beyond Its Useful Life</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$35,100	2030	\$116,900	4	\$4,700	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2 Of 3 Dual Temperature Pumps On 1st Floor Mechanical Room</i>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2025	\$644,700	1	\$35,500	
Fan Coil - 4 Pipe	40%			2025	\$897,200	1	\$12,400	
Heat Rejection								
Water Cooling Tower	100%			2028	\$363,600	2	\$96,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$84,600	
Exhaust Fans								
Interior	50%			2025	\$170,400	2	\$1,500	
Roof	50%	Now	\$31,800	2030	\$79,500	2	\$1,200	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Upper Roof And Lower Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2028	\$58,400	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Equipment Room</i>								
<i>Explanation : One Unit Operational And One Unit Abandoned In Place</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$7,300	2030	\$14,600	4	\$2,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2030	\$27,600	4	\$5,700	
Backflow Preventer Generic	100%			2030	\$24,300	1	\$5,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$48,300	
Sprinkler No Component Generic	75% 25%			2040	**	1-2	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Stage</i>								
<i>Explanation : Stage Is A Deluge System</i>								
Chemical System								
No Component Generic	95% 5%			2025	\$1,400	1-3	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Hood</i>								
<i>Explanation : System Is Original To The Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 235 (218) - BX
Address : 1220 GERARD AVE. @E. 167 ST.
Borough : BRONX **Agency's Number** : X235
Program / Asset # : BOE1007.000 / 4514 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 125,458 **Project Type** : EDUCATION
Date of Survey : 16-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 2480 **Lot** : 8 **BIN** : 2097130

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$122,400	\$188,800
Interior Architecture	\$42,300	\$162,900
Electrical	\$159,100	
Mechanical		\$76,500
Total	\$323,700	\$428,300
Importance Code A	\$122,400	\$188,800
Importance Code B	\$201,300	\$154,000
Importance Code C		\$85,400
Total	\$323,700	\$428,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,300	\$1,100		
Interior Architecture	\$53,500	\$54,600	\$5,200	\$16,400
Electrical	\$24,400	\$14,700	\$12,500	\$29,500
Mechanical	\$30,800	\$47,900	\$48,100	\$58,200
Site Enclosure	\$7,300			
Site Pavements	\$10,900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$155,100	\$130,200	\$77,600	\$116,000
Importance Code A	\$18,800	\$3,600	\$2,500	\$2,800
Importance Code B	\$92,700	\$126,600	\$69,900	\$113,200
Importance Code C	\$43,700		\$5,200	
Total	\$155,100	\$130,200	\$77,600	\$116,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 235 (218) - BX

Asset # : 4514

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$4,600	
Masonry: Brick	80%			LIFE	**	5	\$117,300	
Pre-Cast Concrete	15%			LIFE	**	5	\$71,500	
Windows								
Aluminum	100%			2045	**	5	\$23,600	
Parapets								
Masonry: Brick	83%			LIFE	**	5	\$6,800	
Metal Rail	7%	4+	\$16,300	2049	**	5	\$4,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Roof								
Built-Up (BUR)	65%			2034	**	10	\$61,600	
Metal Panel	35%			2042	**	10	\$60,800	
Soffits								
Stucco Cement	100%			2042	**	5	\$2,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%			2042	**	5	\$18,800	
Quarry Tile	5%			2042	**	5	\$14,100	
Terrazzo	5%			LIFE	**	5	\$7,300	
Vinyl Tile	70%	Now	\$23,900	2034	**	3	\$49,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : By Cafeteria Bathrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : By Cafeteria Bathrooms</i>								
Wood	5%			2057	**	5	\$17,600	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$10,400	
Concrete Masonry Unit	30%	Now	\$29,700	LIFE	**	5	\$25,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Glass Block	5%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$43,800	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	5%			LIFE	**	5	\$41,700	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 235 (218) - BX

Asset # : 4514

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	25%			2042	**	5	\$58,700		
AcousTileSusp.Lay-In	45%			2042	**	5	\$84,500		
Exposed Struc: Steel	10%			LIFE	**				
Gypsum Board	15%			LIFE	**	5	\$35,200		
Metal Panel	5%			LIFE	**	5	\$11,700		
Site Enclosure									
Fence/Gates									
Chain Link	60%			2049	**				
Iron Picket	40%			2064	**				
Free Standing Walls									
Cast in Place Concrete	10%	Now		2064	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Walton Avenue Pier Caps</i>									
Masonry: Brick	90%	Now	\$6,700	2049	**				
<i>Loose Units, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Walton Avenue Fence Piers</i>									
Retaining Walls									
Cast in Place Concrete	100%	4+	\$500	2064	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gerard Avenue</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$3,700	2042	**				
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Gerard Avenue</i>									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$7,200	2042	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Walton Avenue Corner Entrance</i>									
Parking/Driveway									
Cast in Place Concrete	100%			2042	**				
Activity Yard									
Asphalt	100%			2038	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2049	**	5	\$500		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Multiple Main Services Rated At 2500, 2000 And 1200 Amperes</i>									

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 235 (218) - BX

Asset # : 4514

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$500	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	30%			2045	**	5	\$900	
Molded Case Bkrs	70%			2045	**	5	\$2,300	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$38,600	
Generators								
Diesel	100%			2038	**	1	\$48,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 300 Kilowatts Genset</i>								
Batteries								
Nickel Cadmium	100%			2024	\$1,600	5	\$28,000	
Fuel Storage								
Main Tank	100%			2057	**	5	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$103,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%	Now	\$14,800	2039	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
LED	5%			2037	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 235 (218) - BX

Asset # : 4514

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

LED

100%

2034

* *

Alarm

Security System

No Component

80%

Generic

20%

2034

* *

1

\$9,400

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

Now

\$55,500

2037

* *

1-3

\$28,100

*Malfunctioning, Extent : Light, Area Affected : 100%**Location : Main Panel Strobe Alarm Local Alarm Activated.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2055

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Oil Tank Capacity 5000 Gallons. Oil No.2*

Conversion Equipment

Heat Exchanger, Shell & Tube

80%

2038

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : 2 Units.*

Steam Boiler

20%

2042

* *

1

\$24,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : 2 Units. Boiler 1 Has 6 Plugged Tubes And Boiler 2 Has 3.*

Distribution

Hot Wtr Piping/Pump

80%

2045

* *

4

\$7,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Glycol Is Used For Heating Not Water.*

Steam Piping/Pump

20%

2049

* *

Terminal Devices

Convactor/Radiator

70%

2046

* *

1

\$28,400

Fan Coil Unit/Heat

30%

2034

* *

1

\$12,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Classrooms**Explanation : Units Univent Used For Heating And Cooling. Two Defective Motors, Rooms**211 And 305*

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 235 (218) - BX

Asset # : 4514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2034	**	1	\$52,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 3 Units.</i>						
Ext Pkg Unit - Heating/Cooling	5%			2034	**	2	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
Split Unit	5%			2034	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Elevator Machine Rooms And Mdf Room</i>						
		<i>Explanation : 4 Units</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2049	**	4	\$6,500	
Ductwork/Diffusers	30%			LIFE	**	2	\$49,000	
Terminal Devices								
Air Handler/Cool/Ht	50%			2034	**	1	\$38,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse, Basement And Mechanical Room Above Auditorium</i>						
		<i>Explanation : 8 Units</i>						
No Component	50%							
Heat Rejection								
Dry Cooler	100%			2034	**	2	\$87,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,000	
Exhaust Fans								
Roof	100%			2034	**	2	\$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027		2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$4,000	
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$7,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 235 (218) - BX

Asset # : 4514

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2034	**	1	\$7,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : Two Units</i>						
Hydraulic	30%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$63,300	
Sprinkler								
Generic	100%			2049	**	1-2	\$35,100	
Fire Pump								
Generic	100%			2038	**	1	\$23,400	
Chemical System								
Wet	2%			2027	\$600	1-3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul - 102</i>						
No Component	98%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 266 - Q
Address : 74-10 COMMONWEALTH BOULEVARD
Borough : QUEENS **Agency's Number** : Q266
Program / Asset # : BOE1035.000 / 13588 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 180,358 **Project Type** : EDUCATION
Date of Survey : 16-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 7870 **Lot** : 74 **BIN** : 4529900

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$43,800	\$133,800
Interior Architecture	\$91,800	\$210,200
Electrical	\$162,100	\$845,800
Mechanical	\$371,200	\$154,700
Site Pavements	\$130,700	
Total	\$799,600	\$1,344,500
Importance Code A	\$43,800	\$133,800
Importance Code B	\$755,800	\$1,163,100
Importance Code C		\$47,500
Total	\$799,600	\$1,344,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,500		\$2,100	\$7,700
Interior Architecture	\$67,200	\$2,700		\$25,600
Electrical	\$24,200	\$18,600	\$40,200	\$28,300
Mechanical	\$117,700	\$58,400	\$95,000	\$85,400
Site Pavements	\$21,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$293,100	\$87,600	\$145,200	\$154,900
Importance Code A	\$72,400	\$17,900	\$20,400	\$25,500
Importance Code B	\$199,100	\$69,700	\$124,900	\$129,400
Importance Code C	\$21,600			
Total	\$293,100	\$87,600	\$145,200	\$154,900



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	88%			LIFE	**	5	\$133,800		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$14,300		
Pre-Cast Concrete	7%			LIFE	**	5	\$34,600		
Windows									
Aluminum	70%			2044	**	5	\$11,900		
Aluminum	20%			2044	**	5	\$3,400		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Windows At Grade</i>									
<i>Explanation : Protective Metal Grilles</i>									
Metal Louvers	10%			2037	**	10	\$10,600		
Parapets									
Masonry: Brick Cavity	93%	0-2	\$14,800	LIFE	**	5	\$15,000		
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Interior And Exterior Parapet Walls</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>									
<i>Location : Interior And Exterior Parapet Walls</i>									
Pre-Cast Concrete	7%			LIFE	**	5	\$7,100		
Roof									
IRMA/Protected Membrane	85%	Now	\$43,800	2033	**				
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Expansion Joint Between Boys Locker Room And Gymnasium</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rooms 302, 340, Auditorium, Boys Locker Room Corridor During Driving Rain</i>									
Metal Panel	15%			2041	**	10	\$33,300		
Soffits									
Fiberglass Panel	69%	Now	\$3,000	2037	**	5	\$14,600		
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Entry Elevation</i>									
<i>Explanation : Canopy Structures Do Not Have Iceguards - Icicles Fall Proximate To Children Play Area</i>									
Metal Panel	10%			2048	**	5-10	\$7,800		
Weathering Steel	21%	Now	\$3,400	LIFE	**	1			
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Structural Beams Supporting Canopy</i>									
<i>Explanation : Paint Peeling</i>									
Interior									
Floors									
Carpet	2%			2027	\$73,600	3	\$10,800		
Cast in Place Concrete	12%			LIFE	**	5	\$70,900		
Ceramic Tile	2%			2037	**	5	\$5,400		
Quarry Tile	3%			2041	**	5	\$12,100		
Terrazzo	3%			LIFE	**	5	\$6,300		
Vinyl Tile	68%			2033	**	3	\$91,800		
Wood	10%			2056	**	5	\$50,600		

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	62%			LIFE	**	5	\$47,500	
Glass: Single Pane	2%			LIFE	**	5	\$2,900	
Gypsum Board	8%			LIFE	**	5	\$9,200	
Masonry: Brick	5%			LIFE	**			
Metal: Cage/Fence	3%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%			2041	**	5	\$13,500	
AcousTileConcealSpLn	2%			2041	**	5	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Suspended Panels</i>								
AcousTileSusp.Lay-In	68%			2041	**	5	\$183,600	
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	5%			2033	**			
Gypsum Board	5%			LIFE	**	5	\$16,900	
Metal Panel	5%			LIFE	**	5	\$16,900	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	35%			2041	**			
Pavers/Stone	65%			2037	**			
Parking/Driveway								
Asphalt	34%	0-2	\$2,800	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Pavers/Stone	66%	Now	\$18,800	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Activity Yard								
Rubber Matting	15%			2033	**			
Traffic Topping	85%	Now	\$130,700	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Play Area At Entry Courtyard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2048	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.</i>								
Transformers Dry Type	100%			2041	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kilovolt-ampere, 480/208/120v</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2048	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Raceway Conduit	100%			2048	**	1		
Panelboards Molded Case Bkrs	100%			2044	**	5	\$4,700	
Wiring Thermoplastic	100%			2048	**	1		
Motor Controllers Locally Mounted	10%			2041	**	5	\$100	
Motor Control Center	90%			2041	**	5	\$4,400	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2041	**	1	\$55,500	
Generators Diesel	100%			2037	**	1	\$69,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 500 Kilovolt-ampere</i>								
Batteries Nickel Cadmium	100%			2023	\$1,600	5	\$40,200	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	**	5	\$16,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2056	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2033	**	10	\$160,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2033	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	2%			2033	**	10	\$100	
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	10%			2028	\$72,700	10	\$100	
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$5,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$174,800	1	\$20,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$598,300	1-3	\$33,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units 7500 Gallon Each.</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$178,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$305,200	2048	**	4	\$8,900	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	60%	Now	\$30,400	2033	**	1	\$60,200	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flexible Connections</i>								
Convactor/Radiator	40%			2041	**	1	\$23,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	**	1	\$83,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$4,400	2048	**	4	\$8,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$111,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$125,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$100,600	
Exhaust Fans								
Interior	80%			2033	**	2	\$4,400	
Roof	20%			2033	**	2	\$1,100	

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2048	**	1	
Water Heater	Gas Fired	100%			2026	\$110,000	2	\$2,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit 600 Gallons</i>								
Sanitary Piping	Cast Iron	100%	Now	\$66,000	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : Undersized Sewage Piping Causing Water Backup</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2033	**	4	\$5,700
Sewage Ejector(s)	Electric	100%			2033	**	4	\$10,800
Backflow Preventer	Generic	100%			2033	**	1	\$11,000
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 4th Floor</i>								
<i>Explanation : 2 Elevators</i>								
Fire Suppression								
Standpipe	Generic	100%			2054	**	1-5	\$94,300
Sprinkler	Generic	100%			2048	**	1-2	\$50,500
Chemical System	Generic	100%			2026	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I. S. 270 - Q
Address : 233-15 MERRICK BOULEVARD
Borough : QUEENS **Agency's Number** : Q270
Program / Asset # : BOE1037.000 / 13590 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 87,428 **Project Type** : EDUCATION
Date of Survey : 30-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,Ph
Block : 12973 **Lot** : 1 **BIN** : 4529511

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$198,500	\$99,700
Interior Architecture	\$52,300	\$52,300
Electrical	\$78,600	
Mechanical	\$53,300	\$521,200
Total	\$382,800	\$673,300
Importance Code A	\$198,500	\$99,700
Importance Code B	\$184,200	\$573,600
Total	\$382,800	\$673,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,800		\$2,900	\$9,400
Interior Architecture	\$20,900	\$24,200		\$9,800
Electrical	\$18,100	\$14,200	\$26,000	\$21,100
Mechanical	\$31,400	\$41,200	\$74,400	\$45,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$111,100	\$87,500	\$111,200	\$93,800
Importance Code A	\$41,500	\$8,700	\$11,700	\$18,100
Importance Code B	\$69,500	\$67,700	\$99,500	\$75,800
Importance Code C		\$11,100		
Total	\$111,100	\$87,500	\$111,200	\$93,800



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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$99,700	
Panel/Paver: Limestone	20%			LIFE	**	5	\$18,700	
Windows								
Aluminum	100%			2044	**	5	\$18,800	
Parapets								
Masonry: Brick	80%	Now	\$155,100	LIFE	**	5	\$12,600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Inner Face</i>								
Metal Rail	15%			2041	**	5-10	\$42,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,900	
Roof								
Built-Up (BUR)	75%			2033	**	10	\$43,400	
Metal Panel	20%	Now	\$7,000	2041	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Single Ply Membrane	5%			2033	**	10	\$2,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$28,600	
Ceramic Tile	20%			2037	**	5	\$26,200	
Quarry Tile	5%			2041	**	5	\$9,800	
Vinyl Tile	60%			2033	**	3	\$39,300	
Wood	5%			2056	**	5	\$12,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%			2037	**	5	\$22,300	
Concrete Masonry Unit	50%			LIFE	**	5	\$29,700	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Gypsum Board	10%			LIFE	**	5	\$8,900	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%			2041	**	5	\$104,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$16,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting

100%

2033

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2048

* *

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2500 Amperes Main Disconnect Switch For The Entire Building*

Fused Disc Sw

20%

2048

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Amperes Main Disconnect Switch Mechanical Equipment*

Fused Disc Sw

10%

2048

* *

5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amperes Main Disconnect Switch For Emergency*

Fused Disc Sw

20%

2048

* *

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1200 Amperes Main Disconnect For Mechanical Equipment*

Switchgear / Switchboard

Fused Disc Sw

100%

2048

* *

5

\$400

Raceway

Conduit

100%

2048

* *

1

Panelboards

Fused Disc Sw

10%

2044

* *

5

\$200

Molded Case Bkrs

90%

2044

* *

5

\$2,100

Wiring

Thermoplastic

100%

2048

* *

1

Motor Controllers

Locally Mounted

100%

2041

* *

5

\$600

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,300

Stand-by Power

Transfer Switches

Automatic

100%

2041

* *

1

\$26,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Automatic Transfer Switches*

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DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$33,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$19,500	
Fuel Storage								
Day Tank								
	50%			2044	**	5	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank	50%			2056	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2033	**	10	\$76,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2033	**	10	\$2,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	2%			2033	**	10	\$100	
Egress Lighting								
Emergency, Service								
	60%			2033	**	1		
Exit, Service								
	40%			2033	**	1		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$2,600	
Alarm								
Security System								
Generic								
	100%			2033	**	1	\$32,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : Six CCTV Camera</i>								
<i>s</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$55,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$86,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2048	**			
Terminal Devices								
Air Handler	50%			2033	**	1	\$27,000	
Convactor/Radiator	50%			2033	**	1	\$14,100	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2033	**	1	\$36,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Penthouse</i>						
Split Unit	5%			2033	**			
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-410a</i>						
Split Unit	5%			2028			\$93,300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2048	**	4	\$3,900	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2033	**	1	\$48,700	
Fan Coil - 2 Pipe	10%			2033	**	1	\$2,800	
Heat Rejection								
Evaporative Condenser	10%			2028		2	\$6,100	
Dry Cooler	90%			2028		2	\$54,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,800	
Exhaust Fans								
Interior	85%			2033	**	2	\$2,300	
Roof	15%			2028		2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2023	\$53,300	2	\$1,300	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$13,300	4	\$1,800	
Sewage Ejector(s) Electric	100%			2033	**	4	\$5,200	
Backflow Preventer Generic	100%			2033	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Kitchen</i>								
<i>Explanation : Not With The Water Main</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Penthouse</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$45,700	
Sprinkler Generic	100%			2048	**	1-2	\$24,500	
Fire Pump Generic	100%			2031	**	1	\$16,300	
Chemical System Generic	100%			2023	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./I.S. 187 - M
Address : 349 CABRINI BOULEVARD @ W.187 ST.
Borough : MANHATTAN **Agency's Number** : M187
Program / Asset # : BOE0110.000 / 1634 **Yr Built/Renovated** : 1930 / 2004
Area Sq Ft : 67,000 **Project Type** : EDUCATION
Date of Survey : 19-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2179 **Lot** : 365 **BIN** : 1064371

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$81,700
Interior Architecture		\$118,400
Electrical	\$801,700	\$464,500
Mechanical	\$250,900	\$694,100
Site Pavements	\$536,600	
Total	\$1,589,100	\$1,358,700
Importance Code A		\$81,700
Importance Code B	\$1,589,100	\$1,277,000
Total	\$1,589,100	\$1,358,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,400			\$6,300
Interior Architecture	\$63,500	\$33,700		\$25,900
Electrical	\$7,500	\$6,500	\$7,000	\$39,400
Mechanical	\$20,000	\$10,000	\$15,200	\$23,300
Site Enclosure	\$1,100			
Site Pavements	\$7,400			
Total	\$159,800	\$50,300	\$22,100	\$95,000
Importance Code A	\$67,000	\$6,600	\$6,600	\$13,100
Importance Code B	\$51,100	\$43,100	\$15,500	\$81,900
Importance Code C	\$41,700	\$600		
Total	\$159,800	\$50,300	\$22,100	\$95,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
Masonry: Brick	85%			LIFE	**	5	\$75,500	
Masonry: Brick	7%			LIFE	**	5	\$6,200	
Masonry: Limestone	3%			LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$19,300	2045	**	5	\$10,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$6,400	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$8,500	
Roof								
Built-Up (BUR)	95%	Now	\$34,700	2034	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2044	**	10	\$6,300	
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$65,400	
Ceramic Tile	4%	2-4	\$4,100	2038	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	1%			2042	**	5	\$1,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Toilets</i>								
Quarry Tile	5%			2042	**	5	\$7,500	
Sheet Vinyl/Rubber	3%			2034	**	5	\$4,500	
Terrazzo	5%	2-4	\$24,700	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vestibule</i>								
Vinyl Tile	22%			2037	**	3	\$8,200	
<i>Recent Installation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	2%			2024		3	\$1,000	
Wood	28%			2057	**	5	\$52,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Ceramic Tile	4%	0-2	\$6,900	2032	**	5	\$2,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	1%			2042	**	5	\$1,200		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st Floor Toilets</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300		
Gypsum Board	10%			LIFE	**	5	\$7,000		
Masonry: Brick	10%			LIFE	**				
Marble Panels	5%			LIFE	**				
Plaster	55%	2-4	\$27,500	LIFE	**	5	\$19,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Ceilings									
Exposed Concrete	15%			LIFE	**	5	\$2,300		
Plaster	85%			LIFE	**	5	\$53,000		
Site Enclosure									
Fence/Gates									
Chain Link	50%			2049	**				
Iron Picket	50%			2049	**				
Retaining Walls									
Masonry: Brick	1%	Now	\$1,100	2039	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Masonry: Fieldstone	99%			2039	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2034	**				
On-Site Walkways									
Asphalt	97%	0-2	\$7,300	2032	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	3%	Now	\$100	2034	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Activity Yard									
Rubber Matting	100%			2024			\$536,600		
Electrical									
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$300	
Raceway								
Conduit	20%			2039	**	1		
Conduit	80%			2029	\$105,800	1		
Panelboards								
Molded Case Bkrs	20%			2037	**	5	\$400	
Molded Case Bkrs	80%			2028	\$114,900	5	\$1,400	
Wiring								
Braided Cloth	60%			2028	\$111,400	1		
Thermoplastic	40%			2039	**	1		
Motor Controllers								
Locally Mounted	70%			2034	**	5	\$300	
Locally Mounted	30%			2027	\$24,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	99%			2034	**	10	\$60,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	1%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Emergency, Battery	30%			2029	\$28,900	10	\$4,900	
Exit, Service	40%			2024	\$7,700	1		
Exit, Battery	10%			2029	\$6,600	10	\$500	
Exterior Lighting								
HID	2%			2024	\$5,400	10		
Incandescent	8%			2024	\$18,300	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exit Doors</i>								
<i>Explanation : Decorative Fixtures</i>								
LED	90%			2034	**			
Alarm								

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DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	50%			2034	**	1	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Generic	50%			2029	\$108,200	1	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2024	\$740,900	1-3	\$42,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$66,400	
<i>Repairs In Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Number 1 Boiler, Boiler Room</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Air Handler	25%			2029	\$235,500	1	\$10,400	
Convactor/Radiator	50%			2027	\$179,300	1	\$10,800	
Fan Coil Unit/Heat	25%			2024	\$250,900	1	\$5,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	15%			2034	**			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Auditorium And Cafeteria</i>								
<i>Explanation : Serving Auditorium And Cafeteria</i>								
Window/Wall Unit	10%			2024	\$14,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,400	
Exhaust Fans								
Interior	100%			2029	\$238,400	2	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%	Now	\$10,000	2039	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Water Main</i>								
	Water Heater Gas Fired	100%			2027	\$40,900	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400-gallon Unit</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,100
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler No Component	97%						
	Generic	3%			2029	\$19,700	1-2	\$600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./M. S. 3 - BX
Address : 2100 LAFONTAINE AVENUE BTWN: E.180 ST. - E.181 ST
Borough : BRONX **Agency's Number** : X003
Program / Asset # : BOE0993.000 / 4483 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 80,000 **Project Type** : EDUCATION
Date of Survey : 01-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 3062 **Lot** : 43 **BIN** : 2099356

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$379,900	\$167,200
Electrical		\$698,800
Mechanical		\$1,162,900
Site Pavements	\$46,500	
Total	\$426,400	\$2,028,900
Importance Code A	\$379,900	\$167,200
Importance Code B	\$46,500	\$1,861,700
Total	\$426,400	\$2,028,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,700			
Interior Architecture	\$129,100		\$24,200	\$9,700
Electrical	\$18,300	\$7,800	\$11,900	\$8,200
Mechanical	\$50,100	\$32,700	\$28,100	\$33,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$238,100	\$44,500	\$68,100	\$55,100
Importance Code A	\$44,700	\$7,900	\$7,900	\$7,900
Importance Code B	\$148,900	\$36,500	\$60,200	\$45,500
Importance Code C	\$44,500			\$1,700
Total	\$238,100	\$44,500	\$68,100	\$55,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	0-2	\$130,400	LIFE	**	5	\$65,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout All Elevations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 407, 412, 425, Library And Auditorium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Electrical Room B12</i>								
<i>Explanation : Ground Water</i>								
Metal, Corrugated	5%	2-4	\$1,600	2050	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop - Machine Room Bulkheads</i>								
<i>Explanation : Panel Walls</i>								
Metal/Glass Curt Wall	5%	Now	\$138,000	LIFE	**	5	\$7,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Courtyard Detail, South Facade</i>								
Metal Panel	5%	Now	\$1,600	2050	**	5	\$7,600	
<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$26,500	
Windows								
Aluminum	95%	0-2	\$5,700	2046	**	5	\$600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 407, 412, 425, Library, Auditorium, Stairwell Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms 407, 412, 425, Library, Auditorium, Stairwell Bulkheads</i>								
Metal Louvers	5%	0-2		2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop Bulkheads</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$50,300	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$83,700	
Metal Rail	20%	Now	\$8,700	2043	**	5	\$43,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$5,800	LIFE	**	5	\$19,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	95%			2035	**	10	\$58,600	
Modified Bitumen	5%			2035	**	10	\$3,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,400	
Ceramic Tile	5%	Now	\$7,800	2039	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boys Toilet</i>								
Vinyl Tile	85%	2-4	\$29,000	2035	**	3	\$23,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
Wood	5%			2058	**	5	\$7,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$8,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement - Water Stains At Electrical Panels, Boiler Room</i>								
Ceramic Tile	5%			2039	**	5	\$3,400	
Concrete Masonry Unit	35%	0-2	\$11,400	LIFE	**	5	\$9,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Stairwell Bulkheads</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Acoustic Concrete Masonry Unit</i>								
Gypsum Board	15%			LIFE	**	5-10	\$17,400	
SGFT/Glazed Masonry	35%			LIFE	**	10	\$12,000	
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$6,500	2043	**	5	\$9,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Floor Corridors</i>								
AcousTileSusp.Lay-In	55%			2043	**	5	\$41,300	
Exposed Struc: Steel	5%	Now	\$16,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Sidewalk Vault At Electrical Panels</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	20%	Now	\$16,200	LIFE	**	5	\$18,800	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair 2, Library, Auditorium</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$46,500	2043	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Lafontaine Ave*

On-Site Walkways

Cast in Place Concrete	85%			2043	**			
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Pavers/Stone	15%			2039	**			
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Activity Yard

Asphalt	30%			2039	**			
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Cast in Place Concrete	60%			2043	**			
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Rubber Matting	10%			2035	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Transformers

Dry Type	100%			2035	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1,500 Kilovolt-amperes, 480 Volts Primary, 277 Volts And 208 Volts Secondary.*

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three Vertical Sections*

Raceway

Conduit	100%			2040	**	1		
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Panelboards

Fused Disc Sw	15%			2038	**	5	\$300	
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Molded Case Bkrs	85%			2038	**	5	\$1,800	
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Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

Locally Mounted	80%			2035	**	5	\$400	
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Variable Frequency Drive	20%			2047	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,400	
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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$24,600	
Generators								
Diesel	100%			2033	**	1	\$31,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Nameplate Rating Capacity Is 250 Kilowatts.</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$17,800	
Fuel Storage								
Day Tank								
	20%			2038	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 75 Gallon Nameplate Rating Capacity.</i>								
Main Tank								
	80%			2045	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Nameplate Rating Capacity.</i>								
Lighting								
Interior Lighting								
Fluorescent								
	92%			2030	\$173,300	10	\$67,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent								
	7%			2030	\$13,200	10	\$5,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID								
	1%			2030	\$1,400	10		
Egress Lighting								
Emergency, Service								
	50%			2030	\$21,000	1		
Exit, Service								
	50%			2030	\$11,500	1		
Exterior Lighting								
HID								
	30%			2030	\$96,800	10	\$100	
No Component								
	70%							
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2030	\$77,500	1	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors.</i>								
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2030	\$265,400	1-3	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Toilets, Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns.</i>								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 5,000 Gallon Tanks</i>								
Conversion Equipment								
Steam Boiler	95%			2035	**	1	\$75,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Steam Boiler	5%	0-2	\$500	2035	**	1	\$3,600	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chemical Feeding System, Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2038	**	4	\$1,800	
Steam Piping/Pump	5%	0-2	\$3,500	2050	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Management System, Throughout</i>								
Steam Piping/Pump	65%			2050	**			
Terminal Devices								
Convactor/Radiator	30%			2035	**	1	\$7,800	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Third Floor And Penthouse Mechanical Equipment Rooms</i>								
<i>Explanation : Equipment Accounted For Under The Air Conditioning Section Of This Report</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2025	\$679,000	1	\$37,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers, Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units About 150 Tons Each Under Replacement Process.</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$3,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2040	**	1	\$49,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Rooms</i>								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Heat Rejection							
	Dry Cooler	100%		2030	\$435,100	2	\$55,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units, Under Replacement Process</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$70,600	
	Exhaust Fans							
	Interior	90%		2035	**	2	\$2,200	
	Roof	10%		2030	\$13,300	2	\$200	
Plumbing	H/C Water Piping							
	Brass/Copper	100%		2050	**	1		
	Water Heater							
	Gas Fired	50%		2029	\$24,400	2	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Water Heater For Kitchen</i>					
	Gas Fired	50%		2025	\$24,400	2	\$600	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2030	\$12,200	4	\$2,500	
	Backflow Preventer							
	Generic	100%		2035	**	1	\$4,900	
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%		2050	**	1-5	\$40,300	
	Sprinkler							
	No Component	75%						
	Generic	25%		2040	**	1-2	\$5,600	

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2025

\$300

1-3

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen

Explanation : 1 Set

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./M. S. 15 - BX
Address : 2195 ANDREWS AVENUE @ W.183 ST
Borough : BRONX **Agency's Number** : X015
Program / Asset # : BOE0994.000 / 4485 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 135,000 **Project Type** : EDUCATION
Date of Survey : 06-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3224 **Lot** : 9 **BIN** : 2096013

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$783,800	\$247,500
Interior Architecture	\$519,200	\$289,200
Electrical	\$405,500	\$889,600
Mechanical	\$119,000	\$4,839,300
Total	\$1,827,500	\$6,265,500
Importance Code A	\$783,800	\$247,500
Importance Code B	\$765,300	\$5,883,500
Importance Code C	\$278,400	\$134,500
Total	\$1,827,500	\$6,265,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$78,000		\$8,700	
Interior Architecture	\$59,900		\$10,100	\$23,900
Electrical	\$32,500	\$13,200	\$19,000	\$13,900
Mechanical	\$113,300	\$64,700	\$51,100	\$60,800
Site Enclosure	\$2,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$293,800	\$85,800	\$96,800	\$106,500
Importance Code A	\$92,800	\$13,400	\$22,000	\$13,400
Importance Code B	\$198,600	\$72,400	\$74,800	\$87,900
Importance Code C	\$2,300			\$5,200
Total	\$293,800	\$85,800	\$96,800	\$106,500



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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$91,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$11,400	
Masonry: Brick Cavity	72%	4+	\$524,500	LIFE	**	5	\$131,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Courtyard Elevations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staircase A</i>								
Pre-Cast Concrete	12%	4+	\$38,500	LIFE	**	5	\$71,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	6%			2050	**	5	\$40,900	
Windows								
Aluminum	95%	4+	\$23,600	2038	**	5	\$13,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Seating Areas Off Corridor On The 3rd Floor</i>								
Metal Louvers	5%			2033	**	10	\$8,700	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5-10	\$29,800	
Masonry: Brick Cavity	45%			LIFE	**	5-10	\$41,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Walls</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$25,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Underside Of Coping Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	45%	Now	\$10,800	2039		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Base Of Pitched Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Bulkheads, Room 304, Gymnasium, Rooms 133, 418</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Base Of Pitched Roofs</i>								
<i>Explanation : Gutters Clog Easily - Unable To Clean Effectively</i>								
IRMA/Protected Membrane	50%	Now	\$139,600	2035		**		
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roofs Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Penetrations</i>								
Modified Bitumen	5%			2035		**	10	\$3,300
Soffits								
Pre-Cast Concrete	10%			LIFE		**	5	\$1,100
Stucco Cement	90%	4+	\$900	2043		**	5	\$1,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Center Courtyard</i>								
Interior								
Floors								
Carpet	10%			2029	\$275,300		3	\$30,300
Cast in Place Concrete	15%			LIFE		**	5	\$132,600
Ceramic Tile	3%			2039		**	5	\$6,100
Sheet Vinyl/Rubber	5%	Now	\$16,000	2035		**	5	\$7,600
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Auditorium</i>								
Vinyl Tile	62%	0-2	\$56,800	2035		**	3	\$47,000
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, 4th Floor, 2nd Floor</i>								
Wood	5%			2065		**	5	\$18,900

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$43,300	
Ceramic Tile	3%			2039	**	5	\$10,400	
Concrete Masonry Unit	47%			LIFE	**	5	\$130,400	
Gypsum Board	15%			LIFE	**	5-10	\$88,400	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$43,300	
Wood	5%			LIFE	**	5	\$138,700	
Ceilings								
AcousTileConcealSpLn	30%	0-2	\$26,200	2043	**	5	\$37,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%			LIFE	**	5-10	\$88,400	
Exposed Struc: Steel	10%			LIFE	**	10	\$40,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	20%	Now	\$8,700	LIFE	**	5	\$50,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Metal Panel	5%	Now	\$9,000	LIFE	**	5	\$12,600	
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%	0-2	\$200	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Iron Picket	60%	4+	\$2,100	2065	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	70%			2043	**			
Pavers/Stone	30%			2039	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Asphalt	50%			2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Site</i>								
<i>Explanation : Playground Across The Street From School</i>								
Cast in Place Concrete	30%			2043	**			
Pavers/Stone	15%			2039	**			
Rubber Matting	5%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	65%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Fused Disc Sw	35%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.</i>								
Transformers								
Dry Type	100%			2035	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,000 Kilovolt-amperes, 480/277/208 Volts.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Five Vertical Sections</i>								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$300	
Molded Case Bkrs	90%			2038	**	5	\$3,200	
Wiring								
Thermoplastic	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2035	**	5		
Motor Control Center	80%			2035	**	5	\$2,900	
Motor Control Center	10%	Now	\$77,100	2050	**	5	\$200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room Staircase H</i>								
<i>Explanation : Not Functional</i>								
Variable Frequency Drive	5%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	\$23,500	2050	**	1	\$37,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Not Functional</i>								
Generators								
Diesel	100%	Now	\$129,600	2045	**	1	\$47,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 450 Kilowatts Nameplate Rating. Not Functional</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$5,000	
Fuel Storage								
Day Tank	20%			2038	**	5	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 75 Gallons Rated Capacity</i>								
Main Tank	80%			2045	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2030	\$302,000	10	\$117,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$15,900	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Auditorium And Lobby</i>								
Egress Lighting								
Emergency, Service	50%	Now	\$35,500	2040	**	1		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	50%			2035	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

30% Now \$163,300 2040 * *

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Perimeter Of The Building**Explanation : Not Functioning*

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$15,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$447,800

1-3

\$25,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Basement, Cafeteria, Gymnasium**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors.*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2040

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 5,000 Gallon Tank*

Conversion Equipment

Steam Boiler

95%

2035

* *

1

\$127,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. 2 Heat Exchangers.*

Steam Boiler

5%

0-2

\$2,200

2035

* *

1

\$6,000

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Boiler No.1 Gas Burning, Boiler Room*

Distribution

Hot Wtr Piping/Pump

35%

0-2

\$1,500

2038

* *

4

\$2,300

*Leak Evident, Extent : Moderate, Area Affected : 3%**Location : Bottom Of Feed Tank, Boiler Room*

Steam Piping/Pump

65%

2040

* *

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	65%	0-2	\$61,700	2030	\$1,233,900	1	\$48,800	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Unit For Gymnasium And Lunch Room, In Attic.</i>								
Convactor/Radiator	25%			2035	**	1	\$10,900	
Fan Coil Unit/Heat	10%	0-2	\$10,100	2030	\$202,200	1	\$3,900	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Motors Burnt Out, Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	0-2	\$57,300	2030	\$1,145,800	1	\$56,300	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Unit For Auditorium, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 10 Units, Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$1,514,100	1	\$83,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$272,200	2	\$94,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$24,900	LIFE	**	2-5	\$75,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : System Not Balanced Properly</i>								
Exhaust Fans								
Interior	90%			2030	\$432,300	2	\$3,700	
Roof	10%	0-2	\$4,500	2030	\$22,400	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$20,100	2040	**	1		
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Booster Pump And Water Main Shut Off Valves, Basement</i>								
Water Heater								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Temporary Electrical Water Heater Being Used</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%	0-2	\$14,100	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$20,600	4	\$4,300	
Sewage Ejector(s) Electric	100%	0-2	\$1,900	2030	\$38,900	4	\$5,400	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 4th Floor, One Unit From 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Level To Street Level</i>								
<i>Explanation : 1 Condemn Lift</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$68,100	
Sprinkler								
No Component	75%							
Generic	25%			2040	**	1-2	\$9,500	
Fire Pump								
Generic	100%	0-2	\$8,700	2033	**	1	\$22,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Chemical System								
No Component	99%							
Generic	1%			2025	\$300	1-3		

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./M. S. 20 - BX
Address : 3050 WEBSTER AVENUE BTWN: MOSHOLU PKWY. - E..202 ST.
Borough : BRONX **Agency's Number** : X020
Program / Asset # : BOE0995.000 / 4489 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 130,000 **Project Type** : EDUCATION
Date of Survey : 15-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,2M
Block : 3330 **Lot** : 1 **BIN** : 2086851

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$642,000	\$182,700
Interior Architecture	\$525,300	\$79,000
Electrical	\$157,300	\$327,300
Mechanical	\$448,900	\$4,095,600
Site Pavements	\$138,200	
Total	\$1,911,700	\$4,684,600
Importance Code A	\$894,400	\$182,700
Importance Code B	\$879,000	\$4,501,900
Importance Code C	\$138,200	
Total	\$1,911,700	\$4,684,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,000			
Interior Architecture	\$246,800		\$18,200	\$18,200
Electrical	\$36,900	\$12,900	\$16,700	\$14,500
Mechanical	\$49,100	\$35,400	\$62,300	\$31,200
Site Enclosure	\$35,700			
Site Pavements	\$34,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$459,700	\$56,200	\$105,200	\$71,900
Importance Code A	\$49,000	\$12,900	\$12,900	\$12,900
Importance Code B	\$247,500	\$43,300	\$92,300	\$59,000
Importance Code C	\$163,300			
Total	\$459,700	\$56,200	\$105,200	\$71,900



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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	8%	Now	\$262,500	LIFE	**	5	\$10,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout, Coping Of Small Retaining Walls In Play Area</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facing Walls</i>								
Masonry: Brick Cavity	77%			LIFE	**	5	\$210,400	
Pre-Cast Concrete	15%	Now	\$72,300	LIFE	**	5	\$66,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Courtyards At Grade</i>								
Windows								
Aluminum	100%	Now	\$111,400	2046	**	5	\$12,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$24,300	
Masonry: Brick Cavity	45%			LIFE	**	5-10	\$30,300	
Pre-Cast Concrete	10%	Now	\$3,800	LIFE	**	5	\$6,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Copings</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Copings</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Copings</i>								
Roof								
IRMA/Protected Membrane	40%	Now	\$90,700	2035	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads B And C, Room 168</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flat Roofs</i>								
<i>Explanation : Uneven Paver Surface</i>								
Not Accessible	60%							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	2-4	\$106,000	2029	\$265,000	3	\$29,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$85,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2039	**	5	\$9,700	
Quarry Tile	5%			2043	**	5	\$14,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Quarry Tile</i>								
Sheet Vinyl/Rubber	5%			2040	**	5	\$14,600	
Vinyl Tile	45%			2035	**	3	\$32,800	
Vinyl Tile	15%	Now	\$264,800	2040	**	3	\$10,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hallway Leading To Auditorium, Cafeteria, Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Hallway Leading To Auditorium, Cafeteria, Room 127</i>								
Wood	5%			2065	**	5	\$18,200	
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,000	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mechanical Room M4</i>								
<i>Explanation : Mold</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$59,000	
Gypsum Board	15%			LIFE	**	5-10	\$37,600	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$18,400	
Wood	5%			LIFE	**	5	\$59,000	
Ceilings								
AcousTileConcealSpLn	20%	Now	\$16,800	2043	**	5	\$24,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd And 4th Floor Hallway</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%			LIFE	**	5-10	\$109,400	
Exposed Struc: Steel	15%			LIFE	**	10	\$58,300	
Gypsum Board	15%			LIFE	**	5-10	\$100,300	
Metal Panel	5%			LIFE	**	5	\$24,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	50%			2065		**		
Masonry: Brick	50%	Now	\$27,100	2050		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout At Brick And Coping Stones</i>								
Free Standing Walls								
Masonry: Brick	15%	Now	\$8,500	2050		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Courtyard Coping Stones</i>								
Masonry: Brick	85%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$11,600	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
On-Site Walkways								
Cast in Place Concrete	40%	Now	\$11,000	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Interior Courtyard Stairs</i>								
Pavers/Stone	60%	Now	\$138,200	2039		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Interior Courtyard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
Parking/Driveway								
Asphalt	100%	2-4	\$4,800	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	50%	0-2	\$4,600	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Interior Courtyard</i>								
Rubber Matting	50%	Now	\$2,400	2035		**		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
<i>Explanation : Uneven Surface</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2050	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Bolted Pressure Contact Switches Rated At 3,000 Amperes Each</i>								
Transformers								
	Dry Type	100%			2043	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Penthouse</i>								
<i>Explanation : Two 1,000 Kilovolt-ampere , 480/277 Volt And One 75 Kilovolt-ampere, One 37 Kilovolt-ampere</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2050	**	5	\$600
Raceway								
	Conduit	100%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2046	**	5	\$300
	Molded Case Bkrs	90%			2046	**	5	\$3,100
Wiring								
	Thermoplastic	100%			2050	**	1	
Motor Controllers								
	Locally Mounted	10%			2043	**	5	\$100
	Motor Control Center	90%			2043	**	5	\$3,200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Room B11</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$40,000
Generators								
	Diesel	100%			2039	**	1	\$50,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated At 500 Kilovolt-ampere</i>								
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$4,800

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2046	**	5	\$12,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 175 Gallon Capacity</i>						
Main Tank	50%			2058	**	5	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 5,000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2030	\$153,100	10	\$59,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2025	\$30,600	10	\$11,900	
Fluorescent	18%			2035	**	10	\$21,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cafeteria And Library</i>						
		<i>Explanation : Compact Fluorescent Fixtures Installed In The Library In 2017.</i>						
HID	2%			2030	\$4,400	10	\$100	
LED	20%			2035	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gymnasium And Auditorium</i>						
		<i>Explanation : LED Fixtures Installed About 6 Years Ago</i>						
Egress Lighting								
Emergency, Service	50%			2030	\$34,100	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Emergency Lights Through The Generator System</i>						
Exit, Service	50%			2030	\$18,700	1		
Exterior Lighting								
HID	30%	Now	\$157,300	2040	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : Exterior Lights Are Not Operational.</i>						
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$84,000	1	\$9,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2035

* *

1-3

\$32,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights , Manual Pull Station, Smoke Detectors, Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2040

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 5,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2-4

\$252,400

2035

* *

1

\$115,900

*Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Boiler No. 2 Tubes In Basement**Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Make-up Water System Malfunctions. Both Boilers Overflow In Basement.**Not Energy Efficient, Extent : Moderate, Area Affected : 10%**Location : Boiler No. 1 Running On Oil Only.**On Extended Life, Extent : Severe, Area Affected : 30%**Location : Boiler Feedwater Pump Set In Basement.**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers In Basement.*

Distribution

Hot Wtr Piping/Pump

2%

Now

\$4,100

2055

* *

4

\$100

*Broken, Extent : Moderate, Area Affected : 30%**Location : Pump No. 2 Motor In Basement**Corroded, Extent : Moderate, Area Affected : 50%**Location : Corroded Hot Water Pumps Housing**Other Observation, Extent : Moderate, Area Affected : 20%**Location : Basement**Explanation : 2 Domestic Hot Water Pumps In Basement.*

Hot Wtr Piping/Pump

48%

2038

* *

4

\$4,600

Steam Piping/Pump

2%

Now

\$11,500

2060

* *

*Corroded, Extent : Moderate, Area Affected : 40%**Location : 2 Of 8 Vacuum Pump Sets In Attic.*

Steam Piping/Pump

48%

2040

* *

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%	0-2	\$91,400	2025	\$914,000	1	\$36,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units Serving District 75 Annex, Cafeteria And Auditorium Not Delivering Adequate Heat.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic Roof</i>								
<i>Explanation : Air Handling Unit With Steam Heating Coil. See Air Conditioning Terminal Devices.</i>								
Convactor/Radiator	25%			2035	**	1	\$10,500	
Fan Coil Unit/Heat	25%			2030	\$486,700	1	\$10,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$72,900	2025	\$1,458,000	1	\$72,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units Cafeteria Not Delivering Adequate Cooling</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic Mechanical Equipment Rooms</i>								
<i>Explanation : Air Handling Units With Direct Expansion Cooling Coil. See Heating Terminal Devices.</i>								
Heat Rejection								
Dry Cooler	100%			2025	\$707,000	2	\$90,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$114,800	
Exhaust Fans								
Interior	80%			2030	\$370,000	2	\$3,200	
Roof	20%			2030	\$43,200	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2050	**	1		
Galvanized Steel	10%			2043	**	1		
Water Heater								
Gas Fired	100%			2025	\$79,300	2	\$1,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,700	
Sewage Ejector(s)								
Electric	100%			2030	\$37,400	4	\$7,800	

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit Basement To 4th Floor, One Unit 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050		**	1-5	\$65,600
Sprinkler								
No Component	80%							
Generic	20%			2050		**	1-2	\$7,300
Chemical System								
No Component	98%							
Generic	2%			2025	\$600		1-3	\$100

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P. S./M. S. 306 - BX
Address : 40 WEST TREMONT AVENUE @ W.177 ST
Borough : BRONX **Agency's Number** : X306
Program / Asset # : BOE0998.000 / 4479 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 169,000 **Project Type** : EDUCATION
Date of Survey : 14-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 2862 **Lot** : 14 **BIN** : 2098721

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,459,000	\$187,500
Interior Architecture	\$1,982,700	\$497,900
Electrical		\$1,427,300
Mechanical	\$99,300	\$6,196,600
Site Pavements	\$758,400	
Total	\$4,299,300	\$8,309,300
Importance Code A	\$1,459,000	\$187,500
Importance Code B	\$2,284,300	\$7,820,000
Importance Code C	\$556,000	\$301,800
Total	\$4,299,300	\$8,309,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,200			
Interior Architecture	\$143,700		\$6,000	\$34,300
Electrical	\$38,300	\$15,800	\$19,700	\$16,800
Mechanical	\$142,900	\$48,100	\$84,300	\$48,000
Site Enclosure	\$17,800			
Site Pavements	\$3,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$379,400	\$73,800	\$119,800	\$109,000
Importance Code A	\$51,400	\$16,700	\$16,700	\$16,700
Importance Code B	\$265,100	\$57,100	\$103,100	\$92,200
Importance Code C	\$63,000			
Total	\$379,400	\$73,800	\$119,800	\$109,000



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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$468,300	LIFE	**	5	\$145,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms 361, 363, 365, 413, 411 And 409</i>								
Windows								
Aluminum	95%	Now	\$604,800	2046	**	5	\$33,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Classrooms, Cafeteria And Offices</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Classrooms</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen And 5th Floor Corridor</i>								
Metal Louvers	5%			2039	**	10	\$22,200	
Parapets								
Cast in Place Concrete	40%	Now	\$55,400	LIFE	**	5	\$42,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	0-2	\$14,200	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Wall Flashing Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Stucco Coating On Brick Face</i>								
Metal Security Bars	10%			2058	**			
Pre-Cast Concrete	5%	Now	\$2,000	LIFE	**	5	\$3,200	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	90%	Now	\$272,100	2035	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$7,100	2043	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	5%	Now	\$58,300	2043	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	2%	Now	\$72,600	2032	**	3	\$8,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Cast in Place Concrete	5%	4+	\$3,000	LIFE	**	5	\$29,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pump Room B10</i>								
Ceramic Tile	5%			2039	**	5	\$13,300	
Quarry Tile	3%			2043	**	5	\$12,000	
Vinyl Tile	75%	Now	\$181,300	2035	**	3	\$74,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor</i>								
Wood	10%	Now	\$937,500	2070	**	5	\$25,000	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$46,500	2039	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	35%	Now	\$104,800	LIFE	**	5	\$88,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Glass: Single Pane	2%			LIFE	**	5	\$18,900	
Gypsum Board	23%	Now	\$32,200	LIFE	**	5	\$87,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$131,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair C, Exit 6</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$78,900	
Wood	5%			LIFE	**	5	\$252,600	
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$275,500	2043	**	5	\$79,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$26,600	
Gypsum Board	35%	Now	\$100,500	LIFE	**	5	\$116,300	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lobby, Vestibules</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%	4+	\$17,800	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	50%			2065	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%	4+	\$68,000	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Exit Doors</i>								
Pavers/Stone	20%	4+	\$3,600	2033		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043		**		
Activity Yard								
Asphalt	95%	Now	\$646,400	2045		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	5%	Now	\$44,000	2040		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Play Yard</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Play Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040		**	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 5,000 Amperes Each.</i>								
Transformers								
Dry Type	100%			2035		**	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two 1,500 Kilovolt-amperes, 208/ 480/277 Volts.</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	40%			2040	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Three Vertical Sections</i>								
	Molded Case Bkrs	60%			2040	**	5	\$2,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Four Vertical Sections</i>								
Raceway								
	Conduit	100%			2040	**	1	
Panelboards								
	Fused Disc Sw	10%			2038	**	5	\$400
	Molded Case Bkrs	90%			2038	**	5	\$4,000
Wiring								
	Thermoplastic	100%			2040	**	1	
Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$1,100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,000
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$52,000
Generators								
	Diesel	100%			2033	**	1	\$65,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$37,700
Fuel Storage								
	Main Tank	100%			2045	**	5	\$5,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Generator Room</i>								
<i>Explanation : 275 Gallons Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
	Fluorescent	92%			2030	\$366,100	10	\$142,600
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	HID	3%			2030	\$8,700	10	\$200
	LED	5%			2038	**		
Egress Lighting								
	Emergency, Service	50%			2030	\$44,400	1	
	Exit, Service	50%			2030	\$24,300	1	

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	30%			2025	\$204,400	10	\$200	
No Component	70%							

Alarm

Security System

No Component	80%							
Generic	20%			2030	\$109,200	1	\$12,600	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2030	\$560,600	1-3	\$32,200	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Cafeteria, Toilets, Auditorium, Staircases**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2	100%			2050	**	5	\$52,400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : Two 10,000 Gallon Tanks For No.2 Fuel*

Conversion Equipment

Steam Boiler	30%	0-2	\$16,400	2043	**	1	\$45,200	
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*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Tubes Of No. 1 Unit, Retubing Needed.**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Boilers. 2 Heat Exchangers Convert Steam To Hot Water.*

Steam Boiler	70%			2043	**	1	\$117,200	
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Distribution

Hot Wtr Piping/Pump	80%	0-2	\$4,200	2038	**	4	\$6,700	
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*Insul. Deteriorating, Extent : Moderate, Area Affected : 15%**Location : Basement**Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Bms Not Working*

Steam Piping/Pump	20%			2040	**			
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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	2%	0-2	\$1,000	2030	\$47,500	1	\$1,900	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Motors Burnt Out, Various Locations</i>								
Air Handler	18%			2030	\$427,800	1	\$18,800	
Convactor/Radiator	5%	0-2	\$4,500	2035	**	1	\$2,500	
<i>Controller Not Working, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : The Valves, Various Locations</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Convactor/Radiator	15%			2035	**	1	\$8,200	
Fan Coil Unit/Heat	60%	0-2	\$30,400	2030	\$1,518,600	1	\$29,500	
<i>Broken, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Motors, Varous Locations</i>								
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : No Control For The Units Due To Building Management System Down.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Varous Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%	0-2	\$57,400	2025	\$1,147,500	1	\$56,400	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Compressors Of No.1 And 2 Units, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Chillers, Roof</i>								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	**	4	\$6,700	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	10%	0-2	\$3,000	2030	\$151,600	1	\$9,400	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Motors, Varous Locations</i>								
Air Handler/Cool/Ht	10%			2030	\$151,600	1	\$10,500	
Fan Coil - 4 Pipe	60%			2030	\$1,899,300	1	\$32,800	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2025	\$218,100	2	\$94,200	
No Component	20%							
Ventilation								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,200	
Exhaust Fans								
Interior	45%			2030	\$270,600	2	\$2,300	
Interior	5%	0-2	\$1,500	2030	\$30,100	2	\$200	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room</i>								
Roof	50%	0-2	\$2,800	2025	\$140,300	2	\$2,100	
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Booster Pump</i>								
Water Heater								
Gas Fired	100%			2028	\$103,100	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. It Has Been Cut Off By Department Of Environmental Protection For Unknown Reason.</i>								
Sanitary Piping								
Cast Iron	30%	0-2	\$18,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : House Trap, Basement</i>								
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Underground Of The Drive Way At Exit 7.</i>								
Cast Iron	70%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$5,700	4	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Locations For Single Pumps</i>								
Sewage Ejector(s)								
Electric	100%			2030	\$48,700	4	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Pumps</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$10,400	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P. S./M. S. 306 - BX

Asset # : 4479

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 5th Floor, One Unit From 1st To 5th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$85,200
Sprinkler								
	No Component	75%						
	Generic	25%			2040	**	1-2	\$11,800
Fire Pump								
	Generic	100%			2033	**	1	\$31,600
Chemical System								
	No Component	99%						
	Generic	1%			2028	\$300	1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. / I.S. 276 - M
Address : 55 BATTERY PLACE @ 1ST PLACE
Borough : MANHATTAN **Agency's Number** : M276
Program / Asset # : BOE1109.000 / 14565 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 136,534 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,6,8,Ph
Block : 16 **Lot** : 40 **BIN** : 1087945

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$152,500	\$88,300
Interior Architecture	\$324,400	\$257,100
Electrical		\$119,000
Mechanical	\$72,200	\$83,300
Total	\$549,100	\$547,600
Importance Code A	\$152,500	\$88,300
Importance Code B	\$179,500	\$314,600
Importance Code C	\$217,100	\$144,800
Total	\$549,100	\$547,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$103,600	\$21,900		
Interior Architecture	\$124,900	\$10,300	\$7,700	\$20,400
Electrical	\$20,400	\$12,800	\$15,400	\$14,400
Mechanical	\$54,600	\$28,700	\$39,500	\$26,400
Site Pavements	\$100			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$327,300	\$97,400	\$86,200	\$84,900
Importance Code A	\$123,100	\$28,600	\$6,800	\$6,800
Importance Code B	\$175,700	\$61,500	\$79,500	\$78,100
Importance Code C	\$28,500	\$7,200		
Total	\$327,300	\$97,400	\$86,200	\$84,900



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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	10%			LIFE	**	5	\$44,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Trellis Structure</i>								
Masonry: Brick Cavity	70%			LIFE	**	5	\$98,900	
Masonry: Limestone	8%			LIFE	**	5	\$8,500	
Metal/Glass Curt Wall	10%	Now	\$23,900	LIFE	**	5	\$13,200	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Plenum Space Above Entrance Canopy</i>								
<i>Explanation : Air Infiltration</i>								
Granite Panels	2%			LIFE	**	5	\$2,100	
Windows								
Aluminum	100%	Now	\$19,300	2052	**	5	\$10,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5-10	\$120,700	
Masonry: Limestone	10%			LIFE	**	5-10	\$33,100	
Metal: Cage/Fence	25%			2047	**	5-10	\$52,500	
Roof								
IRMA/Protected Membrane	55%			2038	**	10	\$38,800	
Plaza Roof: Stone Panels	10%	4+	\$3,300	2056	**			
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cracked Paver</i>								
Play Surface	25%			2038	**	10	\$17,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Roof Play Area</i>								
Traffic Topping	10%			2038	**	10	\$11,800	
Soffits								
Metal Panel	100%			2056	**	5-10		

Interior

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	3%	4+	\$1,400	LIFE	**	5	\$13,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Auditorium</i>								
Ceramic Tile	5%	4+	\$21,100	2043	**	5	\$5,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry Lobby</i>								
Quarry Tile	2%			2047	**	5	\$6,100	
Sheet Vinyl/Rubber	5%			2038	**	5	\$15,300	
Vinyl Tile	80%	4+	\$29,700	2038	**	3	\$61,300	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout First, Fifth, And Sixth Floors</i>								
Wood	5%	4+	\$7,200	2065	**	5	\$9,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	40%			2043	**	5	\$115,800	
Concrete Masonry Unit	3%			LIFE	**	5	\$6,900	
Folding Partition	2%			2052	**	5	\$14,500	
Gypsum Board	50%			LIFE	**	5-10	\$246,100	
Metal: Cage/Fence	3%			LIFE	**	10	\$1,700	
Wood	2%			LIFE	**	5	\$46,300	
Ceilings								
AcousTileSusp.Lay-In	65%			2047	**	5	\$132,800	
Exposed Concrete	2%			LIFE	**	5-10	\$5,100	
Exposed Struc: Steel	10%			LIFE	**	10	\$40,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Metal Decking</i>								
<i>Explanation : Material</i>								
Gypsum Board	18%	2-4	\$19,900	LIFE	**	5	\$46,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Eighth Floor Toilet, Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$25,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$100	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entry</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Bottom Of ADA Ramp</i>								

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2050	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Basement</i>								
<i>Explanation : Two Switches Rated At 4,000 And One Rated At 2,000 Amperes</i>								
	Photovoltaic Panel(s)	10%			2039	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Photovoltaic Panels Observed</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2050	**	5	\$600
Raceway								
	Conduit	100%			2050	**	1	
Panelboards								
	Molded Case Bkrs	100%			2046	**	5	\$3,600
Wiring								
	Thermoplastic	100%			2050	**	1	
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$42,000
Generators								
	Diesel	100%			2039	**	1	\$52,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 475 Kilo-volt-amperes</i>								
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$5,100
Fuel Storage								
	Day Tank	10%			2046	**	5	\$2,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 60 Gallons</i>								
	Main Tank	90%			2058	**	5	\$3,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2038	**	10	\$119,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	5%			2035	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : HID Oberseved</i>								
Egress Lighting Exit, Service	50%			2035	**	1		
Exit, Battery	50%			2035	**	10	\$4,600	
Exterior Lighting HID	20%			2035	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Switches</i>								
No Component	80%							
Alarm								
Security System No Component	80%							
Generic	20%			2035	**	1	\$10,200	
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$25,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%	Now	\$8,100	2050	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Gas Booster Not Working</i>								

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%	Now	\$16,100	2035	**	1	\$30,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Package Rooftop Air Conditioning Units Are Not Opening Due To Low Gas Pressure</i>								
Hot Water Boiler	50%			2043	**	1	\$33,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Gas Fired Condensing Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2046	**	4	\$5,000	
No Component	50%							
Terminal Devices								
Air Handler	20%	Now	\$38,400	2035	**	1	\$15,200	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Out With Broken Fan</i>								
Convactor/Radiator	40%			2043	**	1	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hydronic Loop Perimeter Heating</i>								
<i>Explanation : Throughout The Building</i>								
Fan Coil Unit/Heat	40%			2035	**	1	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Classrooms And Administrative Spaces</i>								
<i>Explanation : Variable Air Volume Boxes Installed</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2035	**	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Unit, R-407c Refrigerant</i>								
Ext Pkg Unit - Heating/Cooling	80%			2035	**	2	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Package Units With Gas Furnace R-407c, Equipment Accounted For Under Heating Section Of This Report</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2050	**	4	\$2,000	
No Component	80%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2035	**	1	\$16,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$24,100	
Ductwork/Diffusers	80%			LIFE	**	2-5	\$96,400	
Exhaust Fans								
Roof	20%			2035	**	2	\$800	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2028	\$83,300	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One Tank Of About 600 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Located In Elevator Shaft</i>								
<i>Explanation : One Unit</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$8,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 8th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$68,800	
Sprinkler								
Generic	100%			2050	**	1-2	\$38,300	
Fire Pump								
Generic	100%			2039	**	1	\$25,500	
Chemical System								
No Component	98%							
Generic	2%			2028	\$600	1-3	\$100	

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DEPARTMENT OF EDUCATION - 040

P.S. / I.S. 276 - M

Asset # : 14565

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. 200M-TANDEM I. S. 10 - M
Address : 2581 ADAM CLAYTON POWELL BLVD @W. 150 STREET
Borough : MANHATTAN **Agency's Number** : M200
Program / Asset # : BOE0007.000 / 435 **Yr Built/Renovated** : 1969 / 2012
Area Sq Ft : 246,000 **Project Type** : EDUCATION
Date of Survey : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2016 **Lot** : 100 **BIN** : 1060198

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,600	\$119,100
Interior Architecture	\$516,700	\$786,100
Electrical	\$970,300	\$1,834,500
Mechanical	\$1,724,300	\$4,843,700
Total	\$3,255,900	\$7,583,200
Importance Code A	\$44,600	\$1,721,200
Importance Code B	\$3,046,600	\$5,691,100
Importance Code C	\$164,700	\$171,000
Total	\$3,255,900	\$7,583,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$11,900	\$3,800	
Interior Architecture	\$30,700			\$7,900
Electrical	\$4,600	\$32,600	\$2,300	\$1,800
Mechanical	\$51,300	\$46,100	\$52,500	\$41,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,600	\$94,500	\$62,600	\$54,800
Importance Code A	\$23,800	\$36,100	\$27,600	\$23,800
Importance Code B	\$57,700	\$58,300	\$35,000	\$31,100
Importance Code C	\$9,200			
Total	\$90,600	\$94,500	\$62,600	\$54,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P.S. 200M-TANDEM I. S. 10 - M

Asset # : 435

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$15,100	
Cast in Place Concrete	15%			LIFE	**	5	\$45,200	
Masonry: Brick	50%			LIFE	**	5	\$30,100	
Pre-Cast Concrete	30%			LIFE	**	5	\$58,800	
Windows								
Aluminum	95%			2043	**	5	\$7,600	
Metal Louvers	5%			2036	**	10	\$2,500	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$2,400	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal: Cage/Fence	50%			2032	**	5-10	\$20,300	
Roof								
Built-Up (BUR)	90%	Now	\$44,600	2032	**			
								<i>Ponding, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Throughout</i>
								<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Throughout</i>
Built-Up (BUR)	10%			2035	**	10	\$3,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,900	
Ceramic Tile	3%	Now	\$9,000	2030	\$44,800	5	\$1,100	
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout</i>
								<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Throughout</i>
Vinyl Tile	87%	Now	\$171,100	2027	\$570,300	3	\$23,600	
								<i>Adhesion Failure, Extent : Light, Area Affected : 20%</i>
								<i>Location : Throughout</i>
								<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Throughout</i>
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Throughout</i>
								<i>Explanation : Expansion Joint Failure</i>
Wood	5%	Now	\$6,400	2042	**	5	\$3,400	
								<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>
								<i>Location : Throughout</i>

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DEPARTMENT OF EDUCATION - 040

P.S. 200M-TANDEM I. S. 10 - M

Asset # : 435

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$51,300	2030	\$171,000	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	2%	Now	\$9,200	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$41,400	LIFE	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	45%	Now	\$72,000	LIFE	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	45%	Now	\$96,800	2040	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$6,200	2032	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$38,600	LIFE	**	5	\$4,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	45%	Now	\$45,500	LIFE	**	5	\$20,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$89,700	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated At One 3,000 Amperes And Two 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$521,800	5	\$1,100	
Raceway								
Conduit	90%			2027	\$555,400	1		
Conduit	10%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040

P.S. 200M-TANDEM I. S. 10 - M

Asset # : 435

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2026	\$25,500	5	\$300	
Fused Disc Sw	5%			2043	**	5	\$300	
Molded Case Bkrs	80%			2026	\$408,500	5	\$5,200	
Molded Case Bkrs	10%			2043	**	5	\$600	
Wiring								
Braided Cloth	90%	2-4	\$749,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	95%			2025	\$233,500	5	\$1,600	
Variable Frequency Drive	5%			2032	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	
Lighting								
Interior Lighting								
Fluorescent	98%			2032	**	10	\$221,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$29,700	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
LED	20%			2035	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$18,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P.S. 200M-TANDEM I. S. 10 - M

Asset # : 435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$76,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : (2) 15,000 Gallon Tanks</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	5%			2030	\$17,700	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Provides Hot Water Heating To First Floor</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	95%			2025	\$1,512,400	1	\$231,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Hot Wtr Piping/Pump	35%			2035	**	4	\$4,200	
Central Plant Steam Piping/Pmp	65%	Now	\$270,600	2027	\$2,706,200	4	\$7,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%	Now	\$51,900	2022	\$1,037,700	1	\$41,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steam Coil For Auditorium And Gymnasium</i>								
Convactor/Radiator	70%			2032	**	1	\$55,600	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2027	\$99,600	2	\$800	
Window/Wall Unit	50%			2022	\$256,300	1		
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	**	2-5	\$48,000	
No Component	65%							
Exhaust Fans								
Interior	10%			2027	\$87,500	2	\$800	
Roof	90%			2027	\$367,600	2	\$6,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P.S. 200M-TANDEM I. S. 10 - M

Asset # : 435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$36,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$37,500	2037	**	4	\$5,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2 Units In The Basement</i>								
Backflow Preventer Generic	100%			2032	**	1	\$15,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To Roof</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$124,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Surrounds The Building Envelope Due To Subway Tracks Underneath Building</i>								
<i>Explanation : Dry System Standpipe</i>								
Sprinkler								
No Component Generic	80%			2037	**	1-2	\$13,800	
Generic	20%							
Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA
Address : 508 EAST 120TH STREET @ PLEASANT AVE.,
Borough : MANHATTAN **Agency's Number** : M206
Program / Asset # : BOE0064.000 / 1692 **Yr Built/Renovated** : 1968 / 2001
Area Sq Ft : 128,000 **Project Type** : EDUCATION
Date of Survey : 13-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1816 **Lot** : 1 **BIN** : 1084005

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,326,200	\$142,300
Interior Architecture	\$682,100	\$2,036,100
Electrical	\$367,600	\$858,400
Mechanical	\$348,500	\$1,510,300
Total	\$3,724,500	\$4,547,100
Importance Code A	\$2,326,200	\$173,700
Importance Code B	\$1,136,200	\$4,334,300
Importance Code C	\$262,000	\$39,100
Total	\$3,724,500	\$4,547,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,900		\$14,400	
Interior Architecture	\$97,900			\$26,000
Electrical	\$71,500	\$20,800	\$24,500	\$22,700
Mechanical	\$70,500	\$18,900	\$33,500	\$18,900
Site Enclosure	\$10,600			
Site Pavements	\$16,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$305,500	\$43,700	\$76,300	\$71,600
Importance Code A	\$47,600	\$12,700	\$27,100	\$12,700
Importance Code B	\$215,200	\$31,100	\$49,200	\$58,900
Importance Code C	\$42,600			
Total	\$305,500	\$43,700	\$76,300	\$71,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$229,300	LIFE	**	5	\$142,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 131, And Bulkhead Stair</i>								
Masonry: Limestone	5%			LIFE	**	5	\$11,200	
Windows								
Aluminum	5%	Now	\$63,500	2055	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor By Kitchen</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hallways, Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Book Room Storage</i>								
Aluminum	90%			2046	**	5	\$25,500	
Steel	5%	Now	\$79,100	2055	**	5	\$8,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	60%	0-2	\$48,500	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2043	**	5-10	\$23,700	
Metal Security Bars	10%			2045	**			
Pre-Cast Concrete	20%			LIFE	**	5	\$33,000	
Roof								
Modified Bitumen	100%	Now	\$1,905,800	2040	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 4th Floor And Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$43,400	
Ceramic Tile	5%			2039	**	5	\$9,900	
Terrazzo	5%			LIFE	**	5	\$15,500	
Vinyl Tile	10%			2030	\$179,900	3	\$9,900	
Vinyl Tile 9" X 9"	75%	Now	\$174,800	2025	\$1,748,000	3	\$55,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Exterior Doors</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$44,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Boiler Room</i>								
Ceramic Tile	5%	Now	\$38,400	2039	**	5	\$6,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$31,300	
Folding Partition	5%			2046	**	5	\$32,600	
Plaster	50%			LIFE	**	5-10	\$110,900	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	Now	\$107,800	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair 5, Corridor Near Room 222</i>								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$136,900	2043	**	5	\$24,800	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor Corridor And Class Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor, Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor, 4th Floors</i>								
AcousTileSusp.Lay-In	10%			2035	**	5	\$19,800	
Exposed Concrete	50%			LIFE	**	5-10	\$123,900	
Fiber Board	5%			2030	\$69,100			
Metal Panel	5%			LIFE	**	5	\$24,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	10%			LIFE	**	5-10	\$34,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2050		**		
Iron Picket	15%	Now	\$10,600	2050		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Side Playground</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Gate</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,300	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Curb</i>								
On-Site Walkways								
Asphalt	25%			2033		**		
Cast in Place Concrete	75%			2043		**		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered In Snow, Unable To See.</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043		**		
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : South Side</i>								
<i>Explanation : Covered In Snow, Unable To See.</i>								
Activity Yard								
Asphalt	85%	2-4	\$6,800	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout West Yard</i>								
Rubber Matting	15%			2030	\$31,000			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East And West Play Yard</i>								
<i>Explanation : Covered In Snow, Unable To See.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$31,400	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2056	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2056	**	5	\$100	
Fused Disc Sw	90%			2030	\$187,800	5	\$500	
Raceway								
Conduit	95%			2030	\$211,600	1		
Conduit	5%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$23,900	5	\$300	
Molded Case Bkrs	90%			2029	\$215,400	5	\$3,000	
Wiring								
Braided Cloth	70%	2-4	\$223,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2056	**	1		
Thermoplastic	20%			2030	\$63,700	1		
Motor Controllers								
Locally Mounted	25%			2028	\$30,700	5	\$200	
Motor Control Center	75%			2043	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Motor Control Centers</i>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$4,100	LIFE	**	5	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement At Water Service Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement At Water Service Entrance</i>								
<i>Explanation : Clamp At Water Main Severely Corroded.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$39,400	
Generators								
Natural Gas	100%	Now	\$6,500	2043	**	1	\$44,600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Batteries								
Not Accessible	100%							

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DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2040	**	10	\$111,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2040	**			
Egress Lighting								
Emergency, Battery	30%	Now	\$33,200	2038	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	20%			2025	\$36,900	10	\$6,200	
Exit, Service	25%	Now	\$900	2025	\$9,200	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	25%			2038	**	1		
Exterior Lighting								
HID	50%	Now	\$77,400	2038	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Parapet Mounted Fixtures</i>								
HID	50%	Now	\$25,800	2038	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Wall Packs On Building Exterior</i>								
Lightning Protection								
Arresters/Cablings Generic	100%			2065	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Chimney Above Roof</i>								
<i>Explanation : Air Terminals And Downleads Installed On Chimney Flues</i>								
Alarm								
Security System Generic	100%	Now	\$41,300	2038	**	1	\$43,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Custodian Reports System Failures Once Per Month.</i>								
Fire/Smoke Detection Generic, Digital	7%	Now	\$9,900	2038	**	1-3	\$5,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Trouble Bell Sounded Twice During Survey And Fire Alarm Panel Status Showed - Ground Fault 0005</i>								
Generic, Digital	93%			2038	**	1-3	\$73,400	

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DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$126,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$11,300	2050	**			
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Vacuum Pump 1 Of 2</i>								
Terminal Devices								
Air Handler	40%	Now	\$36,000	2030	\$719,900	1	\$28,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Fan Room Filter Motors</i>								
Convactor/Radiator	60%			2035	**	1	\$24,800	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$136,600			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Server Room</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	95%			2025	\$253,400	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$113,000	
Exhaust Fans								
Interior	30%	Now	\$13,700	2025	\$136,600	2	\$900	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Fan Room 1 Fan Broken</i>								
Roof	70%			2025	\$148,800	2	\$2,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$280,800	2035	**	1		
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Water Mains Is Shut Off</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathroom Sinks And Classroom Sinks</i>								
<i>Explanation : No Water Pressure</i>								
Water Heater								
Gas Fired	100%			2028	\$78,100	2	\$1,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
P.S. 206 (TANDEM P. S. 112 - M) / JOSE CELSO BARBOSA

Asset # : 1692

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2023	\$4,300	4	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Pumps</i>								
Sewage Ejector(s) Electric	100%	Now	\$18,400	2030	\$36,900	4	\$5,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement 1 Of 2 Pumps</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler No Component Generic	95%			2040	**	1-2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Storage And Book Rooms</i>								
<i>Explanation : Less Than 20 Heads Total</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. 207 - M TANDEM M149
Address : 41 WEST 117TH STREET @ 5TH AVE.
Borough : MANHATTAN **Agency's Number** : M207
Program / Asset # : BOE0090.000 / 1707 **Yr Built/Renovated** : 1968 / 2008
Area Sq Ft : 126,000 **Project Type** : EDUCATION
Date of Survey : 23-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1601 **Lot** : 1 **BIN** : 1051434

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$697,200	\$614,700
Interior Architecture	\$1,216,500	\$822,500
Electrical	\$1,542,900	\$275,400
Mechanical	\$948,700	\$1,290,100
Total	\$4,405,300	\$3,002,600
Importance Code A	\$697,200	\$614,700
Importance Code B	\$3,708,100	\$2,190,000
Importance Code C		\$198,000
Total	\$4,405,300	\$3,002,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,200			
Interior Architecture	\$115,100	\$16,500	\$2,100	\$22,700
Electrical	\$2,400	\$37,000	\$2,900	\$4,100
Mechanical	\$62,900	\$19,500	\$41,500	\$19,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,600	\$76,900	\$50,500	\$50,200
Importance Code A	\$15,600	\$12,500	\$12,700	\$12,500
Importance Code B	\$144,200	\$64,400	\$37,700	\$37,700
Importance Code C	\$27,800			
Total	\$187,600	\$76,900	\$50,500	\$50,200



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DEPARTMENT OF EDUCATION - 040

P.S. 207 - M TANDEM M149

Asset # : 1707

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$250,500	LIFE	**	5	\$104,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Shaftway Abutting Electrical Service Room In Basement</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$117,900	
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	100%	Now	\$197,500	2035	**	5	\$7,400	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Parapets								
Masonry: Brick Cavity	90%	4+	\$62,500	LIFE	**	5	\$12,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Side Of Parapet</i>								
Masonry: Limestone	10%	4+	\$3,200	LIFE	**	5	\$1,800	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping Stones</i>								
Roof								
Built-Up (BUR)	52%			2032	**	10	\$57,500	
IRMA/Protected Membrane	35%	0-2	\$65,900	2027	\$329,500			
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roll Roofing	13%	Now	\$63,400	2029	\$63,400	5	\$12,000	
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridor Adjacent To Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040

P.S. 207 - M TANDEM M149

Asset # : 1707

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2028	\$449,700	3	\$49,500	
Cast in Place Concrete	5%			LIFE	**	5	\$18,000	
Ceramic Tile	5%			2030	\$170,700	5	\$8,300	
Vinyl Tile	20%	Now	\$30,000	2027	\$299,600	3	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2035	**	3	\$6,200	
Vinyl Tile 9" X 9"	40%	Now	\$155,200	2022	\$776,200	3	\$24,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Door Thresholds At Corridors</i>								
Interior Walls								
Ceramic Tile	5%			2030	\$198,000	5	\$6,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	
Folding Partition	3%			2035	**	5	\$10,100	
Plaster	62%			LIFE	**	5	\$25,000	
SGFT/Glazed Masonry	25%	Now	\$27,800	LIFE	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Column In Gymnasium</i>								
Ceilings								
AcousTileConcealSpLn	20%	Now	\$285,000	2047	**	5	\$20,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	10%			2044	**	5	\$20,600	
AcousTileSusp.Lay-In	10%	Now	\$28,500	2032	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,600	
Fiber Board	10%	4+	\$23,000	2027	\$115,000			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	2%	0-2	\$5,900	LIFE	**	5	\$4,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen Ceiling</i>								
Plaster	38%			LIFE	**	5	\$39,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040

P.S. 207 - M TANDEM M149

Asset # : 1707

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2053	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$500	
Raceway								
Conduit	85%			2027	\$189,300	1		
Conduit	15%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$300	
Molded Case Bkrs	90%			2049	**	5	\$3,000	
Wiring								
Braided Cloth	80%	2-4	\$254,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$86,000	5	\$600	
Locally Mounted	30%	2-4	\$36,900	2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$104,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2035	**	10	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	5%			2022	\$74,700	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$90,700	10	\$15,200	
Exit, Service	50%			2022	\$18,100	1		

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DEPARTMENT OF EDUCATION - 040

P.S. 207 - M TANDEM M149

Asset # : 1707

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID	100%			2022	\$508,000	10	\$400	
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Alarm

Fire/Smoke Detection

No Component	66%							
Generic, Analog	34%			2022	\$473,700	1-3	\$26,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Oil Tanks Were Removed And Vault Was Converted Into A Gas Meter Room</i>								

Conversion Equipment

Steam Boiler	100%			2047	**	1	\$124,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Steam Boilers</i>								

Distribution

Central Plant Steam Piping/Pmp	100%			2047	**	4	\$6,200	
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Terminal Devices

Air Handler	30%			2022	\$531,500	1	\$23,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : A Cooling Section Was Recently Added To The Blowers Serving The Cafeteria, Gymnasium And Auditorium</i>								

Convactor/Radiator	70%			2025	\$472,200	1	\$28,500	
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Air Conditioning

Energy Source

Electricity	100%			2043	**	1		
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Conversion Equipment

Window/Wall Unit	65%			2022	\$170,700	1		
Window/Wall Unit	10%	0-2	\$26,300	2027	\$26,300	1		
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Classrooms Throughout, 20 Of 180 Units Have Multiple Mechanical And Or Electrical Defects</i>								

No Component	25%							
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DEPARTMENT OF EDUCATION - 040

P.S. 207 - M TANDEM M149

Asset # : 1707

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2032	**	1	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Covering Auditorium, Kitchen, Cafeteria, And Gymnasium</i>								
<i>Explanation : 5 Units</i>								
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2027	\$38,100	2	\$17,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
Exhaust Fans								
Interior	20%			2022	\$89,700	2	\$800	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Fan Room</i>								
Roof	75%			2022	\$156,900	2	\$2,900	
Roof	5%	0-2	\$10,500	2037	**	2	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof, Defective Exhaust Fan</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$552,900	1		
HW Heat Exchanger								
Steam Fired	100%			2027	\$200,700	4	\$12,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$4,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$7,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
No Component	80%							
Generic	20%			2037	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boilers Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040

P.S. 207 - M TANDEM M149

Asset # : 1707

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2037	**	1-2	\$1,800

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. 251 Q TANDEM Q231
Address : 144-51 ARTHUR STREET 145-00 SPRINGFIELD BLVD
Borough : QUEENS **Agency's Number** : Q251
Program / Asset # : BOE0863.000 / 2629 **Yr Built/Renovated** : 1963 / 2008
Area Sq Ft : 160,000 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 13331 **Lot** : 1 **BIN** : 4285682

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,153,300	\$181,400
Interior Architecture		\$724,900
Electrical	\$2,871,400	\$810,800
Mechanical	\$313,400	\$2,083,500
Site Pavements	\$36,000	
Total	\$4,374,100	\$3,800,700
Importance Code A	\$1,153,300	\$226,300
Importance Code B	\$3,184,800	\$3,535,900
Importance Code C	\$36,000	\$38,500
Total	\$4,374,100	\$3,800,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,300		\$11,400	\$4,400
Interior Architecture	\$7,600	\$15,900	\$41,600	\$3,800
Electrical	\$15,500	\$16,800	\$38,400	\$15,200
Mechanical	\$59,600	\$29,900	\$38,800	\$30,800
Total	\$104,000	\$62,500	\$130,300	\$54,100
Importance Code A	\$37,200	\$15,800	\$27,600	\$20,300
Importance Code B	\$66,800	\$40,300	\$102,600	\$33,900
Importance Code C		\$6,400		
Total	\$104,000	\$62,500	\$130,300	\$54,100



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P.S. 251 Q TANDEM Q231

Asset # : 2629

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$22,100	
Masonry: Brick	93%			LIFE	**	5	\$87,500	
Granite Panels	2%	Now	\$21,300	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Steps</i>								
Windows								
Aluminum	30%			2044	**	5	\$8,800	
Aluminum	70%	Now	\$921,200	2053	**	5	\$10,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auditorium, Cafeteria, Gymnasium, Throughout.</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Auditorium, Cafeteria, Gymnasium, Throughout</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium, Cafeteria, Gymnasium, Throughout</i>								
Parapets								
Metal Rail	100%			2041	**	5-10	\$239,000	
Roof								
Built-Up (BUR)	95%			2033	**	10	\$86,900	
Copper/Terne	5%			2043	**	10	\$11,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,100	
Ceramic Tile	5%			2031	**	5	\$7,600	
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	20%			2033	**	3	\$15,100	
Vinyl Tile	50%			2028	\$686,500	3	\$28,400	
Wood	10%			2043	**	5	\$28,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$12,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,300	
Marble Panels	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$38,500	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2033	**	5	\$47,300	
AcousTileSusp.Lay-In	5%			2033	**	5	\$7,600	
Exposed Concrete	55%			LIFE	**	5	\$13,000	
Plaster	15%			LIFE	**	5	\$14,200	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2038	**			
Iron Picket	30%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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DEPARTMENT OF EDUCATION - 040

P.S. 251 Q TANDEM Q231

Asset # : 2629

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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Parking/Driveway

Cast in Place Concrete	100%	Now	\$36,000	2033	**			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 40%**Location : Parking Lot*

Activity Yard

Rubber Matting	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2028	\$35,900	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Amperes Main Disconnect Switch*

Fused Disc Sw	20%			2028	\$9,000	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Amperes Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	80%			2028	\$187,800	5	\$500	
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Fused Disc Sw	20%			2048	**	5	\$100	
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Raceway

Conduit	95%			2028	\$251,000	1		
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Conduit	5%			2048	**	1		
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Panelboards

Fused Disc Sw	10%			2027	\$23,900	5	\$400	
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Molded Case Bkrs	80%			2027	\$191,500	5	\$3,400	
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Molded Case Bkrs	10%			2044	**	5	\$400	
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Wiring

Braided Cloth	75%	2-4	\$278,200	2053	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2028	\$74,200	1		
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Thermoplastic	5%			2048	**	1		
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Motor Controllers

Locally Mounted	50%			2026	\$61,400	5	\$500	
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Locally Mounted	50%			2041	**	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,400	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040

P.S. 251 Q TANDEM Q231

Asset # : 2629

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2033	**	10	\$139,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2033	**	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gas Room</i>								
Incandescent	2%			2023	\$37,900	2	\$100	
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$19,300	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$645,100	10	\$500	
Alarm								
Security System Generic	100%			2033	**	1	\$59,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : 20 CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$1,769,200	1-3	\$98,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment Steam Boiler	100%			2041	**	1	\$158,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2038	**	4	\$11,800	
Terminal Devices Air Handler	40%			2028	\$899,900	1	\$39,600	
Convactor/Radiator	40%			2033	**	1	\$20,700	
Fan Coil Unit/Heat	20%	Now	\$47,900	2028	\$479,200	1	\$9,300	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P.S. 251 Q TANDEM Q231

Asset # : 2629

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%	0-2	\$67,900	2038	**	1	\$3,300	
			<i>Abandoned in Place, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	30%			2023	\$100,000	1		
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2028	\$31,400	1	\$5,000	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%	0-2	\$5,600	2038	**	2	\$4,500	
			<i>Abandoned in Place, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,200	
Exhaust Fans								
Interior	70%			2028	\$398,500	2	\$3,400	
Roof	30%			2028	\$79,700	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$140,400	1		
Water Heater								
Gas Fired	100%			2023	\$97,600	2	\$2,300	
Sanitary Piping								
Cast Iron	100%	Now	\$23,400	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Water Backs Up Into Boiler Room</i>					
Storm Drain Piping								
Cast Iron	100%	Now	\$6,700	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Water Backs Up Into Boiler Room</i>					
Sump Pump(s)								
Non-Submersible	100%			2028	\$24,400	4	\$3,400	
Sewage Ejector(s)								
Electric	100%			2028	\$46,100	4	\$6,400	
Backflow Preventer								
Generic	100%			2033	**	1	\$9,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P.S. 251 Q TANDEM Q231

Asset # : 2629

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2038		**	1-2	\$1,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)
Address : 577 EAST 139 STREET @ST. ANNS AVE.
Borough : BRONX **Agency's Number** : X855
Program / Asset # : BOE0177.010 / 482 **Yr Built/Renovated** : 1974 / 2010
Area Sq Ft : 12,000 **Project Type** : EDUCATION
Date of Survey : 26-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2552 **Lot** : 70 **BIN** : 2003646

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$41,900
Interior Architecture	\$53,500	
Electrical		\$78,900
Mechanical	\$63,800	\$265,300
Total	\$117,300	\$386,200
Importance Code A	\$63,800	\$254,600
Importance Code B	\$53,500	\$131,600
Total	\$117,300	\$386,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,400			\$2,900
Interior Architecture	\$36,600	\$600		\$2,100
Electrical	\$1,900	\$500	\$400	\$300
Mechanical	\$11,200	\$100	\$19,600	\$100
Total	\$54,100	\$1,200	\$20,000	\$5,400
Importance Code A	\$4,400		\$1,100	\$2,900
Importance Code B	\$49,700	\$600	\$18,900	\$2,500
Importance Code C		\$600		
Total	\$54,100	\$1,200	\$20,000	\$5,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)

Asset # : 482

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$5,600		
Masonry: Brick	95%			LIFE	**	5	\$21,300		
Windows									
Aluminum	100%			2044	**	5	\$5,700		
Parapets									
Cast in Place Concrete	100%			LIFE	**	5	\$41,900		
Roof									
Built-Up (BUR)	98%	4+	\$4,300	2033	**				
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>									
<i>Location : Leaks Over Classroom #4 A.k.a 204</i>									
Copper/Terne	2%	4+	\$100	2056	**				
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>									
<i>Location : Near Roof Drain On Stair Bulkhead</i>									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Carpet	3%	2-4	\$6,500	2030	\$6,500	3	\$700		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : On Steps To Lower Level</i>									
Ceramic Tile	5%	0-2	\$16,600	2043	**	5	\$400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	92%	Now	\$53,500	2033	**	3	\$5,500		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout 12 X 12</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	3%			2037	**	5	\$1,100		
Concrete Masonry Unit	97%			LIFE	**	5	\$14,600		
Ceilings									
Exposed Concrete	60%	4+	\$6,600	LIFE	**	5	\$1,500		
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>									
<i>Location : Ceiling Of Room #4 A.k.a 204 & Stair At 2nd Floor Landing</i>									
Gypsum Board	40%	Now	\$6,900	LIFE	**	5	\$8,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bathrooms</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2063	**				
Free Standing Walls									
Masonry: Brick	100%			2048	**				
Retaining Walls									
Cast in Place Concrete	100%			2063	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)
Asset # : 482

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2026				
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On-Site Walkways

Asphalt	100%			2031	**			
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Activity Yard

Asphalt	100%			2031	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$5,200	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$39,100	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	100%			2028	\$23,700	1		
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Panelboards

Fused Disc Sw	45%			2027	\$14,400	5	\$100	
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Fused Toggle Switch	5%	2-4	\$1,600	2053	**	5		
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Molded Case Bkrs	50%			2027	\$16,000	5	\$200	
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Wiring

Thermoplastic	100%			2028	\$25,900	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2036	**	10	\$11,000	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Battery	50%			2028	\$8,600	10	\$1,400	
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Exit, Service	50%			2028	\$1,700	1		
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Exterior Lighting

HID	30%			2036	**	10		
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No Component	70%							
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Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)

Asset # : 482

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2028

\$11,600

1

\$1,300

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm Only; Motion Sensors And Panic Doors

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2028

\$39,800

1-3

\$2,200

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Manual Pull Stations And Alarm Bells Only

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

100%

2038

**

1

Conversion Equipment

Radiant Heater

100%

Now

\$63,800

2028

\$212,700

2

\$4,500

Not in Service, Extent : Severe, Area Affected : 80%

Location : Various Locations

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : 20 Units

Air Conditioning

Energy Source

Electricity

100%

2036

**

1

Conversion Equipment

Window/Wall Unit

70%

2023

\$17,500

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$6,700

Plumbing

H/C Water Piping

Galvanized Steel

100%

2026

\$52,700

1

Water Heater

Electric

100%

2021

\$10,600

4

\$100

Sanitary Piping

Cast Iron

100%

LIFE

**

1

Storm Drain Piping

Cast Iron

100%

Now

\$500

LIFE

**

1

Blockage /Clogged, Extent : Severe, Area Affected : 5%

Location : Playground B. Water Backs Up In Courtyard When It Rains Hard

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
P.S. 30 - BX - AKA P.S. 469 -BX AX (ECF-S X ECC 2)
Asset # : 482

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2028	\$3,000	1	\$700
	Fixtures							
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Address : 111 BRISTOL STREET BTWN: SUTTER AVE., PITKIN AVE.
Borough : BROOKLYN **Agency's Number** : K327
Program / Asset # : BOE0617.000 / 1242 **Yr Built/Renovated** : 1967 / 2013
Area Sq Ft : 243,000 **Project Type** : EDUCATION
Date of Survey : 06-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3520 **Lot** : 8 **BIN** : 3081032

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$610,300	\$1,199,900
Interior Architecture	\$1,399,700	\$3,945,800
Electrical	\$615,700	\$3,011,700
Mechanical	\$561,400	\$6,430,200
Site Pavements	\$42,400	
Total	\$3,229,500	\$14,587,600
Importance Code A	\$688,900	\$2,772,500
Importance Code B	\$2,443,700	\$11,815,100
Importance Code C	\$96,900	
Total	\$3,229,500	\$14,587,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$77,700		\$21,000	
Interior Architecture	\$94,900		\$4,800	\$31,100
Electrical	\$16,900	\$24,100	\$26,000	\$27,800
Mechanical	\$127,800	\$46,600	\$118,100	\$40,300
Site Enclosure	\$20,500			
Site Pavements	\$23,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$365,200	\$74,700	\$173,900	\$103,200
Importance Code A	\$77,700	\$24,100	\$45,100	\$24,100
Importance Code B	\$232,200	\$50,700	\$124,000	\$79,200
Importance Code C	\$55,300		\$4,800	
Total	\$365,200	\$74,700	\$173,900	\$103,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	\$292,500	LIFE	**	5	\$146,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Chester Street</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Exit 7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 347, Bulkhead At Stair 4 And 5, Stair 1 And 2 At 2nd Floor Landing</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$237,500	
Windows								
Aluminum	100%			2046	**	5	\$29,200	
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$33,300	
Metal Rail	75%	4+	\$34,700	2043	**	5	\$172,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	10%			2058	**			
Roof								
Built-Up (BUR)	60%	Now	\$199,000	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Cafeteria</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around New Elevator Equipment</i>								
IRMA/Protected Membrane	35%			2030	\$682,100	10	\$80,100	
Metal Panel	5%			2043	**	10	\$21,000	
Soffits								
Metal Panel	25%			2050	**	5-10		
Stucco Cement	75%			2043	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$233,500	
Ceramic Tile	3%	Now	\$22,100	2039	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 3rd Floor Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Floor Toilets</i>								
Sheet Vinyl/Rubber Vinyl Tile	10%			2030	\$1,127,200	5	\$53,400	
	10%	Now	\$16,100	2035	**	3	\$13,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	60%	Now	\$753,200	2030	\$2,510,600	3	\$80,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd And 3rd Flor Corridors, Auditorium, Gymnasium And Classrooms Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd And 3rd Flor Corridors, Auditorium, Gymnasium And Classrooms Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd And 3rd Flor Corridors, Auditorium, Gymnasium And Classrooms Throughout</i>								
Wood	2%	0-2	\$12,500	2045	**	5	\$6,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices Throughout</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$17,000	2039	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$15,400	
Folding Partition	2%			2038	**	5	\$9,600	
Plaster	50%	Now	\$41,200	LIFE	**	5	\$28,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classroom 347, Stair Bulkheads</i>								
SGFT/Glazed Masonry	35%	Now	\$55,700	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair In Building PS 396</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%	0-2	\$141,300	2035	**	5	\$35,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium, Cafeterias And Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Corridors</i>								
AcousTileConcealSpLn	20%	Now	\$61,500	2035	**	5	\$44,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium, Cafeterias And Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Cafeterias And Throughout</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$22,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$35,600	
Plaster	50%			LIFE	**	5-10	\$305,800	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	70%	Now	\$15,300	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Dumpsters</i>								
Iron Picket	30%	Now	\$5,000	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Play Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$100	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Playground</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$42,400	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$10,200	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

75% Now \$13,200 2033 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Along Bristol Street*

Rubber Matting

25% 2035 **

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2050 ** 5 \$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 3,000 Amperes Service*

Switchgear / Switchboard

Fused Disc Sw

90% 2030 \$469,600 5 \$900

Fused Disc Sw

10% 2050 ** 5 \$100

Raceway

Conduit

80% 2030 \$493,700 1

Conduit

20% 2050 ** 1

Panelboards

Fused Disc Sw

10% 2029 \$51,100 5 \$600

Molded Case Bkrs

30% 2038 ** 5 \$1,900

Molded Case Bkrs

50% 2029 \$255,300 5 \$3,200

Molded Case Bkrs

10% 2046 ** 5 \$600

Wiring

Braided Cloth

30% 2-4 \$249,700 2055 ** 1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Insulation Aged*

Thermoplastic

60% 2040 ** 1

Thermoplastic

10% 2050 ** 1

Motor Controllers

Locally Mounted

100% 2028 \$245,800 5 \$1,600

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$7,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Sprinkler Room**Explanation : Water Main*

Stand-by Power

Transfer Switches

Automatic

100% 4+ \$2,300 2035 ** 1 \$67,300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement*

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Natural Gas	100%	Now	\$77,800	2033	**	1	\$84,700	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Engine Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Start Syst Needs Repair, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 100 Kilowatt</i>								
<hr/>								
Batteries								
Lead/Acid	100%	Now	\$1,600	2025	\$1,600	5	\$4,500	
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	90%			2040	**	10	\$200,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	10%	4+	\$288,200	2040	**	2	\$400	
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium And Basement</i>								
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium And Basement</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2025		1	\$63,800	
Exit, Service	50%			2025		1	\$35,000	
<hr/>								
Exterior Lighting								
HID	20%			2035	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$157,000	1	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Alarm And Motion Sensors Only</i>								
<hr/>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$1,074,800	1-3	\$61,700	

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 4	100%	Now	\$9,600	2030	\$477,500	5	\$37,600	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Oil Tank</i>								
<i>Explanation : Oil Tank Petrometer Is Broken</i>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$78,600	2028	\$1,572,600	1	\$216,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : No 2 Burner Oil Leaks</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Both Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	30%			2025	\$1,025,100	1	\$45,100	
Convactor/Radiator	70%			2028	\$910,600	1	\$54,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2035	**	1	\$28,200	
Exterior Pkg Unit - Cooling	25%			2030	\$492,000	2	\$3,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 2 Units</i>								
Split Unit	5%			2035	**			
Window/Wall Unit	30%			2025	\$151,900	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2050	**	4	\$4,500	
Ductwork/Diffusers	75%			LIFE	**	2	\$296,400	
Terminal Devices								
Fan Coil - 2 Pipe	25%			2030	\$982,400	1	\$19,600	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$214,500	

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DEPARTMENT OF EDUCATION - 040
P.S. 327 - BK (TANDEM P. S. 396 - D75 BK)
Asset # : 1242

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	30%			2030	\$259,400	2	\$2,200	
Roof	70%	Now	\$14,100	2025	\$282,400	2	\$4,200	
		<i>Broken, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Kitchen Exhaust Fan</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$387,000	2060	**	4	\$24,000	
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$35,600	LIFE	**	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Corroded And Leaking, Basement Boiler Room</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$11,100	2030	\$37,100	4	\$5,100	
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Pump Motors</i>						
Sewage Ejector(s)								
Electric	100%			2030	\$70,000	4	\$14,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2030	\$71,400	1-2	\$2,000	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S. 330 - Q
Address : 110-08 NORTHERN BOULEVARD
Borough : QUEENS **Agency's Number** : Q330
Program / Asset # : BOE1153.000 / 14899 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 64,971 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1725 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$184,900
Interior Architecture	\$49,600	\$250,500
Electrical	\$56,600	
Mechanical		\$39,600
Total	\$106,200	\$475,100
Importance Code A		\$184,900
Importance Code B	\$56,600	\$166,100
Importance Code C	\$49,600	\$124,000
Total	\$106,200	\$475,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,500			\$2,000
Interior Architecture	\$36,900	\$12,200		\$10,100
Electrical	\$6,300	\$8,000	\$9,100	\$6,800
Mechanical	\$19,300	\$18,300	\$31,100	\$24,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$86,900	\$46,300	\$48,200	\$51,000
Importance Code A	\$18,100	\$1,600	\$1,600	\$3,700
Importance Code B	\$68,800	\$44,700	\$46,600	\$47,300
Importance Code C				
Total	\$86,900	\$46,300	\$48,200	\$51,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$17,300	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$13,000	
Pre-Cast Concrete	65%			LIFE	**	5	\$146,500	
Windows								
Aluminum	100%			2051	**	5	\$31,200	
Parapets								
Metal Panel	10%			2055	**	5	\$2,300	
Metal Rail	2%			2046	**	5-10	\$2,200	
Pre-Cast Concrete	88%			LIFE	**	5	\$33,300	
Roof								
Copper/Terne	2%			2064	**	10	\$2,000	
IRMA/Protected Membrane	98%			2037	**	10	\$38,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Pre-cast Concrete Paver Ballast Over Modified Bitumen Membrane</i>								
Soffits								
Metal Panel	100%			2055	**	5-10		
Interior								
Floors								
Carpet	2%			2030	\$26,500	3	\$3,900	
Cast in Place Concrete	5%			LIFE	**	5	\$10,600	
Ceramic Tile	10%			2042	**	5	\$9,700	
Quarry Tile	3%			2046	**	5	\$4,400	
Terrazzo	10%			LIFE	**	5	\$7,600	
Vinyl Tile	60%			2037	**	3	\$21,900	
Wood	10%			2064	**	5	\$18,200	
Interior Walls								
Ceramic Tile	40%			2042	**	5	\$99,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,900	
Gypsum Board	50%			LIFE	**	5	\$74,400	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$67,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$12,000	
Wood	15%			LIFE	**	5	\$126,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Retaining Walls								
Masonry: Brick	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			

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DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Asphalt

55%

2042

* *

Rubber Matting

45%

2037

* *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Ampere And One 1600 Ampere Main Switches*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$300

Raceway

Conduit

100%

2049

* *

1

Panelboards

Fused Disc Sw

20%

2045

* *

5

\$300

Molded Case Bkrs

80%

2045

* *

5

\$1,400

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

80%

2042

* *

5

\$400

Motor Control Center

20%

2042

* *

5

\$400

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,000

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$20,000

Generators

Diesel

100%

2038

* *

1

\$25,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Enclosure**Explanation : 300 Kilowatt*

Batteries

Lead/Acid

100%

2023

\$1,600

5

\$2,400

Fuel Storage

Day Tank

100%

2045

* *

5

\$12,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 275 Gallons*

Lighting

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DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$53,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$3,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	5%			2034	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Hid Lighting Observed In The Gymnasium</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	20%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$1,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$7,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$12,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2042	**	1	\$16,100	
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	50%			2045	**	4	\$2,400	
No Component	50%							
Terminal Devices								
Fan Coil Unit/Heat	50%			2034	**	1	\$10,500	
No Component	50%							

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DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Centrifugal, Elec Chiller	50%			2038	**	1	\$35,200
	Ext Pkg Unit - Heating/Cooling Split Unit	48%			2034	**	2	\$1,900
		2%			2034	**		
Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2049	**	4	\$2,400
	Ductwork/Diffusers	50%			LIFE	**	2	\$42,300
Terminal Devices								
	Fan Coil - 2 Pipe	50%			2034	**	1	\$10,500
	No Component	50%						
Heat Rejection								
	Air Cooled Condenser Unit	50%			2034	**	2	\$22,600
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200
Exhaust Fans								
	Roof	100%	Now	\$5,400	2034	**	2	\$1,600
				<i>Damaged, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Roof Kitchen Fan</i>				
				<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Roof Fans</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2027	\$39,600	2	\$900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 4th Floor</i>				
				<i>Explanation : Electric Hot Water Heaters As Backup</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2023	\$2,200	4	\$1,400
Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$3,900
Fixtures								
	Generic	100%						
Vertical Transport								

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040

P.S. 330 - Q

Asset # : 14899

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Elevators</i>					
Fire Suppression	Standpipe							
	Generic	100%		2049		**	1-5	\$32,800
	Sprinkler							
	Generic	100%		2049		**	1-2	\$18,200
	Fire Pump							
	Generic	100%		2038		**	1	\$12,100
	Chemical System							
	No Component	98%						
	Generic	2%		2027	\$600		1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)
Address : 210 CHESTER STREET BTWN: SUTTER AVE., BLAKE AVE.
Borough : BROOKLYN **Agency's Number** : K263
Program / Asset # : BOE0555.000 / 2618 **Yr Built/Renovated** : 1955 / 2000
Area Sq Ft : 131,000 **Project Type** : EDUCATION
Date of Survey : 06-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3542 **Lot** : 1 **BIN** : 3081442

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$160,400	\$1,264,900
Interior Architecture	\$436,100	\$289,200
Electrical	\$333,800	\$1,467,700
Mechanical	\$100,700	\$2,069,200
Site Pavements	\$85,600	
Total	\$1,116,600	\$5,091,000
Importance Code A	\$160,400	\$2,112,700
Importance Code B	\$815,900	\$2,978,300
Importance Code C	\$140,300	
Total	\$1,116,600	\$5,091,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,200		\$7,100	
Interior Architecture	\$121,100		\$5,200	\$16,800
Electrical	\$31,500	\$3,900	\$4,300	\$6,300
Mechanical	\$35,400	\$25,400	\$29,400	\$18,900
Site Enclosure	\$4,200			
Site Pavements	\$23,500			
Total	\$278,800	\$29,300	\$45,900	\$42,100
Importance Code A	\$76,100	\$13,000	\$20,100	\$13,000
Importance Code B	\$142,200	\$16,400	\$25,900	\$29,100
Importance Code C	\$60,500			
Total	\$278,800	\$29,300	\$45,900	\$42,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$55,300	
Masonry: Brick Cavity	88%	Now	\$77,900	LIFE	**	5	\$97,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead Stairs</i>								
Metal Panel	5%			2050	**	5-10	\$38,000	
Granite Panels	2%			LIFE	**	5	\$3,300	
Windows								
Aluminum	100%			2046	**	5	\$48,000	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$96,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$19,800	
Roof								
IRMA/Protected Membrane	95%			2030	\$1,044,800	10	\$122,700	
Metal Panel	3%			2043	**	10	\$7,100	
Modified Bitumen	2%			2035	**	10	\$2,600	
Soffits								
Metal Panel	10%			2050	**	5-10		
Stucco Cement	90%			2035	**	5		
Interior								
Floors								
Carpet	5%			2029	\$141,300	3	\$15,500	
Cast in Place Concrete	10%			LIFE	**	5	\$90,700	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	Now	\$21,500	2039	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$16,200	
Vinyl Tile	55%	Now	\$51,800	2035	**	3	\$42,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors And Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$48,800	2025	\$243,800	3	\$7,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms Throughout</i>								
Wood	10%	Now	\$36,500	2045	**	5	\$19,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Near Drinking Fountain</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$55,700	
Ceramic Tile	3%	Now	\$9,900	2033	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$17,800	
Glazed Ceramic Panel	7%			LIFE	**	10	\$14,000	
Plaster	50%	Now	\$47,700	LIFE	**	5	\$33,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkheads And Stair 1 And 2</i>								
SGFT/Glazed Masonry	20%	Now	\$36,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Ceilings								
AcousTile,Adhered	4%	Now	\$24,700	2035	**	5	\$4,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium And Cafeteria</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTile,Adhered	31%			2035	**	5	\$64,300	
Exposed Concrete	50%			LIFE	**	5-10	\$129,600	
Plaster	15%			LIFE	**	5-10	\$53,500	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2050	**			
Iron Picket	30%	4+	\$4,200	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$38,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Tree Pits</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	20%	Now	\$1,700	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Side</i>								
Cast in Place Concrete	80%	2-4	\$15,700	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$6,100	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dumpster</i>								
Activity Yard								
Asphalt	80%	Now	\$47,600	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Rubber Matting	20%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	100%			2030	\$264,200	1		
Panelboards								
Fused Disc Sw	5%			2029	\$12,000	5	\$200	
Molded Case Bkrs	80%			2029	\$191,500	5	\$2,800	
Under Construction	15%							
Wiring								
Braided Cloth	90%	2-4	\$333,800	2055		**		1
<i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2030	\$37,100	1		
Motor Controllers								
Locally Mounted	80%			2028	\$98,300	5	\$700	
Locally Mounted	20%	2-4	\$24,600	2050		**		5
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : On Extended Life</i>								

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler Room</i>								
Lighting								
Interior Lighting Fluorescent	89%			2035	**	10	\$106,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent LED	1%			2025	\$15,500	2		
	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Gymnasium</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting Emergency, Service Exit, Service	50%			2025	\$34,400	1		
	50%			2025	\$18,900	1		
Exterior Lighting HID	20%			2025	\$105,600	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System No Component Generic	80%							
	20%			2030	\$84,600	1	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection No Component Generic, Analog	60%							
	40%			2030	\$579,400	1-3	\$33,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2040	**	5	\$40,600	
Conversion Equipment Steam Boiler	100%			2028	\$847,800	1	\$129,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)
Asset # : 2618

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	30%			2030	\$552,600	1	\$24,300	
Convactor/Radiator	70%			2035	**	1	\$29,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2035	**			
Window/Wall Unit	25%			2023	\$68,200	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$115,700	
Exhaust Fans								
Interior	50%			2030	\$233,000	2	\$2,000	
Roof	50%	Now	\$5,400	2030	\$108,700	2	\$1,600	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1 Unit On The Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$79,900	2	\$1,900	
HW Heat Exchanger								
Steam Fired	100%			2030	\$208,600	4	\$19,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$1,000	2025	\$20,000	4	\$2,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Units In Boiler Room Are Run Manually</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2030	\$38,500	1-2	\$1,100	
Chemical System								
No Component	95%							
Generic	5%			2028	\$1,400	1-3	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : PARK EAST HIGH SCHOOL - M
Address : 234 EAST 105 STREET 2ND - 3RD AVES.
Borough : MANHATTAN **Agency's Number** : M495
Program / Asset # : BOE0134.000 / 1626 **Yr Built/Renovated** : 1928 / 2012
Area Sq Ft : 55,000 **Project Type** : EDUCATION
Date of Survey : 06-Mar-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1654 **Lot** : 33 **BIN** : 1075643

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$144,700	\$292,900
Interior Architecture	\$98,100	\$378,300
Electrical	\$188,100	\$366,100
Mechanical	\$661,100	\$624,200
Total	\$1,092,000	\$1,661,400
Importance Code A	\$447,300	\$292,900
Importance Code B	\$644,800	\$1,368,500
Total	\$1,092,000	\$1,661,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,900		\$3,600	\$8,000
Interior Architecture	\$64,900	\$4,700	\$8,900	
Electrical	\$15,100	\$4,200	\$10,600	\$4,900
Mechanical	\$38,700	\$7,400	\$62,100	\$10,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$172,500	\$21,300	\$90,000	\$28,000
Importance Code A	\$49,200	\$5,000	\$8,700	\$13,100
Importance Code B	\$102,400	\$16,300	\$81,300	\$14,900
Importance Code C	\$20,900			
Total	\$172,500	\$21,300	\$90,000	\$28,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	4%			LIFE	**			
Masonry: Brick	92%	Now	\$144,700	LIFE	**	5	\$44,900	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Foundation Wall At Sidewalk Vault</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Flanking Main Entrance, Gymnasium Window</i>								
Masonry: Limestone	4%			LIFE	**	5	\$1,500	
Windows								
Aluminum	70%			2044	**	5	\$16,000	
Aluminum	27%			2050	**	5	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	3%	Now	\$21,900	2043	**			
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Air Vents Adjacent To Condensate Tank - Basement</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick	85%			LIFE	**	5	\$3,400	
Metal Rail	5%			2041	**	5-10	\$3,600	
Roof								
Built-Up (BUR)	60%	Now	\$24,800	2028	\$248,000			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Connecting Roof Between Library And Gymnasium Volumes, Eastern Edge Of Gymnasium</i>								
Copper/Terne	5%			2043	**	10	\$3,600	
Modified Bitumen	35%			2036	**	10	\$10,000	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	7%	2-4	\$1,300	LIFE	**	5	\$12,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	3%			2031	**	5	\$2,500	
Ceramic Tile	2%			2041	**	5	\$1,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Bathrooms</i>								
Panel/Paver: Cer/Brk	10%			2036	**	5	\$18,800	
Sheet Vinyl/Rubber	3%			2036	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Science Laboratories</i>								
<i>Explanation : Recent Spray Epoxy Coating Application</i>								
Traffic Topping	10%	0-2	\$2,200	2033	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen And 4th Floor Corridors</i>								
Vinyl Tile	45%			2028	\$340,700	3	\$14,100	
Vinyl Tile 9" X 9"	10%			2023	\$98,100	3	\$3,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 35%</i>								
<i>Location : 1st Floor Classrooms</i>								
Wood	10%			2043	**	5	\$15,600	
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$2,300	
Ceramic Tile	2%			2041	**	5	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Bathrooms</i>								
Concrete Masonry Unit	10%	Now	\$9,100	LIFE	**	5	\$3,100	
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Classroom Within West Connector Between Library And Gymnasium</i>								
Gypsum Board	5%			LIFE	**	5	\$2,300	
Plaster	75%	Now	\$9,900	LIFE	**	5	\$17,300	
<i>Water Penetration, Extent : Severe, Area Affected : 7%</i>								
<i>Location : Gymnasium, 1st Floor Classroom, Main Entry Corridors</i>								
Wood	5%			LIFE	**	5	\$15,300	
Ceilings								
AcousTile,Adhered	15%	Now	\$6,200	2033	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor Corridors</i>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$8,300	
Gypsum Board	3%			LIFE	**	5	\$3,100	
Plaster	72%	Now	\$16,800	LIFE	**	5	\$37,500	
<i>Water Penetration, Extent : Severe, Area Affected : 7%</i>								
<i>Location : Gymnasium, 1st Floor Classroom, Main Entry Corridors</i>								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2033		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$22,200	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Main Service Switch Rated At 1200 Amperes*

Switchgear / Switchboard

Fused Disc Sw	75%			2028	\$117,400	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Vertical Sections*

Fused Disc Sw	25%			2048	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	80%			2028	\$105,800	1		
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Conduit	20%			2048	**	1		
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Panelboards

Fused Disc Sw	5%			2036	**	5	\$100	
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Molded Case Bkrs	20%			2044	**	5	\$300	
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Molded Case Bkrs	75%			2027	\$83,800	5	\$1,100	
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Wiring

Braided Cloth	80%	2-4	\$148,500	2053	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2048	**	1		
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Motor Controllers

Locally Mounted	20%			2026	\$9,700	5	\$100	
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Locally Mounted	80%			2041	**	5	\$300	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,200	LIFE	**	5	\$800	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2036	**	10	\$49,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$39,600	10	\$6,600	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2028	\$22,200	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$34,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Light, Manual Pull Stations, Alarm Bells, Smoke Detectors, And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	15%			2038	**	1		
Fuel Oil No 2	85%			2038	**	5	\$14,500	
Conversion Equipment								
Furnace	15%	Now	\$400	2028	\$19,400	1	\$3,700	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 3 Units In 3rd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : 8 Electrical Fan Coil Units</i>								
Steam Boiler	85%	2-4	\$302,600	2048	**	1	\$41,700	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Old Units</i>								

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$4,600	
Steam Piping/Pump	85%	Now	\$10,300	2028	\$206,700			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps, Basement</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2023	\$154,700	1	\$6,800	
Convactor/Radiator	60%	Now	\$8,800	2026	\$176,700	1	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Without Control Valve And Leaking</i>								
Fan Coil Unit/Heat	20%			2023	\$164,700	1	\$3,600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2023	\$17,200	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%	Now	\$12,700	LIFE	**	2-5	\$15,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flexible Connections, Fan Room</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Exhaust Fans								
Interior	20%	0-2	\$39,100	2038	**	2	\$300	
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fan Room</i>								
Roof	30%			2023	\$27,400	2	\$500	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2038	**	1		
Galvanized Steel	30%	0-2	\$3,600	2026	\$72,400	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Water Main And Various Locations</i>								
HW Heat Exchanger								
Steam Fired	100%			2028	\$87,600	4	\$5,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
PARK EAST HIGH SCHOOL - M
Asset # : 1626

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%	Now	\$1,600	2028	\$15,800	4	\$2,200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : One Unit</i>								
<hr/>								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2028	\$80,800	1-2	\$2,300	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : PARK WEST HIGH SCHOOL - M
Address : 525 W. 50 ST BTWN: 10 AVE., 11 AVE.
Borough : MANHATTAN **Agency's Number** : M535
Program / Asset # : BOE0140.000 / 1631 **Yr Built/Renovated** : 1978 / 2014
Area Sq Ft : 407,924 **Project Type** : EDUCATION
Date of Survey : 24-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 1079 **Lot** : 29 **BIN** : 1083802

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$702,300	\$627,400
Interior Architecture	\$3,056,900	\$5,003,900
Electrical	\$395,300	\$5,593,600
Mechanical	\$160,800	\$1,280,200
Total	\$4,315,300	\$12,505,100
Importance Code A	\$702,300	\$627,400
Importance Code B	\$1,550,700	\$11,604,100
Importance Code C	\$2,062,200	\$273,600
Total	\$4,315,300	\$12,505,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,500		\$61,700	
Interior Architecture	\$304,100		\$13,700	\$74,800
Electrical	\$49,800	\$39,800	\$46,400	\$44,000
Mechanical	\$156,200	\$227,000	\$156,200	\$217,000
Site Enclosure	\$100			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$566,600	\$276,700	\$287,900	\$345,600
Importance Code A	\$86,900	\$40,400	\$102,100	\$40,400
Importance Code B	\$439,500	\$236,300	\$185,800	\$305,200
Importance Code C	\$40,200			
Total	\$566,600	\$276,700	\$287,900	\$345,600



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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$544,600	
		<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Concrete Masonry Unit	5%			LIFE	**	5	\$17,000	
Glass: Special Gauge	2%			LIFE	**	1		
Masonry: Brick Cavity	55%			LIFE	**	5	\$299,500	
Metal Panel	2%			2050	**	5-10	\$37,400	
Mosaic Tile	5%	Now	\$13,300	2050	**			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Main Entrance</i>						
Pre-Cast Concrete	5%			LIFE	**	5	\$88,500	
Stucco Cement	6%			2043	**	5	\$40,800	
		<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	85%			2038	**	5	\$30,100	
Metal Louvers	15%	4+	\$3,400	2039	**			
		<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>						
		<i>Location : North Side At Sidewalk</i>						
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$55,700	
Masonry: Brick	45%			LIFE	**	5-10	\$104,300	
Metal Panel	5%			2050	**	5	\$6,600	
Metal Rail	5%			2043	**	5-10	\$30,600	
Metal: Cage/Fence	5%			2043	**	5-10	\$13,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$42,600	
Roof								
IRMA/Protected Membrane	75%			2035	**	10	\$161,100	
Paver: Asphalt	25%	Now	\$102,800	2039	**			
		<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Water Infiltration Through Plaza Roof</i>						
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout Roof Plaza</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout Roof Plaza</i>						
		<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Throughout Roof Plaza</i>						
Soffits								
Cast in Place Concrete	25%			LIFE	**	5		
Stucco Cement	75%			2043	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	6%	Now	\$199,700	2026	\$499,200	3	\$55,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And Library</i>								
Cast in Place Concrete	11%	Now	\$74,600	LIFE	**	5	\$146,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room And Basement Mechanical Spaces</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	0-2	\$37,900	2039	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	3%			2043	**	5	\$27,500	
Vinyl Tile	74%	Now	\$410,100	2030	\$4,101,500	3	\$169,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Expansion Joint Locations Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Library</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joint Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms 420, 430 And Library. Water From Roof - Expansion Joint Defective Above</i>								
Wood	3%	Now	\$129,000	2058	**	5	\$17,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Both Gymnasium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Both Gymnasium</i>								

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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$98,300	
Cast Stone/Terra Cotta	3%			LIFE	**	10	\$88,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Precast Acoustical Panels In Auditorium</i>								
Ceramic Tile	5%	Now	\$57,900	2039	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Concrete Masonry Unit	52%	Now	\$484,800	LIFE	**	5	\$163,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Folding Partition	3%	Now	\$1,202,600	2046	**	5	\$29,500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Partition Walls In Auditorium And Gymnasiums</i>								
Glass: Single Pane	2%			LIFE	**	5	\$23,600	
Metal Panel	8%			LIFE	**	10	\$28,300	
Plaster	20%	Now	\$67,300	LIFE	**	5	\$47,200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rooms 147, 420, 430, And Library</i>								
Wood	2%			LIFE	**	5	\$125,800	

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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	15%	Now	\$150,500	2035	**	5	\$54,400		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Basement Corridors</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Basement Corridors</i>									
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout Basement Corridors</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout Basement Corridors</i>									
AcousTileSusp.Lay-In	40%	0-2	\$40,100	2043	**	5	\$116,100		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Gymnasium And Library</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Room 420, 430 And Library</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Room 420, 430 And Library</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Gymnasiums</i>									
Exposed Concrete	5%			LIFE	**	5-10	\$36,300		
Exposed Struc: Steel	10%			LIFE	**	10	\$116,100		
Fiber Board	5%			2030	\$202,500				
Metal Panel	5%			LIFE	**	5	\$72,600		
Plaster	20%	Now	\$32,600	LIFE	**	5	\$72,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement, 5th floor stair</i>									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2050	**				
Free Standing Walls									
Cast in Place Concrete	100%	4+	\$100	2065	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : 2nd Floor Entrance</i>									
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	**				
On-Site Walkways									
Cast in Place Concrete	100%			2043	**				
Parking/Driveway									
Asphalt	100%			2039	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 4,000 Ampere Main Disconnect Switches And One 1,200 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$626,100	5	\$1,400	
Fused Disc Sw	20%			2050	**	5	\$400	
Raceway								
Conduit	90%			2030	\$833,100	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$78,200	5	\$900	
Molded Case Bkrs	20%			2046	**	5	\$2,100	
Molded Case Bkrs	70%			2029	\$547,400	5	\$7,500	
Wiring								
Thermoplastic	90%			2030	\$1,123,800	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$258,100	5	\$1,900	
Locally Mounted	30%			2043	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$12,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$125,500	
Generators								
Diesel	100%			2045	**	1	\$158,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : A New 250 Kilowatt Generator Has Been Installed. It Is Operational, But It Has Not Been Handed To The School.</i>								
Batteries								
Lead/Acid	100%			2025	\$1,600	5	\$15,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor</i>								
Fuel Storage								
Day Tank	50%			2055	**	5	\$37,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor, Under Generator</i>								
<i>Explanation : It Is Located Under The New Generator.</i>								
Main Tank	50%			2033	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Tank Is Rated 200 Gallons And It Is In Satisfactory Condition.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2035	**	10	\$355,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixtures Are T-8 Lamp Type. They Are In Satisfactory Condition.</i>								
Fluorescent	5%			2035	**	10	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Fixtures Are Compact Fluorescent; However, The Lighting Control Does Not Work.</i>								
Egress Lighting Emergency, Battery	50%			2035	**	10	\$49,200	
Exit, Service	50%			2030		1	\$58,700	
Exterior Lighting HID	100%			2030	\$1,644,800	10	\$1,200	
Alarm								
Security System No Component	70%							
Generic	30%	Now	\$395,300	2040	**	1	\$41,100	
<i>Malfunctioning, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2038	**	1-3	\$75,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : Fire Alarm System Was Replaced About 4 Years Ago.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2040	**	5	\$126,400	
Conversion Equipment Steam Boiler	100%			2047	**	1	\$404,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Controls For Boilers</i>								
Distribution Steam Piping/Pump	100%			2050	**			
Terminal Devices Air Handler	50%			2035	**	1	\$126,100	
Convactor/Radiator	25%			2043	**	1	\$32,900	
Fan Coil Unit/Heat	25%			2035	**	1	\$32,900	

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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	60%			2046	**	1		
Natural Gas	40%			2050	**	1		
Conversion Equipment								
Absorption	40%			2038	**	1	\$176,600	
Chiller/Direct Fire								
Centrifugal, Elec Chiller	20%			2043	**	1	\$88,300	
Split Unit	10%			2035	**			
Window/Wall Unit	30%			2025	\$255,000	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	**	4	\$20,100	
Terminal Devices								
Air Handler/Cool/Ht	50%			2038	**	1	\$126,100	
Fan Coil - 4 Pipe	50%			2038	**	1	\$65,900	
Heat Rejection								
Water Cooling Tower	100%			2034	**	2	\$410,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$360,100	
Exhaust Fans								
Roof	100%			2035	**	2	\$12,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2043	**	1		
Water Heater								
Gas Fired	100%			2028	\$248,800	2	\$5,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$59,700	LIFE	**	1		
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Kitchen Grease Traps</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$62,200	4	\$12,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Areas</i>					
			<i>Explanation : Multiple Duplex Units</i>					
Sewage Ejector(s)								
Electric	100%			2030	\$117,500	4	\$24,400	
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					

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DEPARTMENT OF EDUCATION - 040
PARK WEST HIGH SCHOOL - M
Asset # : 1631

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : Two Units, 1 Is Broken</i>								
Fire Suppression	Standpipe							
	Generic	100%			2040	**	1-5	\$205,700
	Sprinkler							
	No Component	80%						
	Generic	20%			2040	**	1-2	\$22,900
	Fire Pump							
	Generic	100%			2026	\$262,600	1	\$76,200
	Chemical System							
	No Component	80%						
	Generic	20%			2028	\$5,600	1-3	\$700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : PAUL ROBESON HIGH SCHOOL - BK
Address : 150 ALBANY AVE @BERGEN ST.
Borough : BROOKLYN **Agency's Number** : K625
Program / Asset # : BOE0651.000 / 689 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 144,000 **Project Type** : EDUCATION
Date of Survey : 04-May-2017 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 1223 **Lot** : 42 **BIN** : 3030837

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,843,600	\$477,900
Interior Architecture	\$608,900	\$1,825,200
Electrical		\$1,291,000
Mechanical	\$307,900	\$3,794,000
Total	\$4,760,300	\$7,388,100
Importance Code A	\$3,843,600	\$477,900
Importance Code B	\$877,600	\$6,910,200
Importance Code C	\$39,200	
Total	\$4,760,300	\$7,388,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,400			
Interior Architecture	\$57,300	\$6,600		\$23,100
Electrical	\$40,200	\$14,800	\$17,500	\$14,000
Mechanical	\$68,500	\$34,900	\$101,600	\$35,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$193,300	\$64,200	\$127,000	\$80,200
Importance Code A	\$33,600	\$14,300	\$14,600	\$14,300
Importance Code B	\$159,700	\$50,000	\$112,400	\$66,000
Importance Code C				
Total	\$193,300	\$64,200	\$127,000	\$80,200



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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$46,000	
Masonry: Brick	50%	Now	\$189,700	LIFE	**	5	\$58,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,400	
Masonry: Limestone	40%			LIFE	**	5	\$35,300	
Windows								
Wood	85%	0-2	\$1,720,000	2053	**	5	\$287,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	15%			2044	**	5	\$101,300	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$9,500	
Masonry: Limestone	30%	2-4	\$39,700	LIFE	**	5	\$6,000	
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Decorative Cornice</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$9,900	
Roof								
Built-Up (BUR)	70%	0-2	\$1,369,200	2038	**			
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	0-2	\$19,400	2043	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	10%			2056	**	10	\$33,800	
Plaza Roof: Stone Panels	15%	Now	\$474,300	2058	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridor, Cafeteria</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Corridor, Cafeteria</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$40,500	
Ceramic Tile	5%			2037	**	5	\$13,200	
Quarry Tile	3%			2041	**	5	\$11,900	
Terrazzo	5%	0-2	\$65,600	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor Corridors</i>								
Vinyl Tile	70%	0-2	\$504,100	2028	\$1,680,200	3	\$69,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classrooms And Upper Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Classrooms And Upper Corridors</i>								
Wood	10%			2056	**	5	\$49,600	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,500	
Gypsum Board	10%			LIFE	**	5	\$11,300	
Masonry: Brick	5%	Now	\$39,200	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gas Meter Room In Basement</i>								
Marble Panels	5%			LIFE	**			
Plaster	60%			LIFE	**	5	\$33,900	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%	Now	\$20,600	2033	**	5	\$14,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	5%			2041	**	5	\$11,900	
Gypsum Board	10%			LIFE	**	5	\$29,900	
Metal Panel	5%			LIFE	**	5	\$14,900	
Plaster	65%			LIFE	**	5	\$97,000	
Plaster	5%			LIFE	**	5	\$7,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Retaining Walls								
Masonry: Fieldstone	100%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entry Courtyard</i>								
<i>Explanation : Component Actually Granite Panels</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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On-Site Walkways

Cast in Place Concrete	50%			2041	**			
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Masonry: Granite	50%			LIFE	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes

Transformers

Dry Type	100%			2033	**	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 500 Kilovolt-ampere, 208/480/ 277/ Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 6- Vertical Sections

Raceway

Conduit	100%			2038	**	1		
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Panelboards

Fused Disc Sw	15%			2036	**	5	\$500	
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Molded Case Bkrs	85%			2036	**	5	\$3,200	
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Wiring

Thermoplastic	100%			2038	**	1		
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Motor Controllers

Locally Mounted	25%			2033	**	5	\$200	
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Motor Control Center	70%			2033	**	5	\$2,700	
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Variable Frequency Drive	5%			2033	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2033	**	1	\$44,300	
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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2031	**	1	\$55,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$32,100	
Fuel Storage								
Day Tank								
	50%			2036	**	5	\$13,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 75 Gallons Rated Capacity</i>								
Main Tank								
	50%			2043	**	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2028	\$332,300	10	\$129,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED								
	2%			2033	**			
Egress Lighting								
Emergency, Service								
	50%			2028	\$37,800	1		
Exit, Service								
	50%			2028	\$20,700	1		
Exterior Lighting								
HID								
	30%			2028	\$174,200	10	\$100	
No Component								
	70%							
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2028	\$139,500	1	\$16,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2028	\$477,700	1-3	\$26,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$142,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$63,700	2038	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Thermostats And Vav Boxes, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	50%			2028	\$1,012,400	1	\$44,500	
Fan Coil Unit/Heat	50%	Now	\$53,900	2028	\$1,078,300	1	\$20,900	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Motors</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$24,400	2028	\$488,900	1	\$24,000	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chiller #2 Compressor</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Chillers In Basement</i>								
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2038	**	4	\$4,300	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2028	\$258,400	1	\$35,600	
No Component	60%							
Heat Rejection								
Water Cooling Tower	40%	Now	\$4,400	2026	\$87,400	2	\$46,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : The Joints</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
PAUL ROBESON HIGH SCHOOL - BK
Asset # : 689

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	20%			2023	\$102,500	2	\$900	
Roof	80%	Now	\$9,600	2028	\$191,300	2	\$2,800	
	<i>Broken, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Motors</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%	Now	\$4,400	2021	\$87,800	2	\$1,700	
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Condemned Unit Remains. And According To Maintenance Staff, The Hot Water Pipe Is Connected To Toilets.</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$22,000	4	\$3,000	
Sewage Ejector(s)								
Electric	100%			2028	\$41,500	4	\$5,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Mezzanine, 1st To 4th Floor</i>							
	<i>Explanation : Two Units. 1 Unit Is Frequently Down Due To Electrical Problem</i>							
Fire Suppression								
Standpipe								
Generic	100%			2028	\$600,100	1-5	\$72,600	
Sprinkler								
No Component	90%							
Generic	10%			2038	**	1-2	\$4,000	
Chemical System								
Generic	100%			2023	\$27,900	1-3	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : 1 Set</i>							

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** Replacement cost estimated to be beyond ten years is not included in this report.*

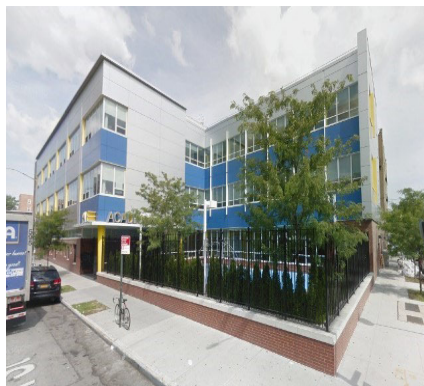
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : PAVE ACADEMY CHARTER SCHOOL - BK
Address : 732 HENRY STREET
Borough : BROOKLYN **Agency's Number** : K651
Program / Asset # : BOE1140.000 / 14886 **Yr Built/Renovated** :
Area Sq Ft : 43,110 **Project Type** : EDUCATION
Date of Survey : 18-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 539 **Lot** : 24 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$428,800
Interior Architecture		\$56,700
Electrical	\$38,400	
Total	\$38,400	\$485,500
Importance Code A		\$428,800
Importance Code B	\$38,400	
Importance Code C		\$56,700
Total	\$38,400	\$485,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,100			
Interior Architecture	\$26,300	\$13,100		
Electrical	\$1,200	\$1,600	\$1,200	\$6,600
Mechanical	\$8,200	\$7,800	\$24,500	\$12,600
Total	\$53,800	\$22,500	\$25,700	\$19,200
Importance Code A	\$20,300	\$2,100	\$2,100	\$2,200
Importance Code B	\$33,500	\$20,400	\$23,600	\$17,000
Total	\$53,800	\$22,500	\$25,700	\$19,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	30%			2037	**	10	\$82,400	
Masonry: Brick Cavity	20%			LIFE	**	5	\$17,600	
Metal Panel	50%			2055	**	5-10	\$302,000	
Windows								
Aluminum	100%			2051	**	5	\$14,600	
Parapets								
Concrete Masonry Unit	70%			LIFE	**	5	\$6,000	
Masonry: Brick	10%			LIFE	**	5	\$800	
Metal Rail	20%			2046	**	5-10	\$27,600	
Roof								
IRMA/Protected Membrane	100%			2037	**	10	\$44,500	
Soffits								
Cement-Fiber Panel	100%			2037	**	10	\$13,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,700	
Quarry Tile	5%			2042	**	5	\$5,700	
Terrazzo	10%			LIFE	**	5	\$6,000	
Vinyl Tile	70%			2034	**	3	\$20,100	
Wood	5%			2057	**	5	\$7,200	
Interior Walls								
Gypsum Board	50%			LIFE	**	5	\$56,700	
SGFT/Glazed Masonry	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	75%			2046	**	5	\$52,500	
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	10%			2037	**			
Gypsum Board	5%			LIFE	**	5	\$4,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Asphalt	40%			2042	**			
Pavers/Stone	50%			2042	**			
Rubber Matting	10%			2037	**			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	90%			2042	**	5	\$300	
Variable Frequency Drive	10%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Service Room</i>						
		<i>Explanation : Access To Room From The Street</i>						
Lighting								
Interior Lighting								
Fluorescent	97%			2034	**	10	\$38,400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
LED	3%			2034	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Cafeteria</i>						
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$5,200	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
LED	20%			2034	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Controlled Via Timer</i>						
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$4,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$8,000	

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DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK
Asset # : 14886

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$21,300	
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$3,200	
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$13,900	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	98%			2034	**	2	\$2,600	
Split Unit	2%			2034	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$56,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans								
Roof	100%			2034	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$26,300	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Passenger</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$21,700	
Sprinkler								
Generic	100%			2049	**	1-2	\$12,100	

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DEPARTMENT OF EDUCATION - 040
PAVE ACADEMY CHARTER SCHOOL - BK

Asset # : 14886

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2038	**	1	\$8,100
Chemical System	No Component	99%						
	Generic	1%			2027	\$300	1-3	

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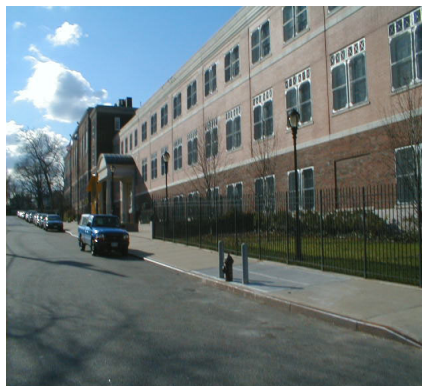
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : PORT RICHMOND HIGH SCHOOL - SI
Address : 30 INNIS ST. 85 ST. JOSEPHS AVENUE
Borough : STATEN ISLAND **Agency's Number** : R445
Program / Asset # : BOE0949.000 / 1200 **Yr Built/Renovated** : 1927 / 2010
Area Sq Ft : 240,604 **Project Type** : EDUCATION
Date of Survey : 23-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1121 **Lot** : 1 **BIN** : 5026076

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$180,800	\$654,300
Interior Architecture	\$475,600	\$256,000
Electrical	\$1,370,700	\$3,652,500
Mechanical	\$875,600	\$1,188,000
Total	\$2,902,700	\$5,750,800
Importance Code A	\$180,800	\$744,000
Importance Code B	\$2,584,300	\$4,952,900
Importance Code C	\$137,600	\$53,900
Total	\$2,902,700	\$5,750,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,400			\$26,200
Interior Architecture	\$95,700		\$250,600	\$28,800
Electrical	\$50,500	\$56,600	\$19,400	\$19,000
Mechanical	\$241,400	\$64,900	\$121,200	\$64,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$447,800	\$133,400	\$403,000	\$150,400
Importance Code A	\$79,100	\$24,000	\$23,500	\$49,600
Importance Code B	\$350,400	\$109,400	\$379,500	\$100,700
Importance Code C	\$18,400			
Total	\$447,800	\$133,400	\$403,000	\$150,400



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$97,600	
Masonry: Brick	10%	0-2	\$7,900	LIFE	**	5	\$12,200	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	3%			LIFE	**	5	\$2,700	
Masonry: Limestone	5%	0-2	\$71,200	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%	0-2	\$1,700	LIFE	**	5	\$7,900	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2049	**	5	\$52,300	
Metal Louvers	2%	Now	\$6,800	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$24,100	
Masonry: Brick	10%	Now	\$4,800	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%			LIFE	**	5	\$9,300	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Metal Rail	10%			2040	**	5-10	\$28,100	
Roof								
IRMA/Protected Membrane	35%	Now	\$27,200	2027			\$544,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2040	**	10	\$10,100	
Single Ply Membrane	60%			2032	**	10	\$109,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2023	\$241,700	3	\$26,600	
Cast in Place Concrete	5%	Now	\$19,700	LIFE	**	5	\$38,800	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2036	**	5	\$17,700	
Terrazzo	15%			LIFE	**	5	\$41,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%	Now	\$209,300	2032	**	3	\$86,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	5%			2055	**	5	\$33,300	
Interior Walls								
Cast in Place Concrete	5%	4+	\$60,700	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout Basement</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,200	
Gypsum Board	10%			LIFE	**	5	\$21,600	
Marble Panels	3%	Now	\$18,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$77,000	LIFE	**	5	\$53,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Wood	2%			LIFE	**	5	\$28,700	
Ceilings								
AcousTile,Adhered	10%	Now	\$14,900	2040	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$12,900	2040	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	4+	\$128,700	LIFE	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiber Board	10%			2032	**			
Gypsum Board	20%			LIFE	**	5	\$74,900	
Plaster	25%	Now	\$21,000	LIFE	**	5	\$46,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2027	\$89,700	5	\$1,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Main Service Disconnect Switches Of Diferrent Ratings One 4000 Amperes, One 3000 Amperes, One 2500 Amperes And One 2000 Amperes</i>								
Transformers								
	Dry Type	50%			2025	\$8,400	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt-ampere 208hv - 277/480lv</i>								
	Dry Type	50%			2040	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 112.5 480/277hv-208lv</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2027	\$521,800	5	\$1,000
Raceway								
	Conduit	95%			2027	\$586,300	1	
	Conduit	5%			2047	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$51,100	5	\$600
	Molded Case Bkrs	90%			2026	\$459,600	5	\$5,700
Wiring								
	Thermoplastic	95%			2027	\$790,800	1	
	Thermoplastic	5%			2047	**	1	
Motor Controllers								
	Locally Mounted	30%			2025	\$73,700	5	\$500
	Motor Control Center	70%			2025	\$1,079,600	5	\$4,600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,500
Stand-by Power								
Transfer Switches								
	Automatic	100%			2025	\$23,500	1	\$74,000
Generators								
	Diesel	100%			2023	\$129,600	1	\$93,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof-Penthouse</i>								
<i>Explanation : One 200 Kilowatt</i>								
Batteries								
	Nickel Cadmium	100%			2021	\$1,600	5	\$53,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	**	5	\$22,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 50 Gallon Tank</i>						
Main Tank	50%			2042	**	5	\$3,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallon Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	94%			2032	**	10	\$204,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	2%			2032	**	10	\$4,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	4%			2037	**			
Egress Lighting								
Emergency, Service	50%			2022			\$62,200	1
Exit, Service	50%			2022			\$34,100	1
Exterior Lighting								
HID	100%			2022			\$970,100	10
								\$700
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$9,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2032	**	1-3	\$14,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units Of 10,000 Gallon Each</i>						

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$30,700	2032	**	1	\$211,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Control Valves, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$200,600	2037	**	4	\$11,700	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%	Now	\$33,300	2027	\$666,500	1	\$26,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Controls, Throughout</i>								
Convactor/Radiator	80%			2032	**	1	\$61,200	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Centrifugal, Elec Chiller	60%			2036	**	1	\$153,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller</i>								
Exterior Pkg Unit - Cooling Window/Wall Unit	20%			2032	**	2	\$2,900	
	20%			2022	\$98,800	1		
Distribution CW & CHW Wtr Pipe/Pump No Component	60%			2047	**	4	\$7,000	
	40%							
Terminal Devices Air Handler/Cool/Ht	100%			2032	**	1	\$146,600	
Heat Rejection								
Water Cooling Tower	60%	Now	\$107,900	2021	\$539,600	2	\$114,500	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,200	
Exhaust Fans Roof	100%	Now	\$19,700	2027	\$393,500	2	\$5,800	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Exhaust Fan</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI
Asset # : 1200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2032	**	1	
HW Heat Exchanger	Steam Fired	100%			2037	**	4	\$35,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%	0-2	\$36,700	2037	**	4	\$5,100
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)	Electric	100%			2027	\$69,300	4	\$9,600
Backflow Preventer	No Component	50%						
	Generic	50%			2027	\$30,100	1	\$7,300
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Freight Unit From Basement To 1st Floor, 2 Passenger Units From 1st To 4th Floor</i>								
<i>Explanation : 3 Elevator Units - One Freight And 2 Passenger Plus One Handicap Lift</i>								
Fire Suppression								
Sprinkler	No Component	90%						
	Generic	10%			2037	**	1-2	\$6,600
Chemical System	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE
Address : 39 INNIS ST.
Borough : STATEN ISLAND **Agency's Number** : R445
Program / Asset # : BOE0949.010 / 2944 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 4,800 **Project Type** : EDUCATION
Date of Survey : 23-Nov-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1121 **Lot** : 1 **BIN** : 5026076

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$239,500	
Electrical		\$100,600
Mechanical		\$81,200
Total	\$239,500	\$181,800
Importance Code A	\$239,500	
Importance Code B		\$181,800
Total	\$239,500	\$181,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,200			
Interior Architecture	\$13,900			
Electrical	\$13,900	\$27,300		
Mechanical	\$67,600	\$1,400	\$1,000	\$600
Total	\$124,500	\$28,700	\$1,000	\$600
Importance Code A	\$60,300	\$500	\$500	\$500
Importance Code B	\$60,100	\$28,200	\$600	\$200
Importance Code C	\$4,200			
Total	\$124,500	\$28,700	\$1,000	\$600



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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE

Asset # : 2944

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$52,400	LIFE	**	5	\$16,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	Now	\$19,300	2052	**	5	\$3,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$1,100	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$8,800	LIFE	**	5	\$1,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	2-4	\$187,000	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$30,100	
Interior Walls								
Cast in Place Concrete	20%	Now	\$3,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	15%	Now	\$700	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	65%			LIFE	**			
Ceilings								
Plaster	100%	Now	\$9,600	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE
Asset # : 2944

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$52,200	5		
Raceway								
Conduit	100%			2027	\$14,800	1		
Panelboards								
Fused Disc Sw	20%			2026	\$4,800	5		
Molded Case Bkrs	80%			2026	\$19,200	5	\$100	
Wiring								
Braided Cloth	70%	Now	\$13,800	2052	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	30%			2027	\$5,900	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5		
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
HID	5%			2022	\$400	10		
Incandescent	5%			2022	\$2,800	2		
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2022	\$700	1		
Exterior Lighting								
HID	100%			2022	\$19,400	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2027	\$9,400	5	\$1,500	
		<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>						
		<i>Location : Field House Yard</i>						
Conversion Equipment								
Steam Boiler	100%	0-2	\$31,100	2047	**	1	\$4,300	
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One Unit</i>						

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DEPARTMENT OF EDUCATION - 040
PORT RICHMOND HIGH SCHOOL - SI FIELDHOUSE

Asset # : 2944

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$16,200	2027	\$81,200	4	\$200
<i>Corroded, Extent : Severe, Area Affected : 20%</i> <i>Location : Basement</i>								
Terminal Devices								
	Convactor/Radiator	100%			2025	\$25,700	1	\$1,600
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,700
Exhaust Fans								
	Interior	100%	0-2	\$17,100	2037	**	2	\$100
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Locker Room</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2025	\$21,100	1	
HW Heat Exchanger								
	Steam Fired	100%	Now	\$2,300	2027	\$7,600	4	\$500
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i> <i>Location : Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	Now	\$700	2037	**	4	\$100
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i>								
Fixtures								
	Generic	100%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : PROSPECT HEIGHTS HIGH SCHOOL -BK
Address : 883 CLASSON AVE. BTWN: UNION ST., PRESIDENT ST.
Borough : BROOKLYN **Agency's Number** : K440
Program / Asset # : BOE0628.000 / 1225 **Yr Built/Renovated** : 1924 / 2006
Area Sq Ft : 246,000 **Project Type** : EDUCATION
Date of Survey : 23-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,5Mz
Block : 1187 **Lot** : 1 **BIN** : 3029686

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,594,100	\$795,100
Interior Architecture	\$868,600	\$321,200
Electrical	\$414,500	\$353,100
Mechanical	\$841,800	\$4,760,600
Total	\$3,719,000	\$6,230,000
Importance Code A	\$1,753,300	\$795,100
Importance Code B	\$1,720,300	\$5,357,200
Importance Code C	\$245,300	\$77,700
Total	\$3,719,000	\$6,230,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,800	\$28,200		
Interior Architecture	\$133,100	\$26,600	\$33,200	\$23,000
Electrical	\$66,400	\$25,400	\$29,800	\$24,000
Mechanical	\$70,800	\$62,300	\$90,100	\$54,900
Site Enclosure	\$600			
Site Pavements	\$31,700			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$367,400	\$152,300	\$163,000	\$111,700
Importance Code A	\$54,800	\$52,600	\$24,400	\$24,400
Importance Code B	\$274,700	\$99,700	\$138,700	\$87,400
Importance Code C	\$37,900			
Total	\$367,400	\$152,300	\$163,000	\$111,700



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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	89%			LIFE	**	5	\$533,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout All Elevations</i>								
Masonry: Granite	2%			LIFE	**	5	\$9,000	
Masonry: Limestone	8%			LIFE	**	5	\$36,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout All Elevations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Banding And Sills Throughout</i>								
Metal Panel	1%			2050	**	5-10	\$20,600	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor</i>								
<i>Explanation : Located On Fourth Floor Cornice</i>								
Windows								
Aluminum	25%			2052	**	5	\$28,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium Wing And Roof Bulkheads</i>								
Metal Louvers	2%			2039	**	10	\$14,200	
Wood	73%	2-4	\$1,246,800	2038	**	5	\$416,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sills And Headers Throughout</i>								
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$94,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5-10	\$36,100	
Metal Panel	5%			2040	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parapet Cornice</i>								
<i>Explanation : Cornice Caps Flashing</i>								
Metal Rail	10%			2047	**	5-10	\$35,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Stair And Penthouse Bulkheads</i>								
Roof								
Copper/Terne	10%			2045	**	10	\$31,200	
Modified Bitumen	90%			2038	**	10	\$112,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$7,900	LIFE	**	5	\$77,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Basement Near Kitchen At Expansion Joint</i>								
Ceramic Tile	10%	Now	\$36,600	2039	**	5	\$17,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pool Locker Rooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pool Locker Room Area, Main Entrance Floor And Basement Toilets</i>								
Marble Panels	3%			LIFE	**	5	\$15,900	
Quarry Tile	10%			2047	**	5	\$53,100	
Terrazzo	5%	4+	\$17,600	LIFE	**	5	\$13,800	
<i>Horizontal Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor Near Auditorium</i>								
Vinyl Tile	52%	Now	\$167,200	2038	**	3	\$69,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout, Cafeteria, Pool, Rooms 303, 307, 544, 536</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout And Room 303</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement Near Kitchen</i>								
<i>Explanation : In Floor Expansion Joint Cracking Tile And Door Thresholds</i>								
Wood	10%			2058	**	5	\$66,400	

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$58,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bottom Of Pool Walls</i>								
Ceramic Tile	7%	Now	\$44,500	2039	**	5	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Area</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$17,300	
Masonry: Brick	10%			LIFE	**	10	\$13,000	
Metal: Cage/Fence	5%			LIFE	**	10	\$4,300	
Marble Panels	3%			LIFE	**	10	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair 1 And 2 And 1st Floor Hallway Column</i>								
Plaster	60%			LIFE	**	5-10	\$220,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Pool</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 504, Boys And Girls Pool Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Room 303</i>								

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2035	**	5	\$53,100	
Exposed Concrete	3%	Now	\$182,500	LIFE	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Beam</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Beam</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof Bulkhead</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement And Boys And Girls Pool Locker Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room By Fuel Pump Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement Beam</i>								
<i>Explanation : Steel Beam Is Exposed And Corroding</i>								
Exposed Concrete	7%			LIFE	**	5-10	\$31,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$35,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Mechanical Penthouse</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	10%			LIFE	**	5-10	\$121,700	
Metal Panel	5%			LIFE	**	5	\$44,300	
Plaster	50%	Now	\$124,100	LIFE	**	5	\$110,700	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Gymnasium And Pool Areas</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 1st, 3rd, And 5th Floors</i>								
Plaster	5%			LIFE	**	5-10	\$30,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Decorative Molding</i>								
Site Enclosure								
Fence/Gates								
Chain Link	18%			2040	**			
Iron Picket	80%			2050	**			
Masonry: Brick	2%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$600	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Yard Ramp Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Lower Yard Area</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$24,900	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Corner Of President Street And Classen Avenue</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	98%			2035		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Courtyard On President Street</i>								
Pavers/Stone	2%	Now	\$3,600	2033		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Entry Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Entry Stairs</i>								
<hr/>								
Parking/Driveway								
Asphalt	97%	0-2	\$3,200	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Parking Area</i>								
Cast in Place Concrete	3%			2035		**		
<hr/>								
Activity Yard								
Cast in Place Concrete	100%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2040		**	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Ampere, One 1,600 Ampere And Three 1,200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2040		**	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect For Emergency</i>								
<hr/>								
Transformers								
Dry Type	100%			2035		**	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilovolt-ampere</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040		**	\$1,100	

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	80%			2050	**	1	
	Conduit	20%			2030	\$123,400	1	
Panelboards								
	Fused Disc Sw	10%			2038	**	5	\$600
	Molded Case Bkrs	90%			2038	**	5	\$5,800
Wiring								
	Braided Cloth	20%	2-4	\$166,500	2055	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Insulation Aged</i>					
	Thermoplastic	80%			2050	**	1	
Motor Controllers								
	Locally Mounted	80%			2043	**	5	\$1,300
	Locally Mounted	20%			2028	\$49,200	5	\$300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$7,200
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$75,700
Generators								
	Diesel	100%			2039	**	1	\$95,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 350 Kilowatts</i>					
Batteries								
	Nickel Cadmium	100%			2025	\$1,600	5	\$54,800
Fuel Storage								
	Day Tank	50%			2046	**	5	\$22,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 100 Gallons</i>					
	Main Tank	50%			2058	**	5	\$3,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 275 Gallons</i>					
Lighting								

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	75%			2038	**	10	\$169,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2038	**	10	\$11,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Corridor, Cafeteria, Gymnasium, Auditorium</i>								
<i>Explanation : T-12 Lamp Type Fixtures Were Replaced With LED Fixtures In 2018</i>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	25%	Now	\$248,000	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Exterior Lighting Fixtures Are Not Operational</i>								
No Component	75%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$27,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Interior</i>								
<i>Explanation : There Are CCTV Cameras Throughout The Building</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2040	**	1-3	\$45,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : New Fire Alarm Panel Installed In 2018</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
Conversion Equipment Steam Boiler	100%	4+	\$159,200	2035	**	1	\$219,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler No. 3 Operating On Oil Only In Basement</i>								
<i>Explanation : 3 Units</i>								

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	50%	Now	\$163,200	2040		**		
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Vacuum Pump Set In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Float And Thermostatic Traps At Basement</i>								
<i>Explanation : Steam Traps Faulty</i>								
Steam Piping/Pump	50%			2040		**		
Terminal Devices								
Air Handler	40%	Now	\$69,200	2030	\$1,383,700	1	\$54,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fan Rooms</i>								
Convactor/Radiator	58%			2028	\$763,800	1	\$46,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Electronic Thermostats Do Not Communicate With Pneumatic Valves. No Heat Control</i>								
Unit Heater - Steam	2%			2030	\$17,600	4	\$700	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : Ceiling Hung Unit Heaters</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038		**	1	
Conversion Equipment								
Reciprocating Compr/Chiller	30%	Now	\$313,200	2030	\$626,400	1	\$30,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 5th Floor Air Conditioning Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Air Conditioning Room</i>								
<i>Explanation : There Are Two Sets. 1 Control Panel And 2 Compressors Are Down</i>								
Window/Wall Unit	20%			2025	\$102,500	1		
No Component	50%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%	0-2	\$2,300	2040		**	4	\$3,600
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inlet Valves And Piping Including Pump Base In Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Of 3 Pumps Not Operating - Stand By</i>								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2025	\$413,800	1	\$45,600	
No Component	70%							

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	30%			2025	\$200,700	2	\$51,400
	No Component	70%						
Dehumidifier								
	Generic	100%	Now	\$26,900	2035	**		
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : Unit Broken Serving Pool Area</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$45,300	LIFE	**	2-5	\$137,200
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Rooms</i>								
Exhaust Fans								
	Interior	60%	Now	\$52,500	2030	\$525,100	2	\$3,600
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exhaust Fan - 1 In Roof Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof Penthouses</i>								
<i>Explanation : Repairs In Progress</i>								
	Roof	40%			2035	**	2	\$3,000
Plumbing								
H/C Water Piping								
	Brass/Copper	60%			2040	**	1	
	Galvanized Steel	40%			2028	\$431,800	1	
Water Heater								
	Gas Fired	100%			2025	\$150,000	2	\$3,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 120 Gallon Tanks Serving Locker Rooms And One 300 Gallon Serving Building</i>								
HW Heat Exchanger								
	Steam Fired	100%	Now	\$39,200	2040	**	4	\$24,300
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Chlorine Damage To Pool Heat Exchanger And Piping In Basement</i>								
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Defective Thermostatic Control Valve At Pool Heat Exchanger</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$10,300	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Grounds Surrounding Building</i>								
Sump Pump(s)								
	Non-Submersible	100%			2030	\$37,500	4	\$7,800
Pool Filter/Treatment								
	Sand	100%			2028		4	

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DEPARTMENT OF EDUCATION - 040
PROSPECT HEIGHTS HIGH SCHOOL -BK
Asset # : 1225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	100%			2035	**	4	\$9,800
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Backflow Preventer No Component Generic	80%			2035	**	1	\$3,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement North And Basement South</i>								
<i>Explanation : 3 Services</i>								
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2040	**	1-5	\$124,000
	Sprinkler No Component Generic	75%			2040	**	1-2	\$17,200
	Fire Pump Generic	100%			2039	**	1	\$45,900
	Chemical System No Component Generic	95%			2025	\$1,400	1-3	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : QUEENS ACADEMY H.S. - Q
Address : 138-11 35 AVENUE @ UNION ST.
Borough : QUEENS **Agency's Number** : Q023
Program / Asset # : BOE0686.000 / 4421 **Yr Built/Renovated** : 1900 / 2001
Area Sq Ft : 21,000 **Project Type** : EDUCATION
Date of Survey : 14-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,Att
Block : 4956 **Lot** : 55 **BIN** : 4112106

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$210,500	\$108,900
Electrical	\$42,600	\$138,600
Mechanical		\$138,000
Total	\$253,100	\$385,500
Importance Code A	\$210,500	\$108,900
Importance Code B	\$42,600	\$276,600
Total	\$253,100	\$385,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$31,900
Interior Architecture	\$26,100	\$8,000		\$15,100
Electrical	\$400	\$500	\$500	\$25,900
Mechanical	\$19,000	\$3,100	\$4,100	\$2,900
Site Enclosure	\$15,700			
Total	\$61,200	\$11,700	\$4,600	\$75,700
Importance Code A	\$6,800	\$2,100	\$2,100	\$34,000
Importance Code B	\$38,600	\$5,700	\$2,500	\$41,700
Importance Code C	\$15,700	\$3,900		
Total	\$61,200	\$11,700	\$4,600	\$75,700



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DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$17,300	
Masonry: Brick	95%			LIFE	**	5	\$70,000	
Masonry: Limestone	2%	Now	\$171,800	LIFE	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills At Basement Windows</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills At Basement Windows</i>								
Windows								
Aluminum	100%			2045	**	5	\$10,200	
Parapets								
Wood Cornice	100%			2049	**	5-10	\$69,500	
Roof								
Copper/Terne	20%			2057	**	10	\$14,200	
Modified Bitumen	5%			2034	**	10	\$1,400	
Slate	75%	Now	\$38,600	LIFE	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Duct</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 19%</i>								
<i>Location : Attic</i>								
Soffits								
Stucco Cement	50%			2042	**	5		
Wood	50%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,700	
Ceramic Tile	5%			2042	**	5	\$2,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	40%			2034	**	3	\$6,600	
Vinyl Tile	15%			2037	**	3	\$2,500	
Vinyl Tile 9" X 9"	5%	Now	\$26,100	2039	**	3	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Stairs, Room 103</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Wood	25%			2044	**	5	\$20,800	
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$7,800	
Masonry: Brick	25%			LIFE	**			
Plaster	65%			LIFE	**	5	\$15,200	
Ceilings								
AcousTileSusp.Lay-In	20%			2034	**	5	\$8,900	
Metal Panel	10%			LIFE	**	5	\$5,500	
Plaster	70%			LIFE	**	5	\$19,400	
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2039		**		
Iron Picket	90%	4+	\$15,700	2064		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 35th Avenue And Union Street</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 35th Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Cast in Place Concrete	100%			2042		**		
Parking/Driveway								
Cast in Place Concrete	100%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Parking</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes And 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	\$52,200		5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Fused Disc Sw	50%			2049		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	60%			2029	\$33,700		1	
Conduit	40%			2049		**	1	
Panelboards								
Fused Disc Sw	10%			2045		**	5	
Molded Case Bkrs	30%			2045		**	5	\$200
Molded Case Bkrs	60%			2028	\$47,900		5	\$300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$42,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2049	**	1		
Motor Controllers								
Locally Mounted	70%			2042	**	5	\$100	
Locally Mounted	10%			2027	\$4,800	5		
Variable Frequency Drive	20%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	98%			2037	**	10	\$18,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2037	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic And Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,500	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2024	\$25,400	10		
No Component	70%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$6,800	2034	**	1	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. Both Units Have Multiple Mechanical Defects.</i>								
<hr/>								
Distribution								
Steam Piping/Pump	10%	0-2	\$3,700	2039	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various Locations</i>								
Steam Piping/Pump	90%			2039	**			
<hr/>								
Terminal Devices								
Convactor/Radiator	90%			2027	\$101,200	1	\$6,100	
Fan Coil Unit/Heat	10%	0-2	\$1,600	2029	\$31,500	1	\$600	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : The Exits</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	60%			2027	\$26,300	1		
No Component	40%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$8,200	
No Component	30%							
<hr/>								
Exhaust Fans								
Interior	70%			2037	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Attic</i>								
<i>Explanation : New Installed Fans</i>								
No Component	30%							
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2039	**	1		
Galvanized Steel	40%			2027	\$36,900	1		
<hr/>								
Water Heater								
Gas Fired	100%			2028	\$12,800	2	\$300	
<hr/>								
Sanitary Piping								
Cast Iron	10%	Now	\$6,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Backs Up Into The Basement</i>								
Cast Iron	90%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$700	
<hr/>								
Fixtures								
Generic	100%							

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
QUEENS ACADEMY H.S. - Q
Asset # : 4421

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2039	**	1-2	\$600

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : QUEENS GATEWAY TO HEALTH SCI. -Q
Address : 160-20 GOETHALS AVENUE
Borough : QUEENS **Agency's Number** : Q695
Program / Asset # : BOE1115.000 / 14571 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 127,000 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 6858 **Lot** : 1 **BIN** : 4439814

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$262,500	\$294,900
Interior Architecture	\$463,500	\$279,500
Electrical		\$115,300
Mechanical	\$28,300	\$94,700
Total	\$754,400	\$784,300
Importance Code A	\$262,500	\$294,900
Importance Code B	\$108,600	\$290,200
Importance Code C	\$383,300	\$199,200
Total	\$754,400	\$784,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,400	\$36,500		
Interior Architecture	\$83,300	\$7,100	\$22,500	
Electrical	\$23,200	\$17,400	\$23,900	\$19,000
Mechanical	\$31,000	\$14,400	\$26,500	\$14,500
Site Pavements	\$1,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$181,900	\$83,300	\$80,800	\$41,400
Importance Code A	\$41,600	\$42,800	\$6,300	\$6,300
Importance Code B	\$105,600	\$40,500	\$74,600	\$35,100
Importance Code C	\$34,700			
Total	\$181,900	\$83,300	\$80,800	\$41,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q

Asset # : 14571

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%			LIFE	**	5	\$290,500	
Window Wall	7%			2056	**	5	\$41,000	
Windows								
Aluminum	100%			2052	**	5	\$53,600	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$137,400	
Metal Rail	5%			2047	**	5-10	\$21,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$29,700	
Roof								
Copper/Terne	5%			2065	**	10	\$14,400	
IRMA/Protected Membrane	40%			2038	**	10	\$46,000	
IRMA/Protected Membrane	40%			2038	**	10	\$46,000	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
Skylight, Metal/Glass	15%			2056	**	10	\$57,500	
Soffits								
Stucco Cement	100%			2047	**	5	\$2,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$41,500	
Ceramic Tile	5%			2043	**	5	\$9,500	
Quarry Tile	5%			2047	**	5	\$14,200	
Vinyl Tile	75%			2038	**	3	\$53,400	
Wood	10%			2065	**	5	\$35,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$54,100	
Ceramic Tile	20%			2043	**	5	\$86,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$34,600	
Glass: Single Pane	5%			LIFE	**	5	\$32,500	
Gypsum Board	60%			LIFE	**	5-10	\$441,700	
Ceilings								
AcousTileSusp.Lay-In	90%			2047	**	5	\$160,500	
Exposed Struc: Steel	5%			LIFE	**	10	\$17,800	
Metal Panel	5%			LIFE	**	5	\$22,300	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2050	**			
Iron Picket	80%			2074	**			
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2074	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q

Asset # : 14571

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Asphalt	20%	4+	\$1,100	2039	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Cast in Place Concrete	80%			2043	**			
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Parking/Driveway

Asphalt	100%			2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Four Main Service Disconnect Switches Rated At 3,000 Amperes Each.

Transformers

Dry Type

	100%			2043	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Three 750 Kilovolt-amperes, 208 Volts Primary / 480 Volts, 277 Volts

Secondary

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Five Vertical Sections

Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$300	
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Molded Case Bkrs	90%			2046	**	5	\$3,000	
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Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	50%			2043	**	5	\$400	
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Variable Frequency Drive	50%			2043	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,700	
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Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q

Asset # : 14571

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$39,100	
Generators								
Diesel	100%			2039	**	1	\$49,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Rear Yard</i>						
		<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$4,700	
Fuel Storage								
Main Tank	100%			2058	**	5	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Rear Yard</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	94%			2035	**	10	\$109,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2035	**	10	\$5,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Gymnasium</i>						
LED	1%			2038	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2035	**	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$3,700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$14,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Cafeteria, Gymnasium, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$78,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q

Asset # : 14571

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%	0-2	\$300	2050	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Conversion Equipment								
Furnace	100%			2035	**	1	\$62,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Package Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Units. R-410a</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$5,900	LIFE	**	2-5	\$7,100	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Management System</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$100,900	
Exhaust Fans								
Roof	100%			2035	**	2	\$3,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Electric	50%			2028		4	\$400	
Gas Fired	50%			2028		2	\$900	
Sanitary Piping								
Cast Iron	10%	0-2	\$1,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : From Kitchen Waste Pan Leaks To Basement Hallway</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$5,100	
Backflow Preventer								
Generic	100%			2038	**	1	\$7,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
QUEENS GATEWAY TO HEALTH SCI. -Q

Asset # : 14571

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2050	**	1-2	\$35,600
Fire Pump	Generic	100%			2043	**	1	\$23,700
Chemical System	No Component	99%						
	Generic	1%			2028	\$300	1-3	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : QUEENS VOCATIONAL TECH. H.S. - Q
Address : 37-02 47TH AVE.
Borough : QUEENS **Agency's Number** : Q600
Program / Asset # : BOE0890.000 / 1456 **Yr Built/Renovated** : 1929 / 2005
Area Sq Ft : 163,050 **Project Type** : EDUCATION
Date of Survey : 28-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 228 **Lot** : 20 **BIN** : 4003259

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$815,500	\$265,100
Interior Architecture	\$679,900	\$201,700
Electrical	\$128,000	\$234,700
Mechanical	\$673,800	\$1,727,000
Total	\$2,297,300	\$2,428,500
Importance Code A	\$815,500	\$403,300
Importance Code B	\$946,900	\$1,975,900
Importance Code C	\$534,800	\$49,400
Total	\$2,297,300	\$2,428,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,400			\$1,200
Interior Architecture	\$17,800	\$16,500		\$35,000
Electrical	\$18,400	\$16,000	\$42,000	\$25,700
Mechanical	\$25,200	\$23,600	\$34,200	\$27,200
Site Pavements	\$35,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$107,800	\$63,900	\$84,100	\$97,000
Importance Code A	\$15,100	\$11,600	\$12,000	\$12,800
Importance Code B	\$92,700	\$41,300	\$72,100	\$67,000
Importance Code C		\$11,000		\$17,100
Total	\$107,800	\$63,900	\$84,100	\$97,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$191,300	
Masonry: Limestone	5%			LIFE	**	5	\$7,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$13,400	
Windows								
Aluminum	75%	4+	\$715,900	2050	**	5	\$20,000	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various</i>								
Aluminum	25%			2050	**	5	\$13,300	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$10,500	
<i>Efflorescence, Extent : Light, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	5%	2-4	\$3,400	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Metal Panel	5%			2054	**	5	\$2,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,900	
Roof								
Built-Up (BUR)	40%			2033	**	10	\$44,300	
Copper/Terne	5%			2056	**	10	\$13,800	
IRMA/Protected Membrane	50%			2033	**	10	\$55,400	
Sloped Glazing	5%			LIFE	**	5	\$73,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$24,000	
Ceramic Tile	5%			2037	**	5	\$11,000	
Terrazzo	5%	4+	\$54,500	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Vinyl Tile	65%			2033	**	3	\$71,400	
Wood	20%			2043	**	5	\$82,300	
Interior Walls								
Ceramic Tile	8%			2037	**	5	\$21,900	
Concrete Masonry Unit	10%	0-2	\$65,000	LIFE	**	5	\$11,000	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Electrical Closet 47th Avenue</i>								
Folding Partition	5%			2044	**	5	\$34,300	
Gypsum Board	30%			LIFE	**	5	\$49,400	
Masonry: Brick	4%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	40%	0-2	\$469,800	LIFE	**	5	\$32,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stair X, Stair Z</i>								

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%			2041	**	5	\$98,800	
Exposed Concrete	5%			LIFE	**	5	\$1,700	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$61,800	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	**			
Iron Picket	95%			2072	**			
Free Standing Walls								
Cast in Place Concrete	100%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$35,000	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Activity Yard								
Cast in Place Concrete	100%			2045	**			
Electrical								
System Component Type		Current Repair		Future Replacement		Maintenance		Priority
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2048	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Ampere And Two 1200 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$700	
Raceway								
Conduit	50%			2048	**	1		
Conduit	50%			2028	\$132,100	1		
Panelboards								
Fused Disc Sw	7%			2044	**	5	\$300	
Fused Disc Sw	3%			2027	\$8,100	5	\$100	
Molded Case Bkrs	90%			2044	**	5	\$3,900	

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Wiring								
	Braided Cloth	20%	Now	\$74,200	2053	**	1	
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Old Building</i>						
	Thermoplastic	80%			2048	**	1	
Motor Controllers								
	Locally Mounted	80%			2041	**	5	\$900
	Locally Mounted	20%			2026	\$24,600	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
Stand-by Power								
Transfer Switches								
	Automatic	100%			2041	**	1	\$50,200
Generators								
	Diesel	100%			2037	**	1	\$63,100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Courtyard</i>						
		<i>Explanation : One 110 Kilowatts</i>						
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$36,300
Fuel Storage								
	Day Tank	50%			2044	**	5	\$13,600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room - Courtyard</i>						
		<i>Explanation : One 75 Gallons</i>						
	Main Tank	50%			2056	**	5	\$2,200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
	Fluorescent	56%			2038	**	10	\$75,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Building</i>						
		<i>Explanation : T-8 Lamps</i>						
	Fluorescent	40%			2033	**	10	\$53,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Building</i>						
		<i>Explanation : T-8 Lamps</i>						
	Fluorescent	2%			2038	**	10	\$2,700
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
	HID	2%			2023	\$5,000	10	\$100

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting

Emergency, Service	20%			2033	**	1		
Emergency, Service	40%			2038	**	1		
Exit, Service	40%			2033	**	1		

Exterior Lighting

HID	100%			2033	**	10	\$500	
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Alarm

Security System

No Component	70%							
Generic	30%			2033	**	1	\$18,300	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$31,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	40%			2048	**	1		
Interruptible Gas/Dual Fuel	60%			2048	**	1		

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : (1) 7,500 Gallon Tank

Conversion Equipment

Furnace	40%			2028	\$138,200	1	\$29,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 6 Gas Fired Packaged Rooftop Units

Steam Boiler	60%			2033	**	1	\$87,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Dual Fuel Steam Boilers

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	10%	Now	\$248,300	2058	**	4	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Steam Traps, Thermostats And Control Valves</i>								
Central Plant Steam Piping/Pmp	40%			2028	\$993,200	4	\$2,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>								
Central Plant Steam Piping/Pmp	10%			2048	**	4	\$700	
No Component	40%							
Terminal Devices								
Air Handler	10%			2023	\$206,300	1	\$9,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room, The Auditorium Blower Is Beyond Its Useful Life Cycle Limit</i>								
Convactor/Radiator	50%			2026	\$392,700	1	\$23,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Wing, The Radiators Are Beyond Their Useful Life Cycle Limit</i>								
Fan Coil Unit/Heat	40%			2033	**	1	\$19,000	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout New Wing Of Building</i>								
<i>Explanation : VAV Boxes In Ductwork</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Window/Wall Unit	40%			2033	**	2	\$3,600	
No Component	40%			2023	\$122,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$81,800	
Exhaust Fans								
Interior	10%			2023	\$52,200	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Auditorium Exhaust Fan Is Beyond Its Useful Life Cycle Limit</i>								
Roof	50%			2028	\$121,800	2	\$2,200	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		

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DEPARTMENT OF EDUCATION - 040
QUEENS VOCATIONAL TECH. H.S. - Q
Asset # : 1456

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Water Heater								
	Gas Fired	50%			2023	\$44,700	2	\$1,100
	Gas Fired	50%			2028	\$44,700	2	\$1,100
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	60%			LIFE	**	1	
	Cast Iron	40%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	60%			LIFE	**	1	
	Cast Iron	40%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$22,400	4	\$3,100
Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$8,800
Backflow Preventer								
	Generic	100%			2033	**	1	\$9,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C-4</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%			2048	**	1-2	\$16,400
Fire Pump								
	Generic	100%	0-2	\$1,900	2037	**	1	\$24,700
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fire Pump Room, Fire Pump Has Leaky Pump Seal</i>								
Chemical System								
	Generic	100%			2027	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : RALPH MCKEE VOCATIONAL H.S. - SI
Address : 290 ST MARK'S PLACE @WALL ST.
Borough : STATEN ISLAND **Agency's Number** : R600
Program / Asset # : BOE0954.000 / 1204 **Yr Built/Renovated** : 1935 / 1999
Area Sq Ft : 145,856 **Project Type** : EDUCATION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 19 **Lot** : 4 **BIN** : 5000314

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$144,200	\$144,200
Interior Architecture	\$602,200	\$1,476,000
Electrical		\$1,977,100
Mechanical	\$317,500	\$2,383,600
Site Pavements	\$77,600	
Total	\$1,141,400	\$5,980,900
Importance Code A	\$144,200	\$189,000
Importance Code B	\$668,400	\$5,715,400
Importance Code C	\$328,900	\$76,500
Total	\$1,141,400	\$5,980,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,900		\$3,100	
Interior Architecture	\$72,900		\$5,300	\$14,400
Electrical	\$19,500	\$14,200	\$17,100	\$16,100
Mechanical	\$79,300	\$28,200	\$32,800	\$20,900
Site Pavements	\$10,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$224,400	\$50,300	\$66,200	\$59,400
Importance Code A	\$56,300	\$14,400	\$17,600	\$14,400
Importance Code B	\$138,200	\$35,800	\$48,600	\$44,900
Importance Code C	\$29,900			
Total	\$224,400	\$50,300	\$66,200	\$59,400



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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	53%			LIFE	**	5	\$106,500	
Masonry: Granite	10%			LIFE	**	5	\$15,100	
Masonry: Limestone	30%			LIFE	**	5	\$45,200	
Metal Coiling Doors	2%			2043	**	5	\$6,300	
Granite Panels	5%			LIFE	**	5	\$7,500	
Windows								
Wood	100%			2046	**	5	\$181,900	
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$91,900	
Ceramic Tile	5%			2033	**	5	\$10,500	
Terrazzo	10%			LIFE	**	5	\$32,800	
Vinyl Tile	30%			2030	\$572,000	3	\$31,500	
Vinyl Tile 9" X 9"	25%			2025	\$617,500	3	\$26,300	
Wood	20%			2045	**	5	\$78,800	
Interior Walls								
Ceramic Tile	3%	0-2	\$16,100	2033	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	2-4	\$37,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**	10	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	70%			LIFE	**	5-10	\$216,800	
SGFT/Glazed Masonry	20%	2-4	\$150,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	15%	0-2	\$13,600	2035	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Embossed Metal	10%			LIFE	**	5	\$18,900	
Exposed Concrete	10%	2-4	\$36,100	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$191,300	LIFE	**	5	\$85,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2040	**			
Iron Picket	90%			2065	**			
Retaining Walls								
Masonry: Brick	25%			2050	**			
Masonry: Fieldstone	75%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$77,600	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : St. Marks Place</i>								
On-Site Walkways								
Cast in Place Concrete	95%	0-2	\$10,900	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : St. Marks Place</i>								
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2030	\$40,400	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2030	\$4,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$234,800	5	\$600	
Raceway								
Conduit	97%			2030	\$256,300	1		
Conduit	3%			2056	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Panelboards								
Fused Disc Sw	15%			2029	\$35,900	5	\$500	
Molded Case Bkrs	85%			2029	\$203,500	5	\$3,300	
Wiring								
Thermoplastic	97%			2030	\$359,700	1		
Thermoplastic	3%			2056	**	1		

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2028	\$122,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$44,900	
Generators								
Natural Gas	100%			2033	**	1	\$56,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 80 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$5,400	
Lighting								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$131,100	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	2%			2035	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$1,800	
Exit, Service	35%			2025	\$14,700	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2025	\$588,100	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$16,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$27,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	90%			2035	**	1	\$130,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Steam Boiler	10%	0-2	\$9,400	2043	**	1	\$13,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tubes Of No.3 Boiler, Boiler Room</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$32,200	2040	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%			2025	\$410,200	1	\$18,000	
Convactor/Radiator	70%			2028	\$546,600	1	\$33,000	
Fan Coil Unit/Heat	10%	0-2	\$4,400	2025	\$218,400	1	\$4,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2023	\$228,000	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$128,800	
Exhaust Fans								
Interior	90%			2025	\$467,000	2	\$4,000	
Roof	10%			2025	\$24,200	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2040	**	1		
Galvanized Steel	60%			2028	\$384,000	1		
Water Heater								
Gas Fired	10%	0-2	\$400	2025	\$8,900	2	\$200	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Circulation Pump</i>								
Gas Fired	90%			2028	\$80,100	2	\$1,900	
HW Heat Exchanger								
Steam Fired	100%			2030	\$232,300	4	\$21,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

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DEPARTMENT OF EDUCATION - 040
RALPH MCKEE VOCATIONAL H.S. - SI
Asset # : 1204

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%	0-2	\$53,400	LIFE	**	1	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%	0-2	\$2,200	2030	\$22,200	4	\$3,100
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Sump Pump</i>								
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 5th Floor, One Unit From Basement To 4th Floor</i>								
<i>Explanation : 2 Units. Both Are Down Frequently Due To Parts Are Out Of Market.</i>								
Fire Suppression								
	Sprinkler No Component Generic	90%			2040	**	1-2	\$4,100
	Chemical System No Component Generic	99%			2023	\$300	1-3	
<i>1%</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : For The Kitchen Hood</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : REGION 3 / ROC C - Q
Address : 30-48 LINDEN PLACE
Borough : QUEENS **Agency's Number** : Q859
Program / Asset # : BOE1052.000 / 14267 **Yr Built/Renovated** : 1955 / 1993
Area Sq Ft : 93,000 **Project Type** : EDUCATION
Date of Survey : 02-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,PH
Block : 4370 **Lot** : 50 **BIN** : 4100749

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,873,700	\$143,700
Interior Architecture	\$91,800	\$983,100
Electrical	\$76,800	\$544,100
Mechanical	\$635,100	\$2,271,500
Site Pavements	\$37,500	
Total	\$2,714,800	\$3,942,400
Importance Code A	\$2,422,000	\$358,800
Importance Code B	\$212,600	\$3,525,800
Importance Code C	\$80,200	\$57,800
Total	\$2,714,800	\$3,942,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,600			\$45,300
Interior Architecture	\$43,800	\$3,300	\$10,700	\$3,600
Electrical	\$3,100	\$4,300	\$3,800	\$3,800
Mechanical	\$27,700	\$41,100	\$56,100	\$50,600
Site Enclosure	\$10,300			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$122,300	\$60,600	\$82,400	\$115,100
Importance Code A	\$26,900	\$4,800	\$4,400	\$50,300
Importance Code B	\$85,100	\$52,500	\$78,100	\$64,800
Importance Code C	\$10,300	\$3,300		
Total	\$122,300	\$60,600	\$82,400	\$115,100



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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	0-2	\$504,100	LIFE	**	5	\$78,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal, Corrugated	5%			2039	**	1		
Metal Coiling Doors	1%			2034	**	5	\$3,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	29%	Now	\$896,300	2039	**	5	\$65,500	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	100%	4+	\$25,600	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	45%	0-2	\$58,500	LIFE	**	5	\$9,500	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Penthouse Roof</i>								
Metal Panel	45%			2039	**	5	\$36,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2039	**	5	\$8,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	100%	Now	\$414,700	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : North</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Above Computer Laboratory</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10	\$21,000	

Interior

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$29,100	2028	\$97,000	3	\$10,700	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Offices And Conference Rooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Offices And Conference Rooms</i>							
Cast in Place Concrete	30%			LIFE	**	5	\$93,400	
Ceramic Tile	5%	Now	\$14,700	2032	**	5	\$3,600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : First Floor Female Bathroom</i>							
Vinyl Tile	60%			2029	\$775,000	3	\$32,000	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$6,600	
Concrete Masonry Unit	20%			LIFE	**	5	\$10,600	
Gypsum Board	73%	0-2	\$42,600	LIFE	**	5	\$57,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Soffits</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Office 5th Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	2%			LIFE	**	5	\$10,600	
Ceilings								
AcousTileSusp.Lay-In	80%	Now	\$49,200	2034	**	5	\$56,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : 6th Floor</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Below Ceiling Units On 5th Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 6th Floor</i>							
Exposed Concrete	5%			LIFE	**	5	\$1,100	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$17,800	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	2-4	\$10,300	2039	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Parking/Driveway
Asphalt

100% Now \$37,500 2038 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : Throughout
Ponding, Extent : Moderate, Area Affected : 5%
Location : Throughout
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%
Location : Throughout

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2039 * * 5 \$400
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Disconnect Switch Rated At 3000 Amperes

Switchgear / Switchboard

Fused Disc Sw

100% 2039 * * 5 \$400

Raceway

Conduit

100% 2039 * * 1

Panelboards

Fused Disc Sw

10% 2037 * * 5 \$200

Molded Case Bkrs

90% 2037 * * 5 \$2,200

Wiring

Thermoplastic

100% 2039 * * 1

Motor Controllers

Locally Mounted

100% 2034 * * 5 \$600

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,400

Lighting

Interior Lighting

Fluorescent

30% 2034 * * 10 \$25,600
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : T-8 Lamps

Fluorescent

5% 2029 \$28,300 10 \$4,300
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Fluorescent

60% 2034 * * 10 \$51,200
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

HID

5% 2029 10 \$200

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2029	\$67,000	10	\$11,200	
Exit, LED	50%			2044	**	1		
Exterior Lighting								
HID	10%			2029	\$37,500	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$10,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2029	\$411,300	1-3	\$22,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2039	**	1		
Natural Gas	95%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	65%	Now	\$466,000	2049	**	1	\$26,900	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 8 Units Out Of 12 Are Not Working.</i>					
Hot Water Boiler	30%			2027	\$215,100	1	\$13,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 4 Units Out Of 12 Modular Boilers Are Working.</i>					
Radiant Heater	5%			2024	\$82,400	2	\$2,200	
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$6,900	
Terminal Devices								
Air Handler	95%			2029	\$1,242,300	1	\$54,600	
Fan Coil Unit/Heat	5%			2034	**	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		

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DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	78%			2030	\$717,700	2	\$4,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted At Each Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 33 Units</i>								
Heat Pump Air Sourced	20%	Now	\$36,800	2034	**	2	\$900	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 7 Out Of 33 Units Are Not Working.</i>								
Split Unit	2%			2029	\$39,700			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : 2 Units Serve Mdf Room In The Basement</i>								
Distribution								
Ductwork/Diffusers	2%	Now	\$49,900	LIFE	**	2	\$2,400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Ductwork/Diffusers	98%			LIFE	**	2	\$118,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$57,500	
Heat Rejection								
Water Cooling Tower	100%			2034	**	2	\$93,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit Installed In 2017</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,900	
Exhaust Fans								
Roof	100%			2034	**	2	\$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	**	1		
Galvanized Steel	48%			2034	**	1		
Galvanized Steel	2%	Now	\$8,200	2049	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Riser From Basement To Penthouse</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
REGION 3 / ROC C - Q
Asset # : 14267

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2027	\$56,700	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 1 Unit Installed In 2005</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,900	
Sewage Ejector(s) Electric	100%			2029	\$26,800	4	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Pump Room 013</i>								
<i>Explanation : 4 Pumps</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$46,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Backflow Preventer On The Water Main Service For Standpipe.</i>								
Sprinkler								
No Component Generic	80%			2049	**	1-2	\$5,200	
<i>Dry System, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Garage</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : REGIONAL OPERATIONS CENTER - BK
Address : 131 LIVINGSTON STREET BTWN: BOREUM PL., SMITH ST.
Borough : BROOKLYN **Agency's Number** : K802
Program / Asset # : BOE0660.000 / 335 **Yr Built/Renovated** : 1907 / 2010
Area Sq Ft : 123,000 **Project Type** : EDUCATION
Date of Survey : 21-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,6
Block : 154 **Lot** : 1 **BIN** : 3000420

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$869,100	\$264,300
Interior Architecture	\$403,200	\$404,500
Electrical	\$407,500	\$1,165,600
Mechanical	\$334,600	\$2,961,500
Total	\$2,014,500	\$4,795,800
Importance Code A	\$869,100	\$264,300
Importance Code B	\$1,074,900	\$4,531,500
Importance Code C	\$70,500	
Total	\$2,014,500	\$4,795,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$90,300		\$10,600	
Interior Architecture	\$978,800			\$65,800
Electrical	\$42,100	\$3,700	\$5,000	\$4,100
Mechanical	\$42,000	\$32,600	\$36,900	\$30,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$1,165,100	\$48,100	\$64,400	\$112,300
Importance Code A	\$102,500	\$12,200	\$22,800	\$12,200
Importance Code B	\$977,700	\$35,900	\$41,600	\$96,200
Importance Code C	\$84,900			\$4,000
Total	\$1,165,100	\$48,100	\$64,400	\$112,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK

Asset # : 335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$211,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	80%	Now	\$698,200	LIFE	**	5	\$108,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Courtyard And West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard</i>								
Metal Panel	5%			2056	**	5-10	\$46,600	
Metal Coiling Doors	5%			2043	**	5	\$21,200	
Windows								
Aluminum	80%			2046	**	5	\$22,800	
Aluminum	5%	4+	\$12,700	2052	**	5	\$700	
<i>Air Infiltration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Operable Windows In Glass Block</i>								
Glass Block	10%	4+	\$30,300	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Wood	5%			2046	**	5	\$14,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$18,600	
Masonry: Brick	85%			LIFE	**	5-10	\$76,200	
Metal Panel	10%			2056	**	5	\$5,100	
Roof								
Built-Up (BUR)	95%			2038	**	10	\$50,100	
Copper/Terne	5%			2065	**	10	\$6,600	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%	2-4	\$825,100	2029	\$1,375,100	3	\$151,400	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	15%	Now	\$16,800	LIFE	**	5	\$66,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	5%			2039	**	5	\$10,100	
Terrazzo	5%	Now	\$50,100	LIFE	**	5	\$7,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	15%	Now	\$27,500	2035	**	3	\$11,400	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	10%			2025	\$237,300	3	\$10,100	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$8,000	
Metal Panel	15%	Now	\$70,500	LIFE	**			
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Marble Panels	5%	Now	\$33,900	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Plaster	70%	Now	\$19,100	LIFE	**	5	\$33,500	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Wood	5%			LIFE	**	5	\$63,700	
Ceilings								
AcousTile,Adhered	25%	Now	\$50,100	2035	**	5	\$25,200	
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Exposed Concrete	10%			LIFE	**	5-10	\$25,200	
Metal Panel	15%	Now	\$161,900	LIFE	**	5	\$37,800	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Corrugated Vaults Throughout Basement</i>					
Plaster	50%	Now	\$70,700	LIFE	**	5	\$63,100	
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2035	**			
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Parking/Driveway

Cast in Place Concrete	100%			2043	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 2,500 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	20%			2050	**	5	\$100	
Fused Knife Sw	80%	2-4	\$208,700	2060	**	5	\$200	

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Electrical Room*

Raceway

Conduit	90%			2030	\$146,700	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	10%			2029	\$20,700	5	\$300	
Fused Knife Sw	10%	2-4	\$20,700	2055	**	5	\$100	

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement*

Molded Case Bkrs	20%			2029	\$41,500	5	\$600	
Molded Case Bkrs	60%			2046	**	5	\$1,900	

Wiring

Braided Cloth	80%	2-4	\$198,800	2055	**	1		
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*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2050	**	1		
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Motor Controllers

Locally Mounted	85%			2028	\$123,200	5	\$700	
Locally Mounted	15%			2043	**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,600	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2038	**	10	\$107,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps Type Fixtures Installed Two Years Ago.</i>								
Incandescent	5%			2025	\$83,000	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2025	\$88,600	10	\$14,800	
Exit, Service	50%			2025	\$21,900	1		
Exterior Lighting								
HID	100%			2030	\$495,900	10	\$400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$79,500	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2035	**	1-3	\$30,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 6,000 Gallon And One 4,000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2043	**	1	\$121,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2040	**			
Terminal Devices Convactor/Radiator	100%			2028	\$658,500	1	\$39,700	
Air Conditioning								

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DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK
Asset # : 335

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2046	**	1	
Conversion Equipment								
	Split Unit	20%			2030	\$525,100		
	Window/Wall Unit	40%			2025	\$102,500	1	
	Water Cooled interior Pkg Unit	40%	Now	\$221,300	2028	\$737,700	2	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 6th Floor Mechanical Room Not Functioning</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2040	**	4	\$600
	Ductwork/Diffusers	20%			LIFE	**	2	\$40,000
	No Component	70%						
Heat Rejection								
	Water Cooling Tower	40%			2028	\$186,700	2	\$49,500
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$113,300	LIFE	**	2-5	\$68,600
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fresh Air Intake Steam Coils On 6th Floor In Mechanical Room</i>								
Exhaust Fans								
	Interior	50%			2030	\$218,800	2	\$1,900
	Roof	50%			2030	\$102,100	2	\$1,900
Plumbing								
H/C Water Piping								
	Brass/Copper	90%			2040	**	1	
	Galvanized Steel	10%			2028	\$54,000	1	
Water Heater								
	Gas Fired	100%	Now	\$3,800	2028	\$75,000	2	\$1,400
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Tank In Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 225 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	Now	\$11,300	2030	\$18,800	4	\$2,600
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 2 Pumps</i>								
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Float For Both Pumps</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
REGIONAL OPERATIONS CENTER - BK

Asset # : 335

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Unit From Basement To 6th Floor, One Unit From 1st To 6th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2040		**	1-5	\$62,000
Sprinkler								
No Component	75%							
Generic	25%			2030	\$301,100		1-2	\$8,600
			<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement, 3rd And 6th Floors</i>					
			<i>Explanation : Limited Coverage</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Address : 1180 REVEREND JAMES A POLITE AVE @ HOME ST.
Borough : BRONX **Agency's Number** : X099
Program / Asset # : BOE1098.000 / 14449 **Yr Built/Renovated** : 1940 / 2009
Area Sq Ft : 74,742 **Project Type** : EDUCATION
Date of Survey : 13-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2692 **Lot** : 14 **BIN** : 2005276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$144,100	\$611,600
Interior Architecture	\$166,800	\$83,200
Electrical	\$61,700	
Mechanical	\$45,600	\$631,700
Total	\$418,200	\$1,326,400
Importance Code A	\$144,100	\$646,800
Importance Code B	\$274,100	\$679,700
Total	\$418,200	\$1,326,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,600	\$6,300		
Interior Architecture	\$55,900	\$7,800	\$5,200	\$24,700
Electrical	\$7,300	\$9,100	\$10,300	\$8,800
Mechanical	\$11,400	\$15,900	\$18,400	\$20,900
Site Pavements	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,100	\$42,900	\$37,800	\$58,400
Importance Code A	\$37,300	\$13,000	\$6,700	\$6,800
Importance Code B	\$33,400	\$30,000	\$28,800	\$51,500
Importance Code C	\$40,400		\$2,400	
Total	\$111,100	\$42,900	\$37,800	\$58,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Asset # : 14449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$185,100	
Masonry: Brick	90%			LIFE	**	5	\$426,500	
Masonry: Limestone	5%			LIFE	**	5	\$17,800	
Windows								
Aluminum	95%	4+	\$80,600	2045	**	5	\$9,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$28,400	2054	**	5	\$4,700	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$2,800	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Cornice	5%	Now	\$2,200	2044	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North End</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Ends</i>								
Metal Rail	10%			2042	**	5-10	\$7,300	
Metal: Cage/Fence	10%			2042	**	5-10	\$3,100	
Roof								
Copper/Terne	5%			2057	**	10	\$8,400	
Modified Bitumen	95%			2034	**	10	\$63,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,700	
Ceramic Tile	5%			2038	**	5	\$5,600	
Quarry Tile	5%			2042	**	5	\$8,500	
Sheet Vinyl/Rubber	5%			2034	**	5	\$8,500	
Terrazzo	3%			LIFE	**	5	\$2,600	
Traffic Topping	5%			2034	**	5	\$7,100	
Vinyl Tile	25%			2034	**	3	\$10,600	
Wood	42%	4+	\$166,800	2057	**	5	\$44,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Asset # : 14449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$32,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room And Stair In Basement</i>								
Ceramic Tile	5%			2038	**	5	\$4,800	
Metal: Cage/Fence	5%	4+	\$6,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Stairwells</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell</i>								
<i>Explanation : Metal And Glass Partitions</i>								
Plaster	65%			LIFE	**	5	\$18,700	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%			2034	**	5	\$33,800	
Exposed Concrete	15%			LIFE	**	5	\$2,600	
Plaster	55%	4+	\$17,400	LIFE	**	5	\$38,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair E And Gymnasium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	65%			2049	**			
Iron Picket	35%			2064	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Asphalt	60%			2032	**			
Cast in Place Concrete	40%	Now	\$1,800	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair At Rear Yard</i>								
Activity Yard								
Asphalt	35%			2038	**			
Rubber Matting	65%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Soccer Field</i>								
<i>Explanation : This Is Actually Artificial Turf</i>								

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DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX

Asset # : 14449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	50%			2049	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	**	5	\$300
Raceway								
	Conduit	100%			2049	**	1	
Panelboards								
	Fused Disc Sw	10%			2045	**	5	\$200
	Molded Case Bkrs	90%			2045	**	5	\$1,800
Wiring								
	Thermoplastic	100%			2049	**	1	
Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$500
<i>Variable Speed Drives, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$23,000
Generators								
	Diesel	100%			2038	**	1	\$28,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 225 Kilowatt</i>								
Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$2,800
Fuel Storage								
	Main Tank	100%			2057	**	5	\$2,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 250 Gallon</i>								
Lighting								
Interior Lighting								
	Fluorescent	90%			2034	**	10	\$61,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	10%			2034	**	10	\$200

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DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Asset # : 14449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting

Emergency, Service	50%			2034	**	1		
Emergency, Battery	5%			2034	**	10	\$900	
Exit, Service	45%			2034	**	1		

Exterior Lighting

HID	30%			2034	**	10	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Operated Via Photocell*

No Component	70%							
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Alarm

Security System

No Component	70%							
Generic	30%			2034	**	1	\$8,400	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$13,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 2	80%			2055	**	5	\$18,500	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Gas Piping Installed But Not Used*

Natural Gas	20%			2049	**	1		
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Conversion Equipment

Furnace	20%			2029	\$35,200	1	\$7,400	
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*Other Observation, Extent : Light, Area Affected : 20%**Location : Roof**Explanation : 4 Units*

Steam Boiler	80%			2034	**	1	\$59,200	
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*Other Observation, Extent : Light, Area Affected : 80%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,300	
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Steam Piping/Pump	80%			2039	**			
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Terminal Devices

Air Handler	20%			2029	\$210,200	1	\$9,200	
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Convactor/Radiator	60%			2034	**	1	\$14,500	
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No Component	20%							
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Air Conditioning

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DEPARTMENT OF EDUCATION - 040
REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX
Asset # : 14449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Split Unit	5%			2029	\$79,800		
	Window/Wall Unit	75%			2027	\$116,800	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,700
Exhaust Fans								
	Roof	100%			2029	\$124,100	2	\$2,300
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2027	\$65,600	1	
Water Heater								
	Gas Fired	100%			2024	\$45,600	2	\$1,100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2022	\$2,500	4	\$2,400
Backflow Preventer								
	Generic	100%			2034	**	1	\$4,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$37,700
Sprinkler								
	No Component	97%						
	Generic	3%			2039	**	1-2	\$600
Chemical System								
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : Kitchen Hood</i>							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : RICHMOND HILL HIGH SCHOOL - Q
Address : 89-30 114TH STREET
Borough : QUEENS **Agency's Number** : Q475
Program / Asset # : BOE0884.000 / 1476 **Yr Built/Renovated** : 1929 / 2012
Area Sq Ft : 210,000 **Project Type** : EDUCATION
Date of Survey : 21-Feb-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 9321 **Lot** : 1 **BIN** : 4195688

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$313,800	\$1,078,900
Interior Architecture	\$2,379,400	\$423,800
Electrical	\$2,458,300	\$2,036,100
Mechanical	\$2,329,300	\$6,412,200
Total	\$7,480,800	\$9,951,000
Importance Code A	\$449,700	\$2,518,700
Importance Code B	\$6,542,100	\$7,359,700
Importance Code C	\$489,000	\$72,700
Total	\$7,480,800	\$9,951,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,400		\$25,600	
Interior Architecture	\$28,500		\$7,300	\$15,400
Electrical	\$3,100	\$8,300	\$63,000	\$7,300
Mechanical	\$41,000	\$30,600	\$70,400	\$43,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$87,000	\$43,900	\$171,300	\$70,900
Importance Code A	\$9,400	\$20,800	\$46,900	\$20,800
Importance Code B	\$74,500	\$23,100	\$124,400	\$50,100
Importance Code C	\$3,100			
Total	\$87,000	\$43,900	\$171,300	\$70,900



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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2063	**	10	\$22,400	
Masonry: Brick	83%			LIFE	**	5	\$158,300	
Masonry: Limestone	10%			LIFE	**	5	\$14,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Weathering Steel	2%			LIFE	**	1		
Windows								
Aluminum	25%			2036	**	5	\$18,900	
Aluminum	72%	0-2	\$48,700	2044	**	5	\$27,200	
<i>Hardware Missing, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Louvers	3%			2037	**	10	\$14,200	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$30,500	
Masonry: Limestone	5%			LIFE	**	5	\$2,100	
Metal Panel	5%			2038	**	5	\$6,600	
Roof								
Built-Up (BUR)	45%	Now	\$265,200	2028			\$884,000	
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Stair 2/3, 4/5, 7/8, 11/12, Rooms 401 And 403</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Stair 2/3, 4/5, 7/8, 11/12, Rooms 401 And 403, 4th Floor Corridor</i>								
Copper/Terne	5%			2056	**	10	\$16,900	
Paver: Asphalt	10%			2037	**	10	\$20,300	
Skylight, Metal/Glass	5%			2038	**	10	\$22,600	
Slate	35%			LIFE	**			

Interior

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	22%			LIFE	**	5	\$141,200	
Ceramic Tile	4%	Now	\$242,800	2043	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool, Staff Bathrooms And Girls Natatorium</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pool, Staff Bathrooms And Girls Natatorium</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Under Pool Deck</i>								
Ceramic Tile	2%			2041	**	5	\$5,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Bathrooms, Boys Natatorium And 2nd Floor Locker Rooms</i>								
Marble Panels	2%			LIFE	**	5	\$4,400	
Terrazzo	3%			LIFE	**	5	\$6,900	
Vinyl Tile	20%			2033	**	3	\$29,300	
Vinyl Tile 9" X 9"	22%	Now	\$75,900	2023	\$759,100	3	\$24,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Wood	25%	0-2	\$516,600	2043	**	5	\$68,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Ceramic Tile	4%	Now	\$361,300	2043	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pool And Staff Bathrooms And Girls Natatorium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pool And staff bathrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Kitchen Wall Abutting Main Building</i>								
Ceramic Tile	2%			2041	**	5	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Student Bathrooms, Boys Natatorium And 2nd Floor Locker Rooms</i>								
Glass: Single Pane	2%			LIFE	**	5	\$4,600	
Masonry: Brick	10%	Now	\$127,600	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor Under Gymnasium</i>								
Marble Panels	3%			LIFE	**			
Plaster	79%			LIFE	**	5	\$72,700	

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%			2033	**	5	\$14,700	
AcousTileConcealSpLn	3%	0-2	\$15,200	2033	**	5	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	15%			LIFE	**	5	\$6,900	
Plaster	72%	Now	\$296,000	LIFE	**	5	\$132,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Corridor, Stairwells</i>								
Plaster	5%			LIFE	**	5	\$9,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2038	**			
Iron Picket	50%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	50%			2041	**			
Masonry: Granite	50%			LIFE	**			
Activity Yard								
Under Construction	100%							
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2028	\$80,700	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3500 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$521,800	5	\$900	
Raceway								
Conduit	95%			2028	\$586,300	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$51,100	5	\$500	
Molded Case Bkrs	80%			2027	\$408,500	5	\$4,400	
Molded Case Bkrs	10%			2044	**	5	\$600	

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$582,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2028	\$166,500	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	90%			2026	\$221,200	5	\$1,300	
Locally Mounted	10%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	
Lighting								
Interior Lighting								
Fluorescent	94%			2033	**	10	\$181,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2028	\$3,600	10	\$100	
LED	5%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2023	\$151,200	10	\$25,300	
Exit, Service	50%			2023	\$30,200	1		
Exterior Lighting								
HID	100%			2023	\$846,700	10	\$600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$23,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$696,600	2038	**	1-3	\$35,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Building Hallways</i>								
<i>Explanation : Obsolete Equipment, Bells And Manual Pull Station</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2028	\$412,700	5	\$65,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 20,000 Gallons Tank</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$135,900	2026	\$1,359,100	1	\$187,200	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler #1 And #3 (Tubes)</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$710,800	2028	\$3,554,200	4	\$10,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Condensate Return Lines</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Terminal Devices								
Air Handler	20%			2023	\$590,600	1	\$26,000	
Convactor/Radiator	70%			2026	\$787,000	1	\$47,500	
Fan Coil Unit/Heat	10%	Now	\$31,500	2023	\$314,500	1	\$6,100	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	30%			2023	\$131,300	1		
No Component	70%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$46,800	
No Component	60%							
<hr/>								
Exhaust Fans								
Interior	40%			2023	\$298,800	2	\$2,600	
No Component	60%							
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$184,300	1		
<hr/>								
HW Heat Exchanger								
Steam Fired	100%			2048	**	4	\$20,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One For Pool, One For Kitchen, One For Building</i>								
<i>Explanation : Three Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
RICHMOND HILL HIGH SCHOOL - Q
Asset # : 1476

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%	Now	\$43,800	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Drain</i>								
Sump Pump(s)	Non-Submersible	100%			2028	\$32,000	4	\$4,400
Pool Filter/Treatment	Sand	100%	Now	\$103,500	2033	**	4	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Scupper Lines, Valves, Circulating Lines And Pumps</i>								
Backflow Preventer	Generic	100%			2028	\$53,400	1	\$12,900
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Sidewalk Hoist From Basement To First Floor, 1 Passanger Unit From Basement To 4th Floor</i>								
<i>Explanation : One Sidewalk Hoist, One Passanger Elevator</i>								
Fire Suppression								
Sprinkler	No Component	97%						
	Generic	3%			2028	\$61,700	1-2	\$1,800
Chemical System	Generic	100%			2026	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SAMUEL GOMPERS HIGH SCHOOL - BX
Address : 455 SOUTHERN BLVD. @E. 145 STREET
Borough : BRONX **Agency's Number** : X655
Program / Asset # : BOE0335.000 / 326 **Yr Built/Renovated** : 1935 / 2008
Area Sq Ft : 164,000 **Project Type** : EDUCATION
Date of Survey : 09-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2576 **Lot** : 26 **BIN** : 2003883

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$364,100	\$129,400
Interior Architecture	\$898,600	\$943,600
Electrical	\$45,100	\$587,000
Mechanical	\$211,000	\$509,600
Total	\$1,518,800	\$2,169,600
Importance Code A	\$364,100	\$129,400
Importance Code B	\$1,154,700	\$2,004,000
Importance Code C		\$36,300
Total	\$1,518,800	\$2,169,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$16,600	
Interior Architecture	\$6,200	\$7,800	\$1,600	\$6,200
Electrical	\$5,500	\$26,100	\$7,600	\$5,500
Mechanical	\$81,000	\$49,000	\$90,700	\$50,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$100,700	\$90,800	\$124,400	\$69,800
Importance Code A	\$14,600	\$15,000	\$31,300	\$14,600
Importance Code B	\$86,000	\$75,800	\$93,100	\$55,200
Total	\$100,700	\$90,800	\$124,400	\$69,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$129,400	
Masonry: Granite	5%			LIFE	**	5	\$5,400	
Masonry: Limestone	5%	Now	\$83,900	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	85%			2043	**	5	\$33,300	
Wood	15%	Now	\$176,000	2052	**	5	\$29,400	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Gymnasium</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$19,900	
Masonry: Limestone	20%			LIFE	**	5	\$6,700	
Metal Rail	5%			2040	**	5-10	\$24,000	
Roof								
Built-Up (BUR)	60%			2032	**	10	\$54,400	
Cast in Place Concrete	25%	Now	\$49,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Over Chiller Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Chiller Room In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Chiller Room</i>								
<i>Explanation : Deflection Evident</i>								
Copper/Terne	15%			2055	**	10	\$34,000	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chiller Room</i>								
Ceramic Tile	5%			2030	\$257,400	5	\$12,400	
Terrazzo	5%			LIFE	**	5	\$9,700	
Vinyl Tile	20%			2027	\$451,700	3	\$24,900	
Vinyl Tile	5%			2035	**	3	\$4,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	25%			2022	\$731,500	3	\$23,300	
Wood	35%			2042	**	5	\$163,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chiller Room</i>								
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$36,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$7,800	
Exposed Concrete	5%	Now	\$85,500	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chiller Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chiller Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chiller Room</i>								
Plaster	75%			LIFE	**	5	\$116,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$700	
Raceway								
Conduit	20%			2047	**	1		
Conduit	80%			2027	\$211,400	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$400	
Molded Case Bkrs	20%			2043	**	5	\$900	
Molded Case Bkrs	60%			2035	**	5	\$2,600	
Molded Case Bkrs	10%			2043	**	5	\$400	
Wiring								
Thermoplastic	80%			2037	**	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2040	**	5	\$900	
Motor Control Center	20%			2040	**	5	\$900	

Ground

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	70%			2027	\$270,300	10	\$105,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Classrooms</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	28%			2032	**	10	\$42,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Corridors And Basement</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	2%			2032	**	10	\$3,000	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$19,800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10	\$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	98%							
Generic	2%			2030	\$7,500	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Stacks Only</i>					
			<i>Explanation : Lightning Rods</i>					
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$18,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside And Hallways</i>					
			<i>Explanation : CCTV Surveillance System</i>					
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2032	**	1-3	\$40,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Some Classrooms</i>					
			<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2047	**	1		
Natural Gas	80%			2047	**	1		
Conversion Equipment								
Furnace	20%			2032	**	1	\$16,200	
Steam Boiler	80%			2040	**	1	\$129,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$138,800	2037	**	4	\$8,100	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler	50%			2032	**	1	\$50,700	
Convactor/Radiator	50%			2040	**	1	\$26,500	
Air Conditioning								
Energy Source								
Electricity	20%			2043	**	1		
Natural Gas	80%			2047	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	75%			2032	**	1	\$133,100	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units Using Lithium Bromide - Water As A Refrigerant</i>								
Reciprocating Compr/Chiller	15%			2027	\$208,800	1	\$11,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Auditorium Roof</i>								
Split Unit	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410 Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2053	**	4	\$9,100	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2032	**	1	\$91,300	
Fan Coil - 2 Pipe	10%			2035	**	1	\$5,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SAMUEL GOMPERS HIGH SCHOOL - BX
Asset # : 326

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	15%			2027	\$49,600	2	\$17,100
	Air Cooled Condenser Unit	10%			2035	**	2	\$11,400
	Water Cooling Tower	75%			2031	**	2	\$123,800
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400
Exhaust Fans								
	Interior	80%			2032	**	2	\$4,000
	Roof	20%			2032	**	2	\$1,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Electric	50%			2022	\$72,200	4	\$700
	Gas Fired	50%			2026	\$50,000	2	\$1,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$3,500
Backflow Preventer								
	No Component	80%						
	Generic	20%			2027	\$8,300	1	\$2,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 4th Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2027	\$160,600	1-2	\$4,600
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SAMUEL J. TILDEN HIGH SCHOOL -BK
Address : 5800 TILDEN AVE. BTWN: EAST 59 ST., EAST 58 ST.
Borough : BROOKLYN **Agency's Number** : K415
Program / Asset # : BOE0624.000 / 686 **Yr Built/Renovated** : 1930 / 2003
Area Sq Ft : 245,000 **Project Type** : EDUCATION
Date of Survey : 19-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4742 **Lot** : 1 **BIN** : 3104598

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,313,600	\$445,900
Interior Architecture	\$934,100	\$543,500
Electrical	\$530,500	\$1,543,800
Mechanical	\$1,216,500	\$4,233,200
Site Enclosure	\$42,100	
Site Pavements	\$102,000	
Total	\$6,138,800	\$6,766,400
Importance Code A	\$3,313,600	\$535,600
Importance Code B	\$2,572,300	\$6,178,200
Importance Code C	\$252,900	\$52,600
Total	\$6,138,800	\$6,766,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,000		\$21,500	
Interior Architecture	\$84,100			\$19,500
Electrical	\$61,300	\$30,300	\$46,500	\$31,900
Mechanical	\$147,800	\$35,400	\$85,300	\$47,800
Site Enclosure	\$29,200			
Site Pavements	\$32,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$378,000	\$73,600	\$161,200	\$107,100
Importance Code A	\$39,300	\$24,300	\$45,800	\$24,300
Importance Code B	\$201,200	\$49,400	\$115,400	\$82,800
Importance Code C	\$137,600			
Total	\$378,000	\$73,600	\$161,200	\$107,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$210,100	
Copper/Terne	5%			2065	**	10	\$31,500	
Masonry: Brick	85%			LIFE	**	5	\$457,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Room 327</i>								
Masonry: Limestone	5%			LIFE	**	5	\$20,200	
Windows								
Aluminum	95%	Now	\$2,009,200	2046	**	5	\$74,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$9,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$62,600	
Masonry: Brick	85%			LIFE	**	5-10	\$256,400	
Metal Security Bars	10%			2045	**			
Roof								
Built-Up (BUR)	93%	Now	\$632,400	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Embed. Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Fan Room</i>								
Metal Panel	5%			2043	**	10	\$21,500	
Skylight, Metal/Glass	2%	Now	\$74,000	2050	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Pool</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$341,500	
			<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Ceramic Tile	10%	Now	\$80,700	2039	**	5	\$19,500	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Pool And Toilets Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : At Pool And Toilets Throughout</i>					
Terrazzo	15%	4+	\$58,100	LIFE	**	5	\$45,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Main Entrance And Corridors</i>					
Vinyl Tile	40%	Now	\$70,900	2035	**	3	\$58,500	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Classroom 120 And Throughout</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Classrooms And Corridors Throughout</i>					
Wood	15%	0-2	\$103,100	2045	**	5	\$54,900	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Gymnasiums 1, 2 And Classrooms Throughout</i>					
			<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Gymnasiums 1 And 2</i>					
Interior Walls								
Ceramic Tile	5%	Now	\$23,500	2039	**	5	\$8,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Pool And Toilets Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Pool And Toilets Throughout</i>					
Concrete Masonry Unit	5%	Now	\$7,600	LIFE	**	5	\$6,400	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement Classroom C1</i>					
Glazed Ceramic Panel	5%			LIFE	**	10	\$14,400	
Masonry: Brick	15%			LIFE	**	10	\$14,400	
Marble Panels	5%	Now	\$135,700	LIFE	**			
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Main Floor Corridors</i>					
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Main Floor Corridors</i>					
Plaster	55%	Now	\$75,100	LIFE	**	5	\$52,600	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Classrooms B61, 229 And Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Classrooms B61, 229 And Throughout</i>					
SGFT/Glazed Masonry	10%			LIFE	**	10	\$15,900	

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$97,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 130 And Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$8,400	2035	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms B61 And Throughout</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$73,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$39,000	
Plaster	50%	Now	\$136,700	LIFE	**	5	\$122,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet In Basement And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%	0-2	\$29,200	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Concrete Masonry Unit	100%	Now	\$42,100	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At School Entrances At East 57th Street And 59th Street</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At School Entrances At East 57th Street And 59th Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$38,600	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	80%			2043	**			
Masonry: Granite	20%	0-2	\$32,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Entrance Steps</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Asphalt	100%	0-2	\$63,400	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$89,700	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 4,000 Amperes And 2,500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2050	**	5	\$500	
Fused Disc Sw	50%			2030	\$260,900	5	\$500	
Raceway								
Conduit	80%			2030	\$493,700	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$25,500	5	\$300	
Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	45%			2038	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : L P 3-5</i>								
<i>Explanation : Nuisance Tripping Of Circuit Breakers Reported</i>								
Molded Case Bkrs	45%			2029	\$229,800	5	\$2,900	
Wiring								
Braided Cloth	40%	2-4	\$333,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2028	\$122,900	5	\$800	
Locally Mounted	50%			2035	**	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$75,400	
Generators								
Diesel	100%			2033	**	1	\$94,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 175 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$54,600	

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2038	**	5	\$22,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 50 Gallon Tank</i>							
Main Tank	50%			2045	**	5	\$3,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 275 Gallon Tank</i>							
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$179,800	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	10%			2030	\$41,900	10	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gymnasium 3 And Pool</i>							
	<i>Explanation : HID Fixtures</i>							
LED	10%			2035	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gymnasium 1 And 2</i>							
	<i>Explanation : LED Fixtures</i>							
Egress Lighting								
Emergency, Service	50%			2030	\$64,300	1		
Exit, Service	50%			2030	\$35,300	1		
Exterior Lighting								
HID	50%	Now	\$98,800	2038	**			
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Exterior Walls</i>							
HID	50%	Now	\$98,800	2038	**			
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof Mounted Parapet Fixtures</i>							
Alarm								
Security System								
Generic	70%			2035	**	1	\$64,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Building</i>							
	<i>Explanation : Intrusion Alarm System</i>							
Generic	30%			2035	**	1	\$27,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$45,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors, Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2050

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Fuel Vault**Explanation : Two 15,000 Gallon Tanks No. 2 Fuel Oil With Four Steam Boilers*

Conversion Equipment

Steam Boiler

100%

2043

* *

1

\$242,600

*Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Boiler Does Not Operate On Oil**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Four Units*

Distribution

Central Plant Steam

100%

Now

\$207,300

2050

* *

4

\$12,100

Piping/Pmp

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Piping Near Pool Filter, Vacuum Condensate Pumps And Near Hot Water Heat**Exchanger*

Terminal Devices

Air Handler

10%

Now

\$34,500

2030

\$344,500

1

\$13,600

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Coil Leaks In Auditorium Air Handler**Other Observation, Extent : Severe, Area Affected : 10%**Location : Basement**Explanation : Multiple Fans Not Working*

Convactor/Radiator

40%

2035

* *

1

\$31,700

Fan Coil Unit/Heat

50%

Now

\$733,800

2030

\$1,834,600

1

\$35,600

*Other Observation, Extent : Severe, Area Affected : 40%**Location : All Floors**Explanation : 40 Percent Of Units Not Working*

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	\$9,900	2030	\$99,200	2	\$600	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
Ext Pkg Unit - Heating/Cooling	5%			2030	\$153,400	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : One Unit On Roof</i>								
Window/Wall Unit	80%			2025	\$408,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$216,300	
Exhaust Fans								
Interior	95%			2030	\$828,100	2	\$7,100	
Roof	5%	Now	\$2,000	2030	\$20,300	2	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Of 7 Fans Broken</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$29,200	2040	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : Bad Valves On Water Service</i>								
Galvanized Steel	20%			2028	\$215,000	1		
Water Heater								
Electric	30%			2028	\$64,800	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Next To Pool</i>								
<i>Explanation : 1 Unit</i>								
Gas Fired	70%			2028	\$104,600	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Pool Filter Room</i>								
<i>Explanation : Two Units 180 Gallon Tanks Serving Locker Rooms Only And Gas Fired Back Up In Boiler Room For Seasonal Use</i>								
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$24,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Gallon Unit</i>								

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DEPARTMENT OF EDUCATION - 040
SAMUEL J. TILDEN HIGH SCHOOL -BK
Asset # : 686

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$179,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Backs Up At 59th Street Basement And 2nd Floor Bathroom Rusty Grease Trap</i>								
Storm Drain Piping Cast Iron	100%	Now	\$25,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$5,200	
Pool Filter/Treatment Sand	100%			2043	**	4	\$60,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool Filter Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Pool Filter Room</i>								
<i>Explanation : 3 Old Discontinued Units Remain</i>								
Sewage Ejector(s) Electric	100%	Now	\$35,300	2035	**	4	\$9,800	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Of 2 Units Broken</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 3rd Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2030	\$120,000	1-2	\$3,400	
Chemical System								
Wet	2%			2028	\$600	1-3	\$100	
No Component	98%							

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)
Address : 49 FLATBUSH AVE. EXT. BTWN: CONCORD ST., CHAPEL ST.
Borough : BROOKLYN **Agency's Number** : K805
Program / Asset # : BOE0663.000 / 336 **Yr Built/Renovated** : 1921 / 2014
Area Sq Ft : 173,000 **Project Type** : EDUCATION
Date of Survey : 21-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,7,8
Block : 2106 **Lot** : 9 **BIN** : 3059161

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$599,700	\$605,500
Interior Architecture	\$476,200	\$244,700
Electrical	\$156,000	\$1,111,500
Mechanical	\$97,000	\$2,775,100
Total	\$1,329,000	\$4,736,700
Importance Code A	\$599,700	\$707,300
Importance Code B	\$498,300	\$3,925,200
Importance Code C	\$230,900	\$104,200
Total	\$1,329,000	\$4,736,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,800	\$9,600	\$1,800	
Interior Architecture	\$101,600		\$30,500	\$17,300
Electrical	\$30,600	\$16,900	\$20,900	\$18,900
Mechanical	\$54,900	\$35,100	\$58,700	\$35,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$254,600	\$85,300	\$135,500	\$94,900
Importance Code A	\$58,700	\$24,600	\$16,700	\$15,000
Importance Code B	\$146,100	\$60,600	\$118,800	\$69,800
Importance Code C	\$49,700			\$10,100
Total	\$254,600	\$85,300	\$135,500	\$94,900



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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)

Asset # : 336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	85%	Now	\$361,500	LIFE	**	5	\$300,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	1%			LIFE	**	5	\$1,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	1%			2056	**	5-10	\$4,900	
Metal: Cage/Fence	3%	4+	\$500	2047	**	5	\$4,600	
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mesh Cladding At Exterior Fire Stair</i>								
Stucco Cement	10%	Now	\$21,800	2043	**	5	\$8,800	
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	10%	Now	\$9,700	2046	**	5	\$1,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Aluminum	90%			2046	**	5	\$19,400	
Parapets								
Cast in Place Concrete	85%			LIFE	**	5	\$476,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5	\$5,300	
Metal Rail	5%			2047	**	5-10	\$24,500	
Stucco Cement	5%			2043	**	5	\$3,500	
Roof								
Built-Up (BUR)	95%			2040	**	10	\$67,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2060	**	10	\$11,800	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)

Asset # : 336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$178,800	
Ceramic Tile	3%			2039	**	5	\$6,100	
Panel/Paver: Cer/Brk	2%			2038	**	5	\$9,200	
Quarry Tile	2%			2043	**	5	\$6,100	
Vinyl Tile	52%			2035	**	3	\$39,800	
Vinyl Tile	15%	Now	\$27,800	2035	**	3	\$11,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	1%	Now	\$24,000	2040	**	3	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2058	**	5	\$19,200	
Interior Walls								
Cast in Place Concrete	3%	2-4	\$29,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	7%			2039	**	5	\$20,300	
Gypsum Board	60%			LIFE	**	5-10	\$295,300	
Masonry: Brick	3%	Now	\$18,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**	10	\$2,300	
Plaster	25%			LIFE	**	5-10	\$61,500	
Ceilings								
AcousTileSusp.Lay-In	50%	Now	\$44,100	2043	**	5	\$51,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	50%			LIFE	**	5-10	\$127,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)

Asset # : 336

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$700	
Raceway								
Conduit	50%			2040	**	1		
Conduit	50%			2030	\$168,300	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$400	
Molded Case Bkrs	20%			2029	\$47,900	5	\$900	
Molded Case Bkrs	70%			2038	**	5	\$3,200	
Wiring								
Braided Cloth	30%	2-4	\$156,000	2055	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Upper Floors</i>						
Thermoplastic	70%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$53,200	
Generators								
Diesel	100%			2039	**	1	\$67,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Generator Rated At 360 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$6,400	
Fuel Storage								
Day Tank	50%			2046	**	5	\$16,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 250 Gallon Capacity</i>						
Main Tank	50%			2058	**	5	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallon Capacity</i>						

Lighting

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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)

Asset # : 336

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	96%			2035	**	10	\$152,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps Type Fixtures Were Installed Three Years Ago.</i>								
LED	4%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasiums</i>								
<i>Explanation : LED Type Lighting Fixtures Were Installed In The Gymnasiums Three Years Ago.</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$45,400	1		
Exit, Service	50%			2030	\$30,800	1		
Exterior Lighting								
HID	100%			2030	\$697,600	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2038	**	1-3	\$32,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights, Horns And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	25%			2050	**	1		
Interruptible Gas/Dual Fuel	75%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								

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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)

Asset # : 336

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	25%			2030	\$101,800	1	\$21,400	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Gas Fired Rooftop Package Units</i>								
Steam Boiler	75%			2043	**	1	\$128,500	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Steam Boilers</i>								
Distribution								
Steam Piping/Pump	75%			2030	\$573,700			
No Component	25%							
Terminal Devices								
Convactor/Radiator	55%			2028	\$509,400	1	\$30,700	
Fan Coil Unit/Heat	25%			2030	\$647,700	1	\$14,000	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%	Now	\$54,100	2035	**	2	\$2,100	
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Controls Are Not Operational</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4 Units, Roof</i>								
Split Unit	5%			2030	\$184,600			
Window/Wall Unit	35%			2025	\$126,200	1		
No Component	35%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$56,300	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$152,700	
Exhaust Fans								
Interior	25%			2030	\$153,900	2	\$1,300	
Roof	75%			2030	\$215,400	2	\$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	85%			2040	**	1		
Galvanized Steel	15%			2028	\$113,900	1		

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DEPARTMENT OF EDUCATION - 040
SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)

Asset # : 336

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2028	\$105,500	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 8th Floor</i>								
<i>Explanation : 8th Floor Unit Serves 7th And 8th Floors. Basement Unit Serves All Other Floors</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2038	**	1	\$10,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From 1st To 8th Floor, One Unit From Basement To 8th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$87,200	
Sprinkler Generic	100%			2050	**	1-2	\$48,500	
Fire Pump Generic	100%			2039	**	1	\$32,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Located In Fire Pump Room On 1st Floor</i>								
Chemical System								
No Component	90%							
Generic	10%			2028	\$2,800	1-3	\$400	

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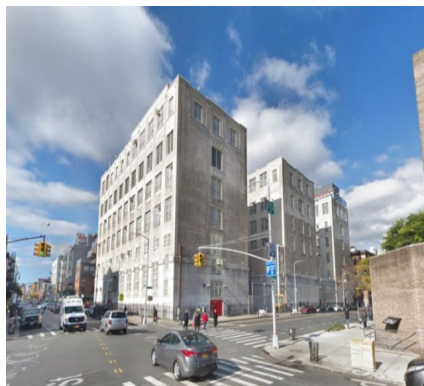
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SEWARD PARK HIGH SCHOOL - M
Address : 350 GRAND ST. BTWN: ESSEX ST., LUDLOW ST.
Borough : MANHATTAN **Agency's Number** : M445
Program / Asset # : BOE0124.000 / 2769 **Yr Built/Renovated** : 1930 / 2014
Area Sq Ft : 236,632 **Project Type** : EDUCATION
Date of Survey : 05-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,5,6
Block : 408 **Lot** : 30 **BIN** : 1005283

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$475,200	\$400,300
Interior Architecture	\$835,500	\$1,052,500
Electrical	\$1,409,300	\$1,709,100
Mechanical	\$631,700	\$1,536,300
Total	\$3,351,700	\$4,698,200
Importance Code A	\$475,200	\$490,000
Importance Code B	\$2,715,100	\$4,120,100
Importance Code C	\$161,500	\$88,100
Total	\$3,351,700	\$4,698,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,200		\$8,900	
Interior Architecture	\$86,600		\$37,400	\$18,600
Electrical	\$40,700	\$6,600	\$10,100	\$8,100
Mechanical	\$29,700	\$29,200	\$69,400	\$17,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$242,000	\$53,600	\$143,500	\$61,700
Importance Code A	\$67,200		\$8,900	\$7,000
Importance Code B	\$110,800	\$53,600	\$123,800	\$54,700
Importance Code C	\$63,900		\$10,800	
Total	\$242,000	\$53,600	\$143,500	\$61,700



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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$234,100	
Masonry: Brick	53%			LIFE	**	5	\$317,700	
Masonry: Granite	30%			LIFE	**	5	\$134,900	
Masonry: Limestone	10%			LIFE	**	5	\$45,000	
Metal, Corrugated	2%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Playground</i>								
<i>Explanation : Various Bulkhead Walls</i>								
<hr/>								
Windows								
Aluminum	100%			2046	**	5	\$114,000	
<hr/>								
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$87,600	
Masonry: Limestone	15%			LIFE	**	5-10	\$36,100	
Metal: Cage/Fence	10%			2043	**	5-10	\$15,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$24,800	
<hr/>								
Roof								
Copper/Terne	3%			2058	**	10	\$9,400	
Exposed Struc: Steel	13%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Exposed Steel Lattice Structure</i>								
<hr/>								
Modified Bitumen	25%			2038	**	10	\$31,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And Lower Roof Areas</i>								
<hr/>								
Plaza Roof: Stone Panels	59%			2056	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Playground</i>								
<i>Explanation : Recent Replace Evident</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$387,400	
Ceramic Tile	8%			2039	**	5	\$28,300	
Cork Tile	2%	Now	\$188,300	2060	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 50%</i>								
<i>Location : Library</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
<hr/>								
Mosaic Tile	3%			2035	**	5	\$26,600	
Terrazzo	5%			LIFE	**	5	\$27,700	
Vinyl Tile	20%			2035	**	3	\$26,600	
Vinyl Tile 9" X 9"	10%			2025		3	\$17,700	
Wood	27%			2045	**	5	\$179,300	

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	3%			LIFE	**	10	\$32,400	
Ceramic Tile	5%			2033	**	5	\$21,600	
Masonry: Brick	15%			LIFE	**	10	\$19,400	
Metal: Cage/Fence	4%			LIFE	**	10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : Dividers</i>								
Marble Panels	5%			LIFE	**	10	\$8,600	
Plaster	65%			LIFE	**	5-10	\$238,500	
Plaster	3%			LIFE	**	5-10	\$11,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Murals</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$35,400	
Exposed Concrete	8%	Now	\$48,700	LIFE	**	5	\$4,400	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Filter Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Filter Room</i>								
Metal Panel	1%			LIFE	**	5	\$8,900	
Plaster	45%	Now	\$111,700	LIFE	**	5	\$99,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Library And Boys Gymnasium</i>								
Plaster	34%			LIFE	**	5-10	\$207,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Auditorium And Library</i>								
<i>Explanation : Crown Moulding</i>								
Under Construction	2%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 6th Floor Weight Room Gymnasium</i>								
<i>Explanation : Ceiling Tile Replacement</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2040	**			
Iron Picket	95%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	75%			2035	**			
Masonry: Granite	25%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2035		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Knife Sw	70%			2030	\$62,800	5	\$700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : One 5,000 Ampere And One 3,500 Ampere Main Disconnect Switch*

Fused Knife Sw	30%			2030	\$26,900	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	80%			2030	\$417,400	5	\$800	
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Fused Disc Sw	20%			2050	**	5	\$200	
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Raceway

Conduit	95%			2030	\$586,300	1		
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Conduit	5%			2050	**	1		
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Panelboards

Fused Disc Sw	5%			2029	\$25,500	5	\$300	
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Molded Case Bkrs	85%			2038	**	5	\$5,300	
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Molded Case Bkrs	10%			2046	**	5	\$600	
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Wiring

Braided Cloth	75%	2-4	\$624,300	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	20%			2040	**	1		
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Thermoplastic	5%			2050	**	1		
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Motor Controllers

Locally Mounted	70%			2028	\$172,100	5	\$1,100	
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Locally Mounted	25%			2043	**	5	\$400	
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Variable Frequency Drive	5%			2043	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$7,000	
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Lighting

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	15%			2035	**	10	\$32,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2025	\$27,900	10	\$10,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lobby And Auditorium</i>								
Fluorescent	75%			2035	**	10	\$162,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2035	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool Area</i>								
<i>Explanation : HID Lights Located In Pool Area</i>								
Incandescent	3%			2025	\$84,200	2	\$200	
LED	1%	Now	\$500	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Motor To Lower LED Lights In Auditorium Does Not Work</i>								
Egress Lighting								
Emergency, Battery	10%			2035	**	10	\$5,700	
Emergency, Battery	40%			2025	\$136,300	10	\$22,800	
Exit, Service	5%			2035	**	1		
Exit, Service	45%			2025	\$30,700	1		
Exterior Lighting								
LED	15%			2035	**			
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$26,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$785,000	2040	**	1-3	\$39,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Corridors</i>								
<i>Explanation : Obsolete Fire Alarm Main Panel, Manual Pull Station And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$14,100	
Distribution								
Steam Piping/Pump	100%	Now	\$104,600	2040	**			
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump Is Cracked And Leaking Water In Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Steam Piping</i>								
Terminal Devices								
Air Handler	30%			2035	**	1	\$43,900	
Convactor/Radiator	70%			2035	**	1	\$53,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	2%			2025			\$101,000	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Serves Rooms 318 And 418</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Staff Offices</i>								
Window/Wall Unit	95%			2023			\$468,400	1
No Component	3%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$208,900	
Exhaust Fans								
Interior	95%			2035	**	2	\$6,900	
Roof	5%			2030		2	\$19,600	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Elevator Machine Roof Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2030			\$1,234,700	1
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 10%</i>								
<i>Location : Duplex Pumps In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Water Entry Points</i>								
Galvanized Steel	30%			2035	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
SEWARD PARK HIGH SCHOOL - M
Asset # : 2769

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	5%			2023	\$10,400	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 30 Gallon Unit Serves Kitchen</i>						
Electric	5%			2025	\$10,400	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 30 Gallon Unit</i>						
No Component	90%							
HW Heat Exchanger								
Steam Fired	90%			2050	**	4	\$31,600	
Steam Fired	10%			2030	\$37,700	4	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Serves Pool</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$36,100	4	\$7,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Single Pump Units</i>						
Pool Filter/Treatment								
Sand	100%			2043	**	4	\$58,600	
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Old Units Abandoned In Place In Basement</i>						
Sewage Ejector(s)								
Electric	100%			2030	\$68,200	4	\$14,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Storage</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SHEEPSHEAD BAY HIGH SCHOOL - BK
Address : 3000 AVENUE X @ BATCHELDER ST.
Borough : BROOKLYN **Agency's Number** : K495
Program / Asset # : BOE0640.000 / 2817 **Yr Built/Renovated** : 1959 / 2003
Area Sq Ft : 300,000 **Project Type** : EDUCATION
Date of Survey : 22-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7425 **Lot** : 2 **BIN** : 3203631

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$425,400	\$523,700
Interior Architecture	\$3,071,700	\$261,500
Electrical	\$2,000,100	\$1,789,300
Mechanical	\$230,500	\$2,233,600
Total	\$5,727,600	\$4,808,100
Importance Code A	\$425,400	\$613,400
Importance Code B	\$5,263,000	\$4,088,300
Importance Code C	\$39,200	\$106,400
Total	\$5,727,600	\$4,808,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$29,600	\$34,600		\$22,100
Electrical	\$4,600	\$6,200	\$3,200	\$1,700
Mechanical	\$67,700	\$45,900	\$77,900	\$45,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$113,800	\$98,500	\$92,900	\$81,200
Importance Code A	\$29,300	\$29,900	\$29,300	\$29,300
Importance Code B	\$84,500	\$68,600	\$63,600	\$51,900
Importance Code C				
Total	\$113,800	\$98,500	\$92,900	\$81,200



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DEPARTMENT OF EDUCATION - 040
SHEEPSHEAD BAY HIGH SCHOOL - BK
Asset # : 2817

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$38,000	
Masonry: Brick	60%			LIFE	**	5	\$91,300	
Metal/Glass Curt Wall	35%			LIFE	**	5	\$99,800	
Windows								
Aluminum	100%	Now	\$297,700	2043	**	5	\$33,300	
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$7,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Metal Rail	60%			2032	**	5-10	\$210,300	
Roof								
Metal Panel	5%			2040	**	10	\$20,900	
Modified Bitumen	93%			2037	**	10	\$211,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2047	**	10	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 3</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$96,700	
Ceramic Tile	5%			2036	**	5	\$22,100	
Quarry Tile	5%			2040	**	5	\$33,200	
Terrazzo	5%	0-2	\$54,900	LIFE	**	5	\$17,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$240,900	2032	**	3	\$33,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium, Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium, Throughout</i>								
Vinyl Tile 9" X 9"	25%			2022	\$1,300,400	3	\$41,500	
Vinyl Tile 9" X 9"	20%	Now	\$104,000	2022	\$1,040,300	3	\$33,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$233,600	2042	**	5	\$20,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Weight Room, Gymnasium</i>								
Wood	5%			2042	**	5	\$41,500	

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DEPARTMENT OF EDUCATION - 040
SHEEPSHEAD BAY HIGH SCHOOL - BK
Asset # : 2817

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$17,900	
Masonry: Brick	5%			LIFE	**			
Operable Wall	5%			2047	**	5	\$78,400	
Plaster	50%			LIFE	**	5	\$67,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	Now	\$18,500	2032	**	5	\$18,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	25%			2032	**	5	\$116,700	
Embossed Metal	5%			LIFE	**	5	\$8,400	
Exposed Concrete	45%			LIFE	**	5	\$26,300	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$23,300	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$89,700	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2047	**	5	\$400	
Molded Case Bkrs	70%			2047	**	5	\$5,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2027	\$555,400	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$300	
Fused Disc Sw	5%			2026	\$25,500	5	\$300	
Molded Case Bkrs	70%			2026	\$357,500	5	\$5,500	
Molded Case Bkrs	20%			2043	**	5	\$1,600	
Wiring								
Braided Cloth	60%	2-4	\$499,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2027	\$249,700	1		
Thermoplastic	10%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040
SHEEPSHEAD BAY HIGH SCHOOL - BK
Asset # : 2817

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$245,800	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$257,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	3%			2035	**	10	\$8,100	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Auditorium And Lobby</i>						
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$212,800	10	\$35,700	
Exit, Service	50%			2022	\$42,600	1		
Exterior Lighting								
HID	100%			2022	\$1,209,600	10	\$900	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$18,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$91,500	
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$292,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$21,800	
Terminal Devices								
Air Handler	40%			2027	\$1,662,100	1	\$73,100	
Convactor/Radiator	50%			2040	**	1	\$47,700	
Fan Coil Unit/Heat	10%			2032	**	1	\$9,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

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DEPARTMENT OF EDUCATION - 040
SHEEPSHEAD BAY HIGH SCHOOL - BK
Asset # : 2817

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	30%			2022	\$184,700	1	
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,800
Exhaust Fans								
	Interior	50%			2032	**	2	\$4,500
	Roof	50%			2027	\$245,300	2	\$4,500
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$43,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$45,700	4	\$6,300
Sewage Ejector(s)								
	Electric	100%			2027	\$86,400	4	\$11,900
Backflow Preventer								
	Generic	100%			2027	\$75,100	1	\$18,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	80%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
	Hydraulic	20%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2037	**	1-2	\$4,100
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SHIRLEY CHISHOLM CAMPUS - BK
Address : 965 EAST 107TH STREET BTWN: FLATLANDS AVE. - AVENUE J
Borough : BROOKLYN **Agency's Number** : K366
Program / Asset # : BOE1090.000 / 14441 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 56,255 **Project Type** : EDUCATION
Date of Survey : 01-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 8215 **Lot** : 12 **BIN** : 3230691

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$91,900
Interior Architecture		\$65,500
Electrical	\$51,600	
Total	\$51,600	\$157,400
Importance Code A		\$91,900
Importance Code B	\$51,600	
Importance Code C		\$65,500
Total	\$51,600	\$157,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,400	\$3,600	\$26,100	\$40,800
Interior Architecture	\$3,900	\$7,900	\$45,400	\$14,700
Electrical	\$12,000	\$9,000	\$8,600	\$7,900
Mechanical	\$6,500	\$6,200	\$12,000	\$40,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$35,700	\$34,600	\$100,000	\$111,700
Importance Code A	\$8,400	\$6,300	\$29,100	\$43,300
Importance Code B	\$27,300	\$28,300	\$60,400	\$55,800
Importance Code C			\$10,500	\$12,600
Total	\$35,700	\$34,600	\$100,000	\$111,700



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DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$91,900	
Pre-Cast Concrete	3%			LIFE	**	5	\$9,400	
Window Wall	2%			2052	**	5	\$7,300	
Windows								
Aluminum	100%			2048	**	5	\$21,600	
Parapets								
Cast in Place Concrete	30%			LIFE	**	5	\$17,200	
Masonry: Brick Cavity	40%			LIFE	**	5	\$2,200	
Metal Rail	25%			2043	**	5-10	\$25,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Main Roof</i>								
<i>Explanation : This Component Is Actually Metal Cage Enclosure</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof								
Copper/Terne	5%			2061	**	10	\$5,400	
IRMA/Protected Membrane	45%			2034	**	10	\$19,300	
IRMA/Protected Membrane	30%			2034	**	10	\$12,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Enclosed By Metal Structure</i>								
Modified Bitumen	20%			2034	**	10	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Over Kitchen</i>								
<i>Explanation : Covered With Rubber Pads</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,400	
Ceramic Tile	5%			2039	**	5	\$4,200	
Terrazzo	5%			LIFE	**	5	\$3,300	
Vinyl Tile	75%			2034	**	3	\$23,700	
Wood	5%			2061	**	5	\$7,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%			2039	**	5	\$25,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,700	
Folding Partition	5%			2048	**	5	\$21,000	
Gypsum Board	65%			LIFE	**	5	\$65,500	
Ceilings								
AcousTileSusp.Lay-In	83%			2043	**	5	\$69,900	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2034	**			
Gypsum Board	5%			LIFE	**	5	\$5,300	
Metal Panel	2%			LIFE	**	5	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 2,000 Amperes And 1,200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$200	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	15%			2048	**	5	\$200	
Molded Case Bkrs	85%			2048	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$17,300	
Generators								
Diesel	100%			2039	**	1	\$21,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Emergency Generator Rated At 240 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$2,100	
Fuel Storage								
Main Tank	100%			2061	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$50,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2034	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	**	5	\$1,700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$34,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2052	**	1		
Natural Gas	90%			2046	**	1		
Conversion Equipment								
Furnace	90%			2031	**	1	\$25,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Gas Fired Rooftop Packaged Units</i>								
Radiant Heater	10%			2031	**	2	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwells And Vestibules</i>								
<i>Explanation : 10 Electrical Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	**	2	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Package Units. R-410a Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,400	
Exhaust Fans								
Roof	100%			2031	**	2	\$1,700	
Plumbing								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SHIRLEY CHISHOLM CAMPUS - BK
Asset # : 14441

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2052	**	1		
Water Heater Gas Fired	100%			2024	\$34,300	2	\$800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2031	**	4	\$2,200	
Backflow Preventer Generic	100%			2031	**	1	\$3,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor, Roof</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler Generic	100%			2046	**	1-2	\$15,800	
Fire Pump Generic	100%			2035	**	1	\$10,500	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SKILLMAN H.S. - Q
Address : 24-30 SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : LEASE-Q667
Program / Asset # : BOE1084.000 / 14430 **Yr Built/Renovated** :
Area Sq Ft : 45,804 **Project Type** : EDUCATION
Date of Survey : 20-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 100 **Lot** : 1 **BIN** : 4000744

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$170,800	\$132,700
Interior Architecture		\$37,400
Electrical	\$42,000	
Mechanical		\$670,500
Total	\$212,800	\$840,600
Importance Code A	\$170,800	\$229,800
Importance Code B	\$42,000	\$573,500
Importance Code C		\$37,400
Total	\$212,800	\$840,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,500			\$12,700
Interior Architecture	\$10,400	\$37,300	\$22,600	\$2,100
Electrical	\$4,500	\$5,400	\$6,900	\$4,800
Mechanical	\$14,600	\$5,200	\$9,500	\$33,400
Site Pavements	\$45,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$104,400	\$51,800	\$43,100	\$57,000
Importance Code A	\$27,500	\$2,500	\$2,000	\$15,200
Importance Code B	\$37,300	\$49,300	\$18,400	\$41,700
Importance Code C	\$39,500		\$22,600	
Total	\$104,400	\$51,800	\$43,100	\$57,000



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DEPARTMENT OF EDUCATION - 040

SKILLMAN H.S. - Q

Asset # : 14430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	47%	2-4	\$20,400	LIFE	**	5	\$31,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Small Vertical Cracks In Brick Walls</i>								
Masonry: Brick	38%			LIFE	**	5	\$25,700	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$6,300	
Metal Panel	10%			2049	**	5-10	\$46,400	
Windows								
Aluminum	100%	Now	\$5,100	2045	**	5	\$2,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 201, 204</i>								
Parapets								
Metal Rail	100%			2042	**	5-10	\$191,800	
Roof								
Single Ply Membrane	100%	Now	\$54,300	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Stairs A And B</i>								
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,500	
Quarry Tile	5%			2042	**	5	\$5,100	
Traffic Topping	5%			2034	**	5	\$4,300	
Vinyl Tile	85%			2034	**	3	\$21,900	
Interior Walls								
Ceramic Tile	40%			2038	**	5	\$45,300	
Concrete Masonry Unit	5%	Now	\$6,700	LIFE	**	5	\$2,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Wall In Stairway B</i>								
Gypsum Board	55%			LIFE	**	5	\$37,400	
Ceilings								
AcousTileSusp.Lay-In	80%			2042	**	5	\$54,800	
Exposed Concrete	5%			LIFE	**	5	\$500	
Gypsum Board	10%	Now	\$3,700	LIFE	**	5	\$8,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stairway A And B</i>								
Metal Panel	5%			LIFE	**	5	\$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2049	**			
Iron Picket	5%			2049	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
SKILLMAN H.S. - Q
Asset # : 14430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$12,600	2042		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$17,200	2042		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Side Stairs From Activity Yard</i>							
<hr/>								
Parking/Driveway								
Asphalt	100%	Now	\$15,600	2032		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Potholes, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Activity Yard								
Asphalt	100%	4+	\$100	2032		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2049		**	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>							
Fused Disc Sw	10%			2049		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049		**	\$200	
<hr/>								
Raceway								
Conduit	100%			2049		**		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2045		**	\$100	
Molded Case Bkrs	90%			2045		**	\$1,100	
<hr/>								
Wiring								
Thermoplastic	100%			2049		**		

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DEPARTMENT OF EDUCATION - 040

SKILLMAN H.S. - Q

Asset # : 14430

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2042	**	5	\$100	
Variable Frequency Drive	80%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$14,100	
Generators								
Diesel	100%			2038	**	1	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 135 Kilowatt/ 169 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$1,700	
Fuel Storage								
Main Tank	100%			2057	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 280 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$42,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, LED	15%			2057	**	1		
Exit, Service	25%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Exit Doors And Outside</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$8,500	

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DEPARTMENT OF EDUCATION - 040

SKILLMAN H.S. - Q

Asset # : 14430

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2049	**	1		
Natural Gas	90%			2049	**	1		
Conversion Equipment								
Furnace	90%			2029	\$97,100	1	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Gas Fired Heating / Cooling Units On Roof</i>								
Radiant Heater	10%			2034	**	2	\$2,100	
Terminal Devices								
Fan Coil Unit/Heat	10%			2034	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Unit Heaters In Stairwells And Other Locations</i>								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	\$573,500	2	\$2,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Package Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,500	
Exhaust Fans								
Roof	100%			2034	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%	Now	\$8,400	2024	\$27,900	2	\$500	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Storage Tank Mechanical Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Indirect Fired, 175 Gallon Storage</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$2,800	

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DEPARTMENT OF EDUCATION - 040
SKILLMAN H.S. - Q
Asset # : 14430

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : First To The Second Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2049	**	1-2	\$12,800
	Fire Pump							
	Generic	100%			2038	**	1	\$8,600
	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.
 Address : 1440 STORY AVENUE @ COLGATE AVE
 Borough : BRONX Agency's Number : X537-X519
 Program / Asset # : BOE1062.000 / 14375 Yr Built/Renovated : 1961 / 2004
 Area Sq Ft : 80,493 Project Type : EDUCATION
 Date of Survey : 06-Jul-2018 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1,2
 Block : 3622 Lot : 16 BIN : 2022544

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$107,400	\$68,400
Interior Architecture		\$104,700
Electrical	\$73,800	
Mechanical	\$97,000	\$1,366,500
Total	\$278,200	\$1,539,500
Importance Code A	\$107,400	\$258,000
Importance Code B	\$170,800	\$1,222,100
Importance Code C		\$59,500
Total	\$278,200	\$1,539,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$7,200
Interior Architecture	\$15,600	\$20,700	\$5,800	
Electrical	\$8,400	\$12,000	\$8,000	\$8,400
Mechanical	\$8,100	\$6,300	\$41,500	\$6,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$36,100	\$43,000	\$59,200	\$26,400
Importance Code A	\$4,000	\$4,000	\$4,000	\$11,400
Importance Code B	\$32,100	\$39,000	\$52,400	\$15,100
Importance Code C			\$2,800	
Total	\$36,100	\$43,000	\$59,200	\$26,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.
Asset # : 14375

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$68,400	
Metal Panel	5%			2049	**	5-10	\$24,800	
Windows								
Aluminum	100%			2045	**	5	\$13,500	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$3,500	
Masonry: Limestone	20%			LIFE	**	5	\$1,200	
Metal Panel	5%			2049	**	5	\$900	
Roof								
Built-Up (BUR)	95%			2034	**	10	\$107,400	
Skylight, Metal/Glass	5%			2049	**	10	\$18,800	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$5,300	
Ceramic Tile	5%			2038	**	5	\$6,000	
Quarry Tile	5%			2042	**	5	\$9,000	
Vinyl Tile	85%			2034	**	3	\$38,400	
Wood	3%			2057	**	5	\$6,800	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,500	
Concrete Masonry Unit	3%			LIFE	**	5	\$1,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,700	
Gypsum Board	90%			LIFE	**	5	\$59,500	
Ceilings								
AcousTileSusp.Lay-In	75%	4+	\$15,600	2042	**	5	\$45,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Multi-purpose Room 202</i>								
Exposed Concrete	15%			LIFE	**	5	\$2,800	
Gypsum Board	5%			LIFE	**	5	\$7,500	
Metal Panel	5%			LIFE	**	5	\$7,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Asphalt	60%			2032	**			
Cast in Place Concrete	40%			2042	**			
Activity Yard								
Asphalt	100%			2038	**			

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DEPARTMENT OF EDUCATION - 040
SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Service Room 108</i>						
		<i>Explanation : 4000 And 2000 Ampere Main Disconnect Switches</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2049	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	15%			2045	**	5	\$300	
Molded Case Bkrs	85%			2045	**	5	\$1,800	
<hr/>								
Wiring								
Thermoplastic	100%			2049	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gas and Water Room 104</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$24,800	
<hr/>								
Generators								
Diesel	100%			2032	**	1	\$31,200	
		<i>Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 200 Kilowatt</i>						
<hr/>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,000	
<hr/>								
Fuel Storage								
Day Tank	100%			2045	**	5	\$14,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Below Generator</i>						
		<i>Explanation : 275 Gallon Tank</i>						
<hr/>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	20%			2034	**	10	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Fluorescents Controlled By Lighting Control Panel</i>								
Fluorescent	80%			2034	**	10	\$59,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 And T-8 Lamps Controlled By Lighting Control Panel</i>								
Egress Lighting Emergency, Service	50%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lighting Backed Up By Generator</i>								
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	15%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Walls</i>								
<i>Explanation : Controlled By Lighting Control Panel</i>								
Incandescent	5%			2034	**	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled By Lighting Control Panel</i>								
No Component	80%							
Alarm								
Security System No Component Generic	80%							
	20%	Now	\$1,000	2034	**	1	\$5,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection No Component Generic, Analog	60%							
	40%			2034	**	1-3	\$19,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : In Working Order</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Front Of Building</i>								
<i>Explanation : Gas Entrance With Gas Pressure Pump</i>								
Conversion Equipment								
Furnace	100%			2029	\$189,600	1	\$39,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Full Direct Digital Control System</i>								
Terminal Devices								
Convactor/Radiator	5%			2034	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs, Equipment Rooms, Entrances</i>								
<i>Explanation : Electric Resistance Heat</i>								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	\$47,900	2029	\$957,400	2	\$3,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controls System Not Working</i>								
Split Unit	5%			2029	\$85,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$104,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,900	
Exhaust Fans								
Roof	96%			2029	\$128,300	2	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Serve Equipment Rooms, Toilet Rooms; Science And Miscellaneous Multi-Purpose Rooms</i>								
Roof	3%			2029	\$4,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Hoods In Kitchen</i>								
Roof	1%			2029	\$1,300	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Smoke Control</i>								

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DEPARTMENT OF EDUCATION - 040
SOUNDVIEW EDUCATIONAL CAMPUS BX FELISA RINCON DE GAUTIER INST.

Asset # : 14375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2049	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Heater Room</i>								
<i>Explanation : Two Circulators</i>								
Water Heater	Gas Fired	100%			2024	\$49,100	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Heater Room</i>								
<i>Explanation : Boiler/ Storage Tank/ Circulator Unit</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Floor</i>								
<i>Explanation : Three Grease Traps</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Backflow Preventer	Generic	100%			2034	**	1	\$4,900
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Hydraulic Unit Observed</i>								
Fire Suppression								
Sprinkler	Generic	100%			2049	**	1-2	\$22,500
Chemical System	No Component	98%						
	Generic	2%			2024	\$600	1-3	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Kitchen Hood</i>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SOUTH BRONX EDUCATIONAL CAMPUS - BX
Address : 750 CONCOURSE VILLAGE WE BTWN: EAST 156 ST.
Borough : BRONX **Agency's Number** : X156
Program / Asset # : BOE0293.000 / 388 **Yr Built/Renovated** : 1972 / 2008
Area Sq Ft : 95,000 **Project Type** : EDUCATION
Date of Survey : 24-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2443 **Lot** : 79 **BIN** : 2002454

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$618,600	\$1,264,800
Interior Architecture	\$163,300	\$2,025,600
Electrical		\$1,171,800
Mechanical	\$190,300	\$2,632,100
Total	\$972,200	\$7,094,300
Importance Code A	\$618,600	\$2,968,000
Importance Code B	\$306,400	\$4,126,300
Importance Code C	\$47,200	
Total	\$972,200	\$7,094,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,200	\$12,500	\$23,000	
Interior Architecture	\$100,000		\$900	\$16,600
Electrical	\$15,500	\$2,700	\$3,700	\$3,800
Mechanical	\$31,700	\$4,100	\$21,400	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$170,300	\$23,200	\$53,000	\$28,400
Importance Code A	\$28,000	\$12,500	\$31,900	
Importance Code B	\$88,600	\$10,700	\$21,200	\$28,400
Importance Code C	\$53,800			
Total	\$170,300	\$23,200	\$53,000	\$28,400



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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX
Asset # : 388

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	0-2	\$512,000	LIFE	**	5	\$127,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings</i>								
Metal Panel	10%			2050	**	5-10	\$97,700	
Windows								
Aluminum	100%			2052	**	5	\$25,100	
Parapets								
Masonry: Brick Cavity	75%	4+	\$10,300	LIFE	**	5	\$10,500	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
Metal Rail	15%			2043	**	5-10	\$37,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$17,600	
Roof								
Built-Up (BUR)	93%	0-2	\$106,600	2030	\$1,065,800			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 310, 302, 252, 208 And 210</i>								
Copper/Terne	5%			2045	**	10	\$9,900	
Modified Bitumen	2%			2030	\$22,900	10	\$1,600	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$44,200	
Ceramic Tile	3%			2039	**	5	\$4,300	
Slate	5%			LIFE	**	5	\$15,300	
Vinyl Tile	5%			2038	**	3	\$2,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile 9" X 9"	80%			2030	\$1,357,500	3	\$57,700	
Interior Walls								
Ceramic Tile	3%	Now	\$26,600	2039	**	5	\$2,300	
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Boys Toilet</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Boys Toilet</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$12,100	
Masonry: Brick	5%			LIFE	**	10	\$2,300	
Plaster	57%			LIFE	**	5-10	\$73,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Windows</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$18,800	

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX

Asset # : 388

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileConcealSpLn	50%			2028	\$623,000	5	\$90,200	
Exposed Concrete	45%			LIFE	**	5-10	\$81,200	
Plaster	5%	4+	\$2,000	LIFE	**	5	\$4,500	

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Rooms 262, 362

Site Enclosure

Fence/Gates

Chain Link	60%			2050	**			
Iron Picket	40%			2065	**			

Free Standing Walls

Masonry: Brick	100%			2050	**			
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Retaining Walls

Cast in Place Concrete	40%			2065	**			
Masonry: Brick	60%			2050	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Asphalt	60%			2039	**			
Cast in Place Concrete	40%			2043	**			

Activity Yard

Asphalt	80%			2039	**			
Rubber Matting	20%			2035	**			

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2030	\$19,800	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 3,000 Ampere Main Disconnect Switch

Fused Disc Sw	50%			2040	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,200 Ampere Main Disconnect Switch

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX
Asset # : 388

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	50%			2028	\$8,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilovolt-amperes 480 Volts Primary - 208/120 Volts Secondary</i>								
Dry Type	50%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 300 Kilovolt-amperes 480 Volts Primary - 208/120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$146,100	5	\$300	
Fused Disc Sw	20%			2040	**	5	\$100	
Raceway								
Conduit	90%			2030	\$165,900	1		
Conduit	10%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$19,200	5	\$200	
Molded Case Bkrs	10%			2038	**	5	\$300	
Molded Case Bkrs	80%			2029	\$153,200	5	\$2,000	
Wiring								
Thermoplastic	90%			2030	\$245,500	1		
Thermoplastic	10%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$80,600	5	\$600	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,400	
Generic	50%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	88%			2038	**	10	\$76,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2038	**	10	\$8,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor Classroom</i>								
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2025	\$68,400	10	\$11,500	
Exit, Service	50%			2025	\$13,700	1		
Exterior Lighting								
HID	30%			2030	\$114,900	10	\$100	
No Component	70%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX
Asset # : 388

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2025

\$92,100

1

\$10,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : All Exit Doors And Hallway**Explanation : Only Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2038

* *

1-3

\$17,600

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Radiant Heater

100%

2025

\$1,683,500

2

\$44,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : About 120 Units*

Terminal Devices

Air Handler

25%

2025

\$334,000

1

\$14,700

Induction Unit

75%

2026

\$290,600

1

\$23,000

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

5%

2035

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : R410a Refrigerant*

Window/Wall Unit

75%

2023

\$148,500

1

No Component

20%

Terminal Devices

Fan Coil - 2 Pipe

5%

2035

* *

1

\$1,500

No Component

95%

Heat Rejection

Dry Cooler

5%

2035

* *

2

\$3,300

No Component

95%

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$17,500

LIFE

* *

2-5

\$53,000

*Leak Evident, Extent : Moderate, Area Affected : 3%**Location : Kitchen*

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX

Asset # : 388

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
	Interior	20%		2025	\$67,600	2	\$600	
	Roof	80%		2025	\$126,200	2	\$2,300	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2040	**	1		
Water Heater								
	Electric	50%		2025	\$41,800	4	\$400	
	Electric	50%	0-2	2030	\$41,800	4	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%		2030	\$46,500	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)
Address : 701 ST. ANN'S AVE. BTWN: E.156 ST. - RAE ST.
Borough : BRONX **Agency's Number** : X470
Program / Asset # : BOE0331.000 / 349 **Yr Built/Renovated** : 1921 / 2004
Area Sq Ft : 100,000 **Project Type** : EDUCATION
Date of Survey : 11-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2359 **Lot** : 240 **BIN** : 2001153

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$645,800	\$243,000
Interior Architecture	\$2,174,800	\$485,900
Electrical	\$492,800	\$778,000
Mechanical	\$286,500	\$1,131,400
Total	\$3,599,800	\$2,638,300
Importance Code A	\$645,800	\$272,600
Importance Code B	\$2,837,200	\$2,162,900
Importance Code C	\$116,900	\$202,700
Total	\$3,599,800	\$2,638,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$10,200	\$24,900	
Interior Architecture				\$21,900
Electrical	\$1,900	\$4,100	\$2,400	\$2,600
Mechanical	\$44,800	\$13,900	\$22,500	\$15,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$56,600	\$38,100	\$59,600	\$49,600
Importance Code A	\$9,900	\$20,300	\$34,800	\$9,900
Importance Code B	\$46,700	\$17,800	\$24,800	\$39,700
Importance Code C				
Total	\$56,600	\$38,100	\$59,600	\$49,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)

Asset # : 349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$49,100	LIFE	**	5	\$40,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%	0-2	\$61,600	LIFE	**	5	\$63,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	0-2	\$341,400	LIFE	**	5	\$106,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	5	\$32,600	
Stucco Cement	5%			2032	**	5	\$20,400	
Windows								
Aluminum	100%			2043	**	5	\$49,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,500	
Masonry: Brick	80%			LIFE	**	5	\$17,700	
Masonry: Limestone	3%			LIFE	**	5	\$800	
Metal Security Bars	10%			2042	**			
Pre-Cast Concrete	2%			LIFE	**	5	\$2,800	
Roof								
Built-Up (BUR)	95%	Now	\$193,700	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2055	**	10	\$8,800	
Interior								
Floors								
Ceramic Tile	3%	Now	\$37,500	2030	\$125,100	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$7,900	
Vinyl Tile	70%	Now	\$1,280,500	2037	**	3	\$52,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout, Corridors, Classrooms, Cafeteria</i>								
Vinyl Tile 9" X 9"	17%	Now	\$402,900	2037	**	3	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$35,500	2042	**	5	\$9,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)

Asset # : 349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%	Now	\$40,500	2030	\$202,700	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,200	
Glazed Ceramic Panel	2%			LIFE	**			
Masonry: Brick	8%	Now	\$76,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**			
Plaster	50%			LIFE	**	5	\$34,400	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$104,200	2032	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2027	\$70,100			
Plaster	70%	Now	\$197,300	LIFE	**	5	\$88,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Switch Rated At 400 Amperes</i>								
Fused Disc Sw	75%			2027	\$29,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches No Ratings Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2047	**	5	\$300	
Molded Case Bkrs	30%			2027	\$54,800	5	\$800	
Raceway								
Conduit	90%			2027	\$165,900	1		
Conduit	10%			2047	**	1		

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)

Asset # : 349

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	60%			2026	\$114,900	5	\$1,600	
Molded Case Bkrs	30%			2035	**	5	\$800	
Molded Case Bkrs	10%			2043	**	5	\$300	
Wiring								
Braided Cloth	70%	2-4	\$191,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$300	
Locally Mounted	25%			2025	\$20,200	5	\$200	
Locally Mounted	25%			2040	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$230,800	10	\$89,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2032	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Case</i>								
LED	1%			2032	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$72,000	10	\$12,100	
Exit, Service	50%			2027	\$14,400	1		
Exterior Lighting								
HID	20%			2022	\$80,600	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$221,200	2037	**	1-3	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System; Manual Pull Stations And Alarm Bells Only</i>								

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DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)

Asset # : 349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$99,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$7,400	
Terminal Devices								
Air Handler	10%			2022	\$140,600	1	\$6,200	
Convactor/Radiator	90%			2025	\$481,800	1	\$29,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2022	\$145,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
Exhaust Fans								
Interior	90%			2027	\$320,200	2	\$2,800	
Roof	10%			2032	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%			2025	\$219,400	1		
Water Heater								
Gas Fired	100%			2025	\$61,000	2	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit, 225 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,100	
Fixtures								
Generic	100%							
Vertical Transport								

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SOUTH BRONX EDUCATIONAL CAMPUS - BX (OLD 38)

Asset # : 349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	90%			LIFE			* *
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
	Hydraulic	10%			LIFE			* *
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2027	\$49,000	1-2	\$1,400
Chemical System								
	Generic	100%	Now	\$27,900	2027	\$27,900	1-3	\$3,400
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								

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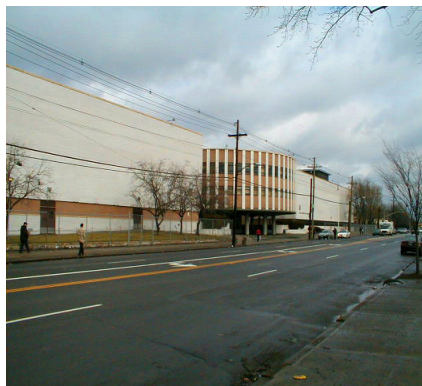
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SOUTH SHORE HIGH SCHOOL - BK
Address : 6565 FLATLANDS AVE @ RALPH AVE.
Borough : BROOKLYN **Agency's Number** : K515
Program / Asset # : BOE0643.000 / 1206 **Yr Built/Renovated** : 1970 / 2011
Area Sq Ft : 436,000 **Project Type** : EDUCATION
Date of Survey : 25-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7998 **Lot** : 5 **BIN** : 3224139

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$919,700	\$1,268,300
Interior Architecture	\$4,800,400	\$5,403,400
Electrical	\$2,757,400	\$3,901,200
Mechanical	\$655,500	\$2,551,100
Total	\$9,133,100	\$13,124,000
Importance Code A	\$919,700	\$1,402,900
Importance Code B	\$6,219,600	\$10,519,900
Importance Code C	\$1,993,800	\$1,201,200
Total	\$9,133,100	\$13,124,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,800	\$4,100		
Interior Architecture			\$17,700	\$31,000
Electrical	\$38,900	\$54,400	\$36,300	\$34,400
Mechanical	\$98,700	\$62,900	\$104,400	\$62,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$155,300	\$133,300	\$170,200	\$140,100
Importance Code A	\$49,000	\$48,300	\$43,200	\$43,200
Importance Code B	\$106,300	\$85,000	\$127,100	\$96,900
Importance Code C				
Total	\$155,300	\$133,300	\$170,200	\$140,100



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DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$293,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	20%			LIFE	**	5	\$352,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	68%			LIFE	**	5	\$255,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	1%			LIFE	**	5	\$7,100	
Stucco Cement	1%	0-2	\$5,800	2040	**	5	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$919,700	2043	**	5	\$17,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$12,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	10%			2057	**	5-10	\$34,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$28,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	75%			2037	**	10	\$274,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%			2037	**	10	\$91,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$77,500	
Ceramic Tile	5%	Now	\$146,600	2030	\$733,000	5	\$17,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	Now	\$175,800	LIFE	**	5	\$55,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Traffic Topping	20%			2032	**	5	\$177,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Various Laboratory Rooms</i>								
Vinyl Tile	20%			2032	**	3	\$53,100	
Vinyl Tile 9" X 9"	35%	Now	\$583,300	2027	\$2,916,300	3	\$93,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$374,200	2055	**	5	\$33,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$50,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$545,100	2030	\$1,090,200	5	\$18,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$29,600	
Metal Panel	5%			LIFE	**			
Plaster	50%	Now	\$633,900	LIFE	**	5	\$111,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$764,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Stair</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Stair</i>								
Ceilings								
AcousTile,Adhered	30%	Now	\$376,100	2032	**	5	\$94,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$9,900	
Plaster	60%	0-2	\$1,062,000	LIFE	**	5	\$236,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2027	\$134,600	5	\$1,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere And Two 3000 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
	Fused Disc Sw	90%			2027	\$704,400	5	\$1,700
	Fused Disc Sw	10%			2047	**	5	\$200
Raceway								
	Conduit	90%			2027	\$833,100	1	
	Conduit	10%			2047	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$78,200	5	\$1,000
	Molded Case Bkrs	20%			2043	**	5	\$2,300
	Molded Case Bkrs	70%			2026	\$547,400	5	\$8,000
Wiring								
	Thermoplastic	95%			2027	\$1,186,200	1	
	Thermoplastic	5%			2047	**	1	
Motor Controllers								
	Locally Mounted	100%			2025	\$368,700	5	\$2,900
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,400
Stand-by Power								
Transfer Switches								
	Automatic	100%			2025	\$23,500	1	\$134,100
Generators								
	Natural Gas	100%			2023	\$129,600	1	\$168,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 55 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2022	\$1,600	5	\$97,200
Lighting								
Interior Lighting								
	Fluorescent	98%			2032	**	10	\$391,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	2%			2022	\$14,900	10	\$300
Egress Lighting								
	Emergency, Battery	50%			2022	\$313,900	10	\$52,600
	Exit, Service	50%			2022	\$62,800	1	
Exterior Lighting								
	HID	100%			2022	\$1,758,000	10	\$1,300
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	90%							
Generic	10%			2032	**	1	\$16,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$26,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Fuel Oil No 4	100%			2037	**	5	\$135,100	
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$431,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$369,000	2037	**	4	\$21,500	
<i>Leak Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Vacuum Pumps, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler	20%			2027	\$1,226,200	1	\$53,900	
Convactor/Radiator	80%	Now	\$37,300	2032	**	1	\$101,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								

Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2022	\$181,700	1		
No Component	80%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$243,100	
Exhaust Fans								
Interior	30%	Now	\$23,300	2027	\$465,400	2	\$3,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pneumatic Control System, Fan Room</i>								
Roof	70%			2027	\$506,700	2	\$9,300	

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK
Asset # : 1206

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	50%			2037	**	1	
	Galvanized Steel	50%			2032	**	1	
HW Heat Exchanger	Steam Fired	100%			2037	**	4	\$64,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2027	\$66,500	4	\$9,200
Backflow Preventer	Generic	100%			2027	\$110,800	1	\$26,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From 1st To 4th Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Sprinkler	No Component	95%						
	Generic	5%			2037	**	1-2	\$6,100

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE
Address : 6565 FLATLANDS AVE RALPH AVE.
Borough : BROOKLYN **Agency's Number** : K515
Program / Asset # : BOE0643.010 / 14641 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 3,302 **Project Type** : EDUCATION
Date of Survey : 25-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7998 **Lot** : 5 **BIN** : 3224139

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$48,400
Total		\$48,400
Importance Code B		\$48,400
Total		\$48,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,300		
Interior Architecture	\$15,200			
Electrical	\$200	\$17,500	\$200	\$200
Mechanical	\$1,400	\$2,300	\$600	\$300
Total	\$16,700	\$24,100	\$800	\$400
Importance Code A	\$200	\$4,500	\$200	\$200
Importance Code B	\$15,000	\$19,600	\$600	\$300
Importance Code C	\$1,600			
Total	\$16,700	\$24,100	\$800	\$400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE

Asset # : 14641

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$7,000	
Metal Panel	25%			2047	**	5-10	\$15,900	
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	95%	2-4	\$10,400	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$500	2036	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$1,600	2036	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	90%			LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$300	
Ceilings								
Gypsum Board	100%	Now	\$2,700	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 100 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2027	\$14,800	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,200	5		
Molded Case Bkrs	95%			2026	\$22,700	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$19,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$48,400	5		

Lighting

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE

Asset # : 14641

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2032	**	10	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Exit, Service	100%			2022	\$1,000	1		
Exterior Lighting HID	100%			2022	\$13,300	10		
Alarm								
Security System No Component Generic	50%			2032	**	1	\$600	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
Fire/Smoke Detection No Component Generic, Digital	50%			2032	**	1-3	\$1,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment Furnace	5%			2027	\$400	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 Gas Fired Units</i>								
Hot Water Boiler	95%			2025	\$24,200	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump No Component	95%			2035	**	4	\$200	
Terminal Devices Convactor/Radiator No Component	95%			2025	\$16,800	1	\$1,000	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,800	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE

Asset # : 14641

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$1,100	2027	\$5,500	2	\$100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$2,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SOUTH SHORE HIGH SCHOOL - BK STORAGE BUILDING
Address : 6565 FLATLANDS AVE @RALPH AVE
Borough : BROOKLYN **Agency's Number** : K515
Program / Asset # : BOE0643.020 / 14642 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 595 **Project Type** : EDUCATION
Date of Survey : 25-Sep-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7998 **Lot** : 5 **BIN** : 3224139

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture				
Electrical		\$500		
Total		\$500		
Importance Code A				
Importance Code B		\$500		
Total		\$500		



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SOUTH SHORE HIGH SCHOOL - BK STORAGE BUILDING

Asset # : 14642

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Masonry: Brick	100%			LIFE	**	5	\$3,300	
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Roof

Asphalt Shingle	100%			2036	**	10	\$300	
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$1,900	
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Interior Walls

Gypsum Board	100%			LIFE	**	5		
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Ceilings

Gypsum Board	100%			LIFE	**	5	\$1,000	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5		
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Raceway

Conduit	100%			2047	**	1		
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Panelboards

Molded Case Bkrs	100%			2043	**	5		
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Wiring

Thermoplastic	100%			2047	**	1		
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Lighting

Interior Lighting

Fluorescent	100%			2032	**	10	\$500	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building*

Exterior Lighting

HID	100%			2032	**	10		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SPRING CREEK EDUCATIONAL CAMPUS - BK
Address : 1065 ELTON STREET @ FLATLANDS AVE.
Borough : BROOKLYN **Agency's Number** : K422
Program / Asset # : BOE1124.000 / 14729 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 154,058 **Project Type** : EDUCATION
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4,ph
Block : 4449 **Lot** : 1 **BIN** : 3398623

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$66,400	\$234,900
Interior Architecture	\$110,500	\$291,600
Electrical		\$141,300
Mechanical	\$77,200	\$132,100
Total	\$254,000	\$799,900
Importance Code A	\$66,400	\$234,900
Importance Code B	\$139,700	\$421,400
Importance Code C	\$47,900	\$143,700
Total	\$254,000	\$799,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,700	\$4,900		
Interior Architecture	\$35,400	\$40,400		\$21,600
Electrical	\$38,300	\$23,900	\$21,600	\$28,400
Mechanical	\$19,400	\$19,300	\$82,200	\$16,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$129,700	\$96,400	\$111,700	\$74,200
Importance Code A	\$36,300	\$12,500	\$7,600	\$7,600
Importance Code B	\$81,400	\$83,900	\$104,100	\$66,500
Importance Code C	\$12,000			
Total	\$129,700	\$96,400	\$111,700	\$74,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK

Asset # : 14729

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$82,000	
Glass Block	2%			LIFE	**	5	\$2,100	
Masonry: Brick	68%			LIFE	**	5	\$111,600	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$30,800	
Metal Panel	10%	Now	\$2,500	2055	**	5	\$30,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	98%			2051	**	5	\$38,200	
Metal Louvers	2%			2042	**	10	\$4,900	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$41,300	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,700	
Masonry: Brick	40%			LIFE	**	5	\$4,000	
Metal Rail	10%			2046	**	5-10	\$18,100	
Roof								
IRMA/Protected Membrane	100%	Now	\$66,400	2037	**			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Conduit And Pipe Penetrations Throughout</i>								
Soffits								
Metal Panel	50%			2055	**	5-10		
Stucco Cement	50%			2046	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$25,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Throughout</i>								
Ceramic Tile	20%			2042	**	5	\$46,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Throughout</i>								
Quarry Tile	5%			2046	**	5	\$17,300	
Vinyl Tile	60%			2037	**	3	\$51,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Throughout</i>								
Wood	10%			2064	**	5	\$43,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK
Asset # : 14729

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	30%			2042	**	5	\$95,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,400	
Folding Partition	3%			2051	**	5	\$23,900	
Glass Block	2%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$12,000	
Gypsum Board	50%			LIFE	**	5	\$95,800	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	55%			2049	**	5	\$125,200	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	30%	Now	\$14,700	LIFE	**	5	\$85,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$14,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	**			
Iron Picket	50%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : West Side Trench Drain</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Asphalt	75%			2042	**			
Rubber Matting	25%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK

Asset # : 14729

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2055	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	30%			2055	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump And Emergency</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2055	**	5	\$700
Raceway								
	Conduit	100%			2055	**	1	
Panelboards								
	Fused Disc Sw	10%			2051	**	5	\$400
	Molded Case Bkrs	90%			2051	**	5	\$3,700
Wiring								
	Thermoplastic	100%			2055	**	1	
Motor Controllers								
	Locally Mounted	70%			2046	**	5	\$700
	Variable Frequency Drive	30%			2046	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,300
Stand-by Power								
Transfer Switches								
	Automatic	100%			2046	**	1	\$47,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ats Closet - 1st Floor</i>								
<i>Explanation : 3 Automatic Transfer Switches: 1200 Amperes, 100 Amperes, 70 Amperes</i>								
Generators								
	Diesel	100%			2042	**	1	\$59,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure.</i>								
<i>Explanation : 350 Kilowatts, 120/208volts</i>								
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$5,700
Fuel Storage								
	Day Tank	100%			2051	**	5	\$28,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Generator.</i>								
<i>Explanation : 275 Gallon Diesel Day Tank.</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK

Asset # : 14729

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$127,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2037	**	10	\$14,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gymnasium, Cafeteria, Auditorium</i>								
Egress Lighting								
Emergency, Service	60%			2037	**	1		
Exit, LED	40%			2064	**	1		
Exterior Lighting								
Fluorescent	10%			2037	**	10	\$1,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof And Entrance Door</i>								
HID	90%			2037	**	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$4,500	
Alarm								
Security System								
No Component	30%							
Generic	70%			2037	**	1	\$40,300	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : CCTV And Motion Sensors Are Installed.</i>								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2034	**	1-3	\$75,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	80%			2034	**	1	\$60,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Package Units</i>								
Hot Water Boiler	20%			2042	**	1	\$15,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Units</i>								

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DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK
Asset # : 14729

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Hot Wtr Piping/Pump	20%			2045	**	4	\$2,300
	No Component	80%						
Terminal Devices								
	Convactor/Radiator	20%			2042	**	1	\$10,000
	No Component	80%						
Air Conditioning								
Energy Source								
	Electricity	100%			2051	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%	Now	\$77,200	2034	**	2	\$6,000
				<i>Broken, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Disconnects And Ddc Controls Are Broken</i>				
				<i>Other Observation, Extent : Light, Area Affected : 80%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 7 Rooftop Units, R-410c Refrigerant</i>				
	Split Unit	20%			2034	**		
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Various Locations</i>				
				<i>Explanation : About 10 Units</i>				
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$200,400
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,900
Exhaust Fans								
	Roof	100%			2034	**	2	\$4,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
Water Heater								
	Gas Fired	100%			2027	\$94,000	2	\$2,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 2 Units. 100 Gallons And 200 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$9,200
Backflow Preventer								
	Generic	100%			2034	**	1	\$9,400
Fixtures								
	Generic	100%						

Vertical Transport

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DEPARTMENT OF EDUCATION - 040
SPRING CREEK EDUCATIONAL CAMPUS - BK

Asset # : 14729

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2049	**	1-2	\$43,200
Fire Pump	Generic	100%			2038	**	1	\$28,800
Chemical System	No Component	95%						
	Generic	5%			2027	\$1,400	1-3	\$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SPRINGFIELD GARDENS H.S. - Q
Address : 143-10 SPRINGFIELD BLVD.
Borough : QUEENS **Agency's Number** : Q420
Program / Asset # : BOE0872.000 / 2759 **Yr Built/Renovated** : 1965 / 2006
Area Sq Ft : 272,000 **Project Type** : EDUCATION
Date of Survey : 28-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 13057 **Lot** : 56 **BIN** : 4280845

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,105,100	\$2,623,700
Interior Architecture	\$3,096,700	\$615,200
Electrical	\$647,200	\$5,223,700
Mechanical	\$2,116,000	\$548,500
Site Pavements	\$40,800	
Total	\$7,005,800	\$9,011,100
Importance Code A	\$1,105,100	\$2,713,400
Importance Code B	\$5,691,100	\$6,116,600
Importance Code C	\$209,700	\$181,100
Total	\$7,005,800	\$9,011,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$51,400
Interior Architecture	\$20,400	\$30,000		\$50,600
Electrical	\$26,500	\$31,500	\$38,200	\$27,700
Mechanical	\$70,400	\$40,500	\$75,400	\$40,800
Site Enclosure	\$13,300			
Site Pavements	\$2,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,500	\$105,900	\$117,500	\$174,400
Importance Code A	\$41,800	\$26,900	\$26,900	\$78,900
Importance Code B	\$79,400	\$78,900	\$90,600	\$92,200
Importance Code C	\$16,200			\$3,300
Total	\$137,500	\$105,900	\$117,500	\$174,400



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DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$225,700	
Metal Panel	5%			2039	**	5-10	\$86,200	
Window Wall	5%			2049	**	5	\$47,000	
Windows								
Aluminum	100%			2045	**	5	\$89,500	
Parapets								
Masonry: Brick Cavity	60%			LIFE	**	5	\$27,200	
Metal Panel	5%			2039	**	5	\$8,800	
Metal Rail	35%			2034	**	5-10	\$286,800	
Roof								
Built-Up (BUR)	60%			2034	**	10	\$252,400	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Metal Panel	5%			2042	**	10	\$38,600	
Modified Bitumen	35%	Now	\$639,900	2029	\$2,133,200			
Soffits								
Metal Panel	50%			2049	**	5-10		
Stucco Cement	50%			2042	**	5		
Interior								
Floors								
Carpet	1%			2025	\$61,300	3	\$6,800	
Cast in Place Concrete	15%			LIFE	**	5	\$147,700	
Quarry Tile	5%			2042	**	5	\$33,800	
Terrazzo	5%			LIFE	**	5	\$17,600	
Traffic Topping	5%			2034	**	5	\$28,100	
Vinyl Tile	10%	Now	\$20,400	2034	**	3	\$16,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
Vinyl Tile 9" X 9"	49%	Now	\$129,700	2024	\$2,593,700	3	\$82,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corridors At Stairs</i>								
Wood	10%			2057	**	5	\$84,400	

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DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	4%	Now	\$155,200	2038	**	5	\$13,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Ceramic Tile	1%			2044	**	5	\$6,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$39,500	
Folding Partition	3%			2045	**	5	\$49,400	
Masonry: Brick	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$88,900	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	2-4	\$54,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	2%			LIFE	**	5	\$52,700	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$46,900	2042	**	5	\$67,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2042	**	5	\$21,700	
Exposed Concrete	25%	2-4	\$74,600	LIFE	**	5	\$17,000	
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	25%			LIFE	**	5	\$135,700	
Plaster	15%			LIFE	**	5	\$40,700	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2049	**			
Iron Picket	20%			2049	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$13,300	2039	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner Of Site</i>								
Retaining Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$40,800	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	5%	2-4	\$2,900	2032		**		
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Cast in Place Concrete	80%			2042		**		
Pavers/Stone	15%			2038		**		
Parking/Driveway								
Asphalt	90%			2038		**		
Cast in Place Concrete	10%			2042		**		
Activity Yard								
Asphalt	100%			2038		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$89,700	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$521,800	5	\$1,200	
Raceway								
Conduit	100%			2029	\$617,100	1		
Panelboards								
Fused Disc Sw	10%			2028	\$51,100	5	\$600	
Molded Case Bkrs	90%			2028	\$459,600	5	\$6,400	
Wiring								
Braided Cloth	70%	2-4	\$582,700	2054		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2029	\$249,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$245,800	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$4,000
Stand-by Power								
Transfer Switches								
Automatic	100%			2042		**	1	\$83,700

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DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$105,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 169 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$10,100	
Fuel Storage								
Main Tank	100%			2057	**	5	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2029	\$595,700	10	\$232,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2029	\$19,200	10	\$7,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	2%			2029	\$9,300	10	\$200	
Incandescent	2%			2024	\$64,500	2	\$100	
Egress Lighting								
Emergency, Service	40%			2029	\$57,100	1		
Emergency, Battery	10%			2029	\$39,200	10	\$6,600	
Exit, Service	50%			2029	\$39,200	1		
Exterior Lighting								
HID	100%			2029	\$1,096,700	10	\$800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$30,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$902,300	1-3	\$50,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Change From No.6 To No.4 Oil</i>						
Conversion Equipment								
Steam Boiler	10%	0-2	\$17,600	2034	**	1	\$24,200	
		<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 4 Units</i>						
Steam Boiler	90%			2034	**	1	\$242,400	
Distribution								
Steam Piping/Pump	10%	Now	\$6,000	2039	**			
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Vacuum Pump, Return Line, Various Locations</i>						
Steam Piping/Pump	90%			2039	**			
Terminal Devices								
Air Handler	40%			2024	\$1,529,900	1	\$67,300	
Convactor/Radiator	60%			2034	**	1	\$52,700	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$226,700	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,700	
Exhaust Fans								
Interior	20%			2024	\$193,500	2	\$1,700	
Roof	80%			2029	\$361,300	2	\$6,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$165,900	2	\$4,000	
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$26,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$41,500	4	\$8,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SPRINGFIELD GARDENS H.S. - Q
Asset # : 2759

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2029	\$78,300	4	\$16,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To The Third Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	97%							
Generic	3%			2039		**	1-2	\$2,300
Chemical System								
Generic	100%			2027	\$27,900	1-3	\$4,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : STATEN ISLAND TECH H.S. - SI
Address : 458 CLAWSON ST. @ LINDBERGH AVE.
Borough : STATEN ISLAND **Agency's Number** : R440
Program / Asset # : BOE0948.000 / 1199 **Yr Built/Renovated** : 1936 / 2011
Area Sq Ft : 168,000 **Project Type** : EDUCATION
Date of Survey : 13-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4244 **Lot** : 1 **BIN** : 5107621

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$86,100	\$332,400
Interior Architecture	\$919,200	\$1,228,600
Electrical	\$1,138,100	\$600,200
Mechanical	\$964,400	\$1,192,300
Total	\$3,107,800	\$3,353,500
Importance Code A	\$86,100	\$380,800
Importance Code B	\$2,835,400	\$2,936,400
Importance Code C	\$186,300	\$36,300
Total	\$3,107,800	\$3,353,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$19,600
Interior Architecture	\$11,700	\$31,100	\$14,000	\$15,500
Electrical	\$2,700	\$31,800	\$1,700	\$1,400
Mechanical	\$59,600	\$23,100	\$40,800	\$24,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$85,800	\$97,900	\$68,300	\$72,900
Importance Code A	\$15,000	\$15,000	\$15,300	\$34,500
Importance Code B	\$65,400	\$82,900	\$52,900	\$38,400
Importance Code C	\$5,500			
Total	\$85,800	\$97,900	\$68,300	\$72,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$35,900	
		<i>Water Penetration, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$224,600	
Masonry: Brick	50%			LIFE	**	5	\$71,900	
Masonry: Limestone	25%			LIFE	**	5	\$27,000	
Windows								
Aluminum	100%			2049	**	5	\$39,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$20,600	
Masonry: Brick	90%			LIFE	**	5	\$23,900	
		<i>Water Penetration, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
Roof								
Built-Up (BUR)	95%			2032	**	10	\$86,100	
Skylight, Metal/Glass	5%			2047	**	10	\$15,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 14</i>						
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$54,400	
Ceramic Tile	5%			2036	**	5	\$12,400	
Panel/Paver: Cer/Brk	5%			2043	**	5	\$28,000	
Vinyl Tile	40%	Now	\$90,300	2027	\$903,400	3	\$37,300	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile 9" X 9"	10%	Now	\$292,600	2037	**	3	\$9,300	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Wood	30%	Now	\$262,800	2042	**	5	\$70,000	
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$148,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Coal Bunker</i>								
Ceramic Tile	5%			2036	**	5	\$11,000	
Glazed Ceramic Panel	5%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	10%	Now	\$37,700	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	45%			LIFE	**	5	\$29,700	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2032	**	5	\$62,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
Exposed Concrete	20%			LIFE	**	5	\$7,800	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2027	\$86,700			
Plaster	50%	Now	\$87,200	LIFE	**	5	\$77,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Raceway								
Conduit	90%			2027	\$237,800	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$27,100	5	\$400	
Molded Case Bkrs	20%			2049	**	5	\$900	
Molded Case Bkrs	70%			2026	\$189,900	5	\$3,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$259,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2053	**	1		
Thermoplastic	20%			2027	\$74,200	1		
Motor Controllers								
Locally Mounted	80%			2025	\$98,300	5	\$900	
Locally Mounted	20%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	76%			2032	**	10	\$117,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2035	**	10	\$30,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Some Other Areas</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2022	\$5,700	10	\$100	
Incandescent	2%			2022	\$39,800	2	\$100	
Egress Lighting								
Emergency, Service	50%			2022	\$44,100	1		
Exit, Service	50%			2022	\$24,200	1		
Exterior Lighting								
HID	100%			2022	\$677,400	10	\$500	
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2037	**	1-3	\$10,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gal. Tank</i>								

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DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2030	\$48,400	1	\$16,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Unit</i>							
Steam Boiler	80%			2032	**	1	\$133,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$1,000	2035	**	4	\$1,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Heat Exchanger Room</i>							
	<i>Explanation : Leak, Noisy, Vibrating Circulation Pump</i>							
Central Plant Steam Piping/Pmp	80%	Now	\$45,500	2037	**	4	\$6,600	
	<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Vacuum Condensate Pump</i>							
Terminal Devices								
Air Handler	30%	Now	\$35,400	2022	\$708,700	1	\$28,100	
	<i>Broken, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Fan Room</i>							
Convactor/Radiator	50%	Now	\$9,000	2032	**	1	\$24,400	
	<i>Cracked, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : First Floor</i>							
Fan Coil Unit/Heat	20%			2027	\$503,200	1	\$10,900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$105,000	1		
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	2%			2032	**	1	\$2,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : T V Studio</i>							
	<i>Explanation : Using Steam Coil For Heating - Air Handler Is Ceiling Mounted</i>							
No Component	98%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2035	**	2	\$2,300	
No Component	98%							
Ventilation								

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI
Asset # : 1199

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$31,000	LIFE	**	2-5	\$93,700
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Duct, Flexible Joints</i>								
Exhaust Fans								
	Interior	75%			2027	\$448,300	2	\$3,900
	Roof	25%			2022	\$69,700	2	\$1,300
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2037	**	1	
	Galvanized Steel	80%			2032	**	1	
Water Heater								
	Gas Fired	100%			2025	\$102,500	2	\$2,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Of 900 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$3,500
Sewage Ejector(s)								
	Electric	100%			2027	\$48,400	4	\$6,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	35%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
	Hydraulic	65%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2047	**	1-2	\$2,400
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : STATEN ISLAND TECH H.S. - SI FIELDHOUSE
Address : 458 CLAWSON ST. @ LINDBERGH AVE.
Borough : STATEN ISLAND **Agency's Number** : R440
Program / Asset # : BOE0948.010 / 2943 **Yr Built/Renovated** : 1963 / 2008
Area Sq Ft : 3,600 **Project Type** : EDUCATION
Date of Survey : 13-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4244 **Lot** : 1 **BIN** : 5107621

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$46,000
Total		\$46,000
Importance Code B		\$46,000
Total		\$46,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$600		\$300
Interior Architecture	\$900			\$100
Electrical		\$49,000		
Mechanical	\$1,300	\$2,100	\$400	\$200
Total	\$2,300	\$51,600	\$400	\$500
Importance Code A	\$200	\$800	\$200	\$500
Importance Code B	\$1,800	\$50,900	\$200	\$100
Importance Code C	\$300			
Total	\$2,300	\$51,600	\$400	\$500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI FIELDHOUSE

Asset # : 2943

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$7,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : In Rear</i>								
Metal Coiling Doors	5%			2032	**	5	\$1,200	
Windows								
Aluminum	100%			2049	**	5	\$600	
Roof								
Built-Up (BUR)	100%			2035	**	10	\$6,800	
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$5,200	
Ceramic Tile	30%			2036	**	5	\$1,200	
Vinyl Tile	10%			2027	\$3,600	3	\$200	
Interior Walls								
Ceramic Tile	30%			2036	**	5	\$600	
Concrete Masonry Unit	70%			LIFE	**	5	\$600	
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$500	
Exposed Struc: Steel	25%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	95%			2027	\$14,100	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,200	5		
Molded Case Bkrs	95%			2026	\$22,700	5	\$100	
Wiring								
Thermoplastic	95%			2027	\$18,800	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	95%			2025	\$46,000	5		
Locally Mounted	5%			2040	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STATEN ISLAND TECH H.S. - SI FIELDHOUSE

Asset # : 2943

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2022	\$2,500	10	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	70%			2022	\$29,900	2	\$100	
Egress Lighting								
Exit, Service	100%			2022	\$1,000	1		
Exterior Lighting								
HID	100%			2022	\$14,500	10		
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2027	\$8,500	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$1,600	
No Component	20%							
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2022	\$1,900	1		
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	50%			2025	\$1,100	2		
Gas Fired	50%			2021	\$1,100	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : STUYVESANT HIGH SCHOOL - M
Address : 345 CHAMBERS ST. @ WEST ST.
Borough : MANHATTAN **Agency's Number** : M477
Program / Asset # : BOE0982.000 / 4147 **Yr Built/Renovated** : 1992 / 2012
Area Sq Ft : 411,094 **Project Type** : EDUCATION
Date of Survey : 06-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,6,11
Block : 16 **Lot** : 215 **BIN** : 1084587

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$217,000	\$730,500
Interior Architecture	\$346,200	\$1,008,400
Electrical	\$48,400	\$3,840,900
Mechanical	\$1,856,300	\$11,804,000
Total	\$2,468,000	\$17,383,700
Importance Code A	\$217,000	\$730,500
Importance Code B	\$2,251,000	\$16,151,900
Importance Code C		\$501,400
Total	\$2,468,000	\$17,383,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$37,300		\$65,000
Interior Architecture		\$66,100	\$46,000	
Electrical	\$47,500	\$60,700	\$45,500	\$79,200
Mechanical	\$246,200	\$199,300	\$271,000	\$184,300
Elevators/Escalators	\$101,300	\$101,300	\$101,300	\$101,300
Total	\$395,000	\$464,800	\$463,800	\$429,800
Importance Code A	\$47,000	\$78,000	\$40,700	\$106,600
Importance Code B	\$348,100	\$386,800	\$392,500	\$323,200
Importance Code C			\$30,600	
Total	\$395,000	\$464,800	\$463,800	\$429,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$271,000	
Masonry: Brick Cavity	70%			LIFE	**	5	\$242,800	
Metal Panel	5%			2049	**	5-10	\$119,200	
Granite Panels	10%			LIFE	**	5	\$26,000	
Window Wall	5%			2049	**	5	\$65,000	
Windows								
Aluminum	83%	2-4	\$217,000	2045	**	5	\$48,500	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Glass Block	15%			LIFE	**	5	\$11,000	
Metal Louvers	2%			2038	**	10	\$14,600	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$81,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
Masonry: Brick Cavity	45%			LIFE	**	5	\$10,100	
Metal Rail	12%			2042	**	5-10	\$48,900	
Pre-Cast Concrete	3%			LIFE	**	5	\$4,300	
Roof								
Green, Roof Inaccessible	5%			LIFE	**			
Metal Panel	5%			2042	**	10	\$7,700	
Plaza Roof: Stone Panels	88%			2049	**			
Skylight, Metal/Glass	2%			2049	**	10	\$5,600	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Carpet	2%			2028		3	\$18,500	
Cast in Place Concrete	5%			LIFE	**	5	\$67,300	
Ceramic Tile	5%			2038	**	5	\$30,800	
Quarry Tile	2%			2042	**	5	\$18,500	
Terrazzo	10%			LIFE	**	5	\$48,100	
Vinyl Tile	66%			2034	**	3	\$152,300	
Wood	10%			2057	**	5	\$115,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$61,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$73,400	
Folding Partition	2%			2045	**	5	\$61,100	
Gypsum Board	15%			LIFE	**	5	\$110,100	
Granite Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$73,400	
SGFT/Glazed Masonry	28%			LIFE	**			
Wood	5%			LIFE	**	5	\$244,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%			2042	**	5	\$377,500	
Exposed Concrete	5%	4+	\$99,800	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Pool Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Below Pool Area In Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Below Pool Area In Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$145,200	
Plaster	5%			LIFE	**	5	\$18,100	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2034	**			
Pavers/Stone	20%			2038	**			
On-Site Walkways								
Cast in Place Concrete	50%			2042	**			
Masonry: Granite	30%			LIFE	**			
Pavers/Stone	20%			2038	**			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated At 5000 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 12 - Vertical Sections</i>								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	15%			2037	**	5	\$1,400	
Molded Case Bkrs	85%			2037	**	5	\$9,200	
Wiring								
Thermoplastic	100%			2039	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	18%			2034	**	5	\$500	
Motor Control Center	80%			2034	**	5	\$9,000	
Variable Frequency Drive	2%			2046	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$3,000	
Generic	50%	0-2	\$5,100	LIFE	**	5	\$3,000	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$126,500	
Generators								
Diesel	100%			2032	**	1	\$159,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 800 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$15,200	
Fuel Storage								
Day Tank	10%			2037	**	5	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : 75 Gallon Rated Capacity</i>								
Main Tank	90%			2044	**	5	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2029	\$774,500	10	\$301,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2029	\$29,000	10	\$11,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2024	\$48,400	10	\$18,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
Fluorescent	7%			2029	\$67,800	10	\$26,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Hallways</i>								
LED	5%			2037	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	49%			2029	\$105,800	1		
Emergency, Battery	1%			2029	\$5,900	10	\$1,000	
Exit, Service	50%			2029	\$59,200	1		
Exterior Lighting								
HID	15%			2029	\$248,600	10	\$200	
LED	15%			2037	**			
No Component	70%							
Lightning Protection								
Arresters/Cabbling								
Generic	100%			2044	**	5	\$12,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$398,400	1	\$46,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2029	\$1,818,300	1-3	\$101,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria, Basement, Gymnasium, Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	50%	Now	\$26,600	2034	**	1	\$183,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Tubes Of #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	50%			2034	**	1	\$203,600	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	80%	0-2	\$10,300	2045	**	4	\$16,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Management Control System, Throughout</i>								
Steam Piping/Pump	20%	0-2	\$18,200	2049	**			
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	60%			2029	\$3,468,400	1	\$152,500	
Convactor/Radiator	5%	0-2	\$11,000	2034	**	1	\$6,000	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	35%	0-2	\$107,700	2029	\$2,154,800	1	\$41,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 251, 273, 350, 450</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2032	**	1	\$378,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Split Unit	5%	0-2	\$21,900	2029	\$438,800			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2039	**	4	\$17,200	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2029	\$3,527,100	1	\$216,100	
Fan Coil - 2 Pipe	5%			2029	\$352,000	1	\$6,600	
No Component	10%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	5%			2029	\$37,300	2	\$14,300	
Water Cooling Tower	85%	Now	\$1,193,500	2034	**	2	\$281,300	
			<i>Corroded, Extent : Severe, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$189,400	LIFE	**	2-5	\$229,200	
			<i>Needs Cleaning, Extent : Moderate, Area Affected : 3%</i>					
			<i>Location : Custodian Office Area</i>					
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : The Dampers, Various Locations</i>					
Exhaust Fans								
Interior	90%			2029	\$1,316,300	2	\$11,300	
Roof	10%	0-2	\$3,400	2029	\$68,300	2	\$1,000	
			<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$61,300	2039	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Water Main Valve, Swimming Pool Basement</i>					
Water Heater								
Gas Fired	100%			2024	\$250,700	2	\$6,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$62,700	4	\$13,000	
Pool Filter/Treatment								
Sand	100%			2034	**	4	\$152,700	
Sewage Ejector(s)								
Electric	100%			2029	\$118,400	4	\$24,500	
Backflow Preventer								
Generic	100%			2029	\$104,500	1	\$25,200	
Fixtures								
Generic	100%							
Vertical Transport								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
STUYVESANT HIGH SCHOOL - M
Asset # : 4147

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 12th Floor, 2 Units From 1st To 10th Floor, 1 Unit From Basement To 5th Floor, 1 Lift Unit From Ground To 1st Floor</i>								
<i>Explanation : 4 Units Plus 1 Hydraulic Lift</i>								
Escalators								
	Over 20' Rise	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 9th Floor</i>								
<i>Explanation : 14 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2039		**	1-5 \$215,000
Sprinkler								
	Generic	100%			2039		**	1-2 \$115,200
Fire Pump								
	Generic	100%			2032		**	1 \$76,800
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

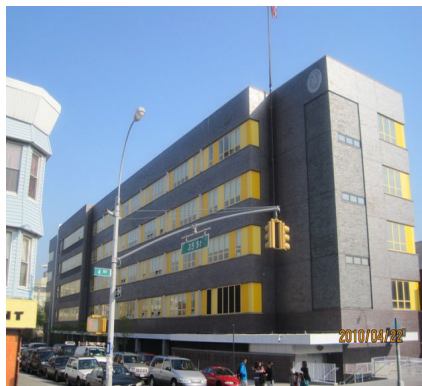
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SUNSET PARK H.S. - BK
Address : 153 35TH STREET BTWN 3RD AVE. - 4TH AVE.
Borough : BROOKLYN **Agency's Number** : K564
Program / Asset # : BOE1087.000 / 14438 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 196,080 **Project Type** : EDUCATION
Date of Survey : 21-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 688 **Lot** : 26 **BIN** : 3394175

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$82,300	\$296,200
Interior Architecture	\$267,500	\$681,600
Electrical	\$174,400	
Mechanical		\$168,200
Total	\$524,200	\$1,146,000
Importance Code A	\$82,300	\$296,200
Importance Code B	\$364,500	\$475,500
Importance Code C	\$77,400	\$374,400
Total	\$524,200	\$1,146,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,900			
Interior Architecture	\$70,500	\$7,300	\$7,300	\$14,700
Electrical	\$20,200	\$28,100	\$25,500	\$21,700
Mechanical	\$26,100	\$34,900	\$105,100	\$50,900
Site Pavements	\$7,500			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$149,000	\$85,200	\$152,700	\$102,000
Importance Code A	\$19,600	\$9,700	\$9,700	\$10,100
Importance Code B	\$122,000	\$75,500	\$143,000	\$91,900
Importance Code C	\$7,500			
Total	\$149,000	\$85,200	\$152,700	\$102,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$183,200	
Masonry: Granite	5%			LIFE	**	5	\$7,600	
Metal Panel	5%	4+	\$3,900	2049	**	5	\$19,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$36,500	
Parapets								
Cast in Place Concrete	45%			LIFE	**	5	\$73,700	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$12,300	
Masonry: Brick	45%			LIFE	**	5	\$7,100	
Roof								
IRMA/Protected Membrane	70%			2034	**	10	\$82,300	
Skylight, Metal/Glass	10%			2049	**	10	\$39,200	
Under Construction	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Potions Of Irma Roof Currently Being Replaced</i>								
Soffits								
Fiberglass Panel	100%	Now	\$6,000	2038	**	5	\$14,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To Front Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Elevation</i>								
<i>Explanation : Gypsum Bsed Panel</i>								
Interior								
Floors								
Carpet	5%			2028	\$200,000	3	\$22,000	
Cast in Place Concrete	5%			LIFE	**	5	\$32,100	
Ceramic Tile	5%			2038	**	5	\$14,700	
Traffic Topping	10%	2-4	\$19,400	2034	**	5	\$18,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%	Now	\$21,300	2034	**	3	\$44,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Wood	35%			2057	**	5	\$192,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	20%	Now	\$77,400	2038	**	5	\$65,700	

Broken/Missing Elements, Extent : Light, Area Affected : 5%
Location : Throughout

Concrete Masonry Unit	5%			LIFE	**	5	\$13,100	
Glass Block	1%			LIFE	**			
Glass: Single Pane	2%			LIFE	**	5	\$9,900	
Gypsum Board	65%			LIFE	**	5	\$256,100	
Wood	2%			LIFE	**	5	\$52,500	

Ceilings

AcousTileSusp.Lay-In	68%			2042	**	5	\$187,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%	Now	\$29,800	LIFE	**	5	\$68,900	

Water Penetration, Extent : Light, Area Affected : 10%
Location : 5th Floor Corridor

Metal Panel	5%			LIFE	**	5	\$17,200	
Wood	2%			LIFE	**	5	\$48,300	

Site Enclosure

Fence/Gates

Chain Link	100%			2049	**			
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Free Standing Walls

Cast in Place Concrete	100%			2064	**			
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Retaining Walls

Cast in Place Concrete	100%			2064	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%	Now	\$7,500	2042	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 20%
Location : East Handicap Ramp

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$800	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : Two 4000 Ampere Main Disconnect Switches

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$800	
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Raceway

Conduit	100%			2049	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2045	**	5	\$200
	Molded Case Bkrs	95%			2045	**	5	\$4,900
Wiring								
	Thermoplastic	100%			2049	**	1	
Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$1,300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$60,300
Generators								
	Diesel	100%			2038	**	1	\$75,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Ground.</i>					
			<i>Explanation : The Existing Generator Is A 200 Kilowatts Unit.</i>					
Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$7,300
Fuel Storage								
	Main Tank	100%			2057	**	5	\$5,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 275 Gallon Tank</i>					
Lighting								
Interior Lighting								
	Fluorescent	97%			2034	**	10	\$174,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-8 Lamps</i>					
	Incandescent	3%			2034	**	2	\$100
Egress Lighting								
	Emergency, Service	50%			2034	**	1	
	Exit, Service	50%			2034	**	1	
Exterior Lighting								
	HID	100%			2034	**	10	\$600
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2057	**	5	\$5,800
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2034	**	1	\$22,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection

No Component	60%							
Generic, Digital	40%			2034	**	1-3	\$48,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	100%			2049	**	1		
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Conversion Equipment

Furnace	100%			2034	**	1	\$96,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 7 Rooftop Package Units - Heating And Cooling

Air Conditioning

Energy Source

Electricity	100%			2045	**	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	90%			2034	**	2	\$10,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 7 Rooftop Units

Split Unit	10%			2034	**			
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Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$255,100	
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$109,300	
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Exhaust Fans

Roof	100%			2034	**	2	\$6,000	
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Plumbing

H/C Water Piping

Brass/Copper	100%			2049	**	1		
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Water Heater

Gas Fired	100%			2027	\$119,600	2	\$2,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : 1-300 Gallon Unit

Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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Sump Pump(s)

Non-Submersible	100%			2034	**	4	\$6,200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUNSET PARK H.S. - BK
Asset # : 14438

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2034	**	4	\$11,700	
Backflow Preventer Generic	100%			2034	**	1	\$12,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Cellar To 5th Floor, One Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Hydraulic	20%			LIFE	**			
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$98,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Of Building</i>								
<i>Explanation : 3 Connections Located Outside Of The Building</i>								
Sprinkler								
Generic	100%			2049	**	1-2	\$54,900	
Fire Pump								
Generic	100%			2038	**	1	\$36,600	
Chemical System								
Wet	2%			2027	\$600	1-3	\$100	
No Component	98%							

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SUSAN E. WAGNER H.S. - SI ANNEX
Address : 1220 MANOR ROAD
Borough : STATEN ISLAND **Agency's Number** : R462
Program / Asset # : BOE0952.010 / 14932 **Yr Built/Renovated** : 2016 /
Area Sq Ft : 24,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,700	\$1,500		
Interior Architecture	\$17,500	\$11,400	\$600	
Electrical	\$800	\$700	\$700	\$1,600
Mechanical	\$8,300	\$8,200	\$18,900	\$10,800
Total	\$30,300	\$21,800	\$20,100	\$12,400
Importance Code A	\$4,900	\$2,700	\$1,200	\$1,200
Importance Code B	\$25,400	\$11,400	\$18,400	\$11,100
Importance Code C		\$7,800	\$600	
Total	\$30,300	\$21,800	\$20,100	\$12,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER H.S. - SI ANNEX
Asset # : 14932

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Glass Block	3%			LIFE	**	5	\$700
	Masonry: Brick	85%			LIFE	**	5	\$31,900
	Window Wall	12%			2055	**	5	\$16,900
Windows								
	Aluminum	95%			2051	**	5	\$4,600
	Metal Louvers	5%			2042	**	10	\$1,500
Parapets								
	Cast in Place Concrete	40%			LIFE	**	5	\$16,300
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,500
	Masonry: Brick	45%			LIFE	**	5	\$1,800
	Metal Panel	5%			2055	**	5	\$800
	Metal Rail	5%			2046	**	5-10	\$3,600
Roof								
	Modified Bitumen	100%			2037	**	10	\$19,300
Soffits								
	Metal Panel	100%			2055	**	5-10	
Interior								
Floors								
	Quarry Tile	10%			2046	**	5	\$5,800
	Terrazzo	15%			LIFE	**	5	\$4,500
	Vinyl Tile	75%			2037	**	3	\$10,900
Interior Walls								
	Ceramic Tile	35%			2042	**	5	\$15,500
	Fabric on Framing	5%			2033	**	5	\$1,100
	Gypsum Board	55%			LIFE	**	5	\$14,600
	Metal Panel	5%			LIFE	**		
Ceilings								
	AcousTileSusp.Lay-In	75%			2046	**	5	\$29,100
	Exposed Concrete	5%			LIFE	**	5	\$300
	Gypsum Board	15%			LIFE	**	5	\$7,300
	Wood	5%			LIFE	**	5	\$17,000
Site Enclosure								
Fence/Gates								
	Iron Picket	100%			2073	**		
Retaining Walls								
	Cast in Place Concrete	100%			2073	**		
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%			2046	**		
On-Site Walkways								
	Cast in Place Concrete	100%			2046	**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER H.S. - SI ANNEX
Asset # : 14932

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2059	**	5	\$100
Switchgear / Switchboard								
	Fused Disc Sw	100%			2059	**	5	\$100
Raceway								
	Conduit	100%			2059	**	1	
Panelboards								
	Fused Disc Sw	10%			2054	**	5	\$100
	Molded Case Bkrs	90%			2054	**	5	\$600
Wiring								
	Thermoplastic	100%			2059	**	1	
Motor Controllers								
	Locally Mounted	20%			2049	**	5	
	Variable Frequency Drive	80%			2049	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$400
Lighting								
Interior Lighting								
	Fluorescent	90%			2039	**	10	\$19,800
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	8%			2039	**	10	\$1,800
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	LED	2%			2039	**		
Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$2,900
	Exit, LED	40%			2069	**	1	
	Exit, Service	10%			2039	**	1	
Exterior Lighting								
	LED	100%			2039	**		
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2069	**	5	\$700
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2039	**	1	\$2,700
Fire/Smoke Detection								
	No Component	70%						
	Generic, Digital	30%			2039	**	1-3	\$4,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER H.S. - SI ANNEX
Asset # : 14932

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	**	1	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2054	**	4	\$1,800	
Terminal Devices								
Air Handler	100%			2039	**	1	\$14,800	
Air Conditioning								
Energy Source								
Electricity	100%			2054	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2044	**	1	\$26,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$31,200	
Terminal Devices								
Air Handler/Cool/Ht	90%			2039	**	1	\$13,400	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,400	
Exhaust Fans								
Interior	90%			2039	**	2	\$700	
Roof	10%			2039	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	**	1		
Water Heater								
Gas Fired	100%			2029	\$14,600	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Electric	100%			2039	**	4	\$1,000	
Backflow Preventer								
Generic	100%			2039	**	1	\$1,500	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER H.S. - SI ANNEX
Asset # : 14932

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement - Second Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2059		**	1-5 \$12,100
	Sprinkler							
	Generic	100%			2059		**	1-2 \$6,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : SUSAN E. WAGNER HIGH SCHOOL - SI
Address : 1200 MANOR ROAD @BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : R460
Program / Asset # : BOE0952.000 / 1202 **Yr Built/Renovated** : 1968 / 2008
Area Sq Ft : 320,000 **Project Type** : EDUCATION
Date of Survey : 31-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$6,200,100	\$3,063,800
Interior Architecture	\$5,756,900	\$569,300
Electrical	\$2,323,800	\$3,629,600
Mechanical	\$2,797,400	\$3,336,100
Site Pavements	\$157,600	
Total	\$17,235,700	\$10,598,800
Importance Code A	\$6,407,200	\$5,206,500
Importance Code B	\$10,093,500	\$5,270,400
Importance Code C	\$735,000	\$122,000
Total	\$17,235,700	\$10,598,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,300	\$21,700		
Interior Architecture	\$30,500	\$7,500		\$45,000
Electrical	\$34,500	\$15,200	\$11,900	\$11,300
Mechanical	\$23,700	\$61,700	\$92,000	\$47,800
Site Enclosure	\$22,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$156,200	\$110,100	\$107,800	\$108,100
Importance Code A	\$41,300	\$53,400	\$31,700	\$32,400
Importance Code B	\$79,600	\$56,700	\$76,100	\$75,700
Importance Code C	\$35,300			
Total	\$156,200	\$110,100	\$107,800	\$108,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$3,377,700	LIFE	**	5	\$174,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Relieving Angles At Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Bulkhead</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scaffolding In Place</i>								
Pre-Cast Concrete	20%	Now	\$308,400	LIFE	**	5	\$142,000	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$448,900	2037	**	5	\$25,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%	Now	\$354,900	LIFE	**	5	\$14,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	2%	Now	\$2,200	2042	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	23%	Now	\$50,600	LIFE	**	5	\$27,800	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Metal Panel	5%			2042	**	10	\$21,700		
Modified Bitumen	80%	Now	\$1,098,800	2029	\$2,747,100				
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations</i>									
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Plaza Roof: Stone Panels	10%	Now	\$27,800	2049	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Skylight, Metal/Glass	5%	Now	\$560,800	2049	**				1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : 5 Units</i>									
Soffits									
Stucco Cement	100%	0-2	\$11,400	2042	**	5	\$9,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$5,700	LIFE	**	5	\$56,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations, Basement</i>									
Ceramic Tile	5%	Now	\$53,200	2032	**	5	\$12,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Quarry Tile	5%	Now	\$39,500	2042	**	5	\$19,300		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Kitchen</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Kitchen</i>									
Terrazzo	10%			LIFE	**	5	\$40,200		
Vinyl Tile	5%	4+	\$11,700	2037	**	3	\$9,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"	65%	Now	\$393,500	2024	\$3,934,500	3	\$125,500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Wood	5%	0-2	\$181,200	2044	**	5	\$24,100		
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	3%	Now	\$40,800	2032	**	5	\$13,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	3%	2-4	\$13,100	LIFE	**	5	\$11,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	44%	Now	\$348,200	LIFE	**	5	\$122,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 220s, 260s And 280s</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$305,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor</i>								
Ceilings								
AcousTileConcealSpLn	57%	0-2	\$246,700	2034	**	5	\$178,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	3%			2042	**	5	\$15,000	
Exposed Concrete	5%			LIFE	**	5	\$3,900	
Metal Panel	18%	Now	\$160,800	LIFE	**	5	\$112,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			LIFE	**	5	\$12,500	
Plaster	15%	Now	\$52,700	LIFE	**	5	\$47,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								

Site Enclosure

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2049		**		
Iron Picket	15%	4+	\$7,800	2064		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$14,400	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Retaining Walls								
Cast in Place Concrete	100%			2064		**		
<hr/>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$37,100	2042		**		
<i>Loose/Delam Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$40,400	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout And Steps</i>								
<hr/>								
Parking/Driveway								
Asphalt	100%			2038		**		
<hr/>								
Activity Yard								
Asphalt	75%	Now	\$80,100	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basket Ball And Tennis Courts</i>								
Rubber Matting	25%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2029	\$17,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	60%			2029	\$53,800	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 2500 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2039	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Fire Pump</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2029	\$469,600	5	\$1,200	
Fused Disc Sw	10%			2039	**	5	\$100	
Raceway								
Conduit	90%			2029	\$555,400	1		
Conduit	10%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$51,100	5	\$700	
Fused Disc Sw	5%			2037	**	5	\$400	
Fused Knife Sw	5%	2-4	\$25,500	2054	**	5	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	60%			2028	\$306,400	5	\$5,100	
Molded Case Bkrs	20%			2037	**	5	\$1,700	
Wiring								
Braided Cloth	80%	2-4	\$666,000	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2039	**	1		
Motor Controllers								
Locally Mounted	30%			2027	\$73,700	5	\$600	
Motor Control Center	70%			2027	\$1,079,600	5	\$6,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
Lighting								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	68%			2029	\$512,400	10	\$199,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2034	**	10	\$58,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$29,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	45%			2024	\$207,400	10	\$34,800	
Emergency, Battery	5%			2034	**	10	\$3,900	
Exit, Service	47%			2024	\$43,300	1		
Exit, Service	3%			2034	**	1		
Exterior Lighting								
HID	95%			2024	\$1,225,800	10	\$900	
Incandescent	5%			2024	\$54,800	2		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$310,100	1	\$35,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$59,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2039	**	5	\$99,100	
<i>Exposed Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) 15,000 Gallon Tanks, Vault</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$207,100	2027	\$2,070,900	1	\$285,200	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : No.1 And No.3, Forced Draft Fans, Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Burner In The Boiler Room.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units</i>								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$541,600	2039	**	4	\$15,800	
<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Feed Water Tank And Piping In The Boiler Room</i>								
Terminal Devices								
Air Handler	35%	Now	\$157,500	2024	\$1,574,900	1	\$62,300	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	60%			2034	**	1	\$62,000	
Fan Coil Unit/Heat	5%	0-2	\$4,800	2029	\$239,600	1	\$4,700	
<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>								
<i>Location : Temperature Controls</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2024	\$266,700	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,400	
Exhaust Fans								
Interior	45%			2029	\$512,300	2	\$4,400	
Roof	55%			2029	\$292,200	2	\$5,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$31,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2022	\$10,800	4	\$10,100	
Sewage Ejector(s)								
Electric	100%			2029	\$92,200	4	\$19,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Fourth Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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DEPARTMENT OF EDUCATION - 040
SUSAN E. WAGNER HIGH SCHOOL - SI
Asset # : 1202

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	68%						
	Generic	32%			2049	**	1-2	\$28,700
Chemical System	Generic	100%			2027	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : TEACHERS PREPARATORY H.S. - BK
Address : 226 BRISTOL ST. @BLAKE AVE.
Borough : BROOKLYN **Agency's Number** : K697
Program / Asset # : BOE0473.000 / 681 **Yr Built/Renovated** : 1914 / 2012
Area Sq Ft : 89,000 **Project Type** : EDUCATION
Date of Survey : 12-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3541 **Lot** : 1 **BIN** : 3081419

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$235,400	\$110,200
Interior Architecture	\$467,600	\$65,500
Electrical	\$78,400	
Mechanical	\$96,600	\$682,900
Total	\$878,000	\$858,600
Importance Code A	\$235,400	\$110,200
Importance Code B	\$471,600	\$748,400
Importance Code C	\$171,000	
Total	\$878,000	\$858,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,300			
Interior Architecture	\$19,700			\$11,400
Electrical	\$11,200	\$8,600	\$13,500	\$7,800
Mechanical	\$23,400	\$13,600	\$23,200	\$14,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$64,600	\$27,100	\$41,600	\$38,300
Importance Code A	\$14,100	\$9,000	\$8,800	\$8,800
Importance Code B	\$41,200	\$18,100	\$32,800	\$29,500
Importance Code C	\$9,300			
Total	\$64,600	\$27,100	\$41,600	\$38,300



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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$110,200	
Masonry: Limestone	5%			LIFE	**	5	\$4,300	
Windows								
Aluminum	100%	Now	\$57,300	2043	**	5	\$12,800	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$11,800	
Masonry: Brick	90%	Now	\$42,400	LIFE	**	5	\$13,700	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	75%	Now	\$135,700	2032	**			
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2055	**	10	\$5,200	
IRMA/Protected Membrane	15%	Now	\$5,300	2032	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%			LIFE	**	5	\$27,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$30,600	
Ceramic Tile	5%			2036	**	5	\$7,000	
Marble Panels	5%	Now	\$54,100	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Steps</i>								
Quarry Tile	5%			2040	**	5	\$10,500	
Vinyl Tile	65%	2-4	\$41,300	2032	**	3	\$34,100	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Wood	10%	4+	\$49,200	2055	**	5	\$13,100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$6,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,500	
Gypsum Board	10%			LIFE	**	5	\$8,200	
Masonry: Brick	10%	Now	\$171,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$5,900	LIFE	**	5	\$4,100	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5	\$20,500	
Ceilings								
AcousTile,Adhered	10%	Now	\$6,900	2040	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$7,000	
Exposed Struc: Steel	5%	Now	\$78,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Vaulted Ceilings</i>								
Metal Panel	5%			LIFE	**	5	\$8,700	
Plaster	75%	Now	\$73,500	LIFE	**	5	\$65,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,100	
Wiring								
Thermoplastic	100%			2047	**	1		

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$27,400	
Generators								
Diesel	100%			2036	**	1	\$34,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room - Roof</i>					
			<i>Explanation : One 188 Kilovolt-ampere</i>					
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,300	
Fuel Storage								
Day Tank	50%			2043	**	5	\$8,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Kitchen Roof</i>					
			<i>Explanation : One 50 Gallon</i>					
Main Tank	50%	Now	\$100	2042	**	5	\$700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 468 Gallons</i>					
Lighting								
Interior Lighting								
Fluorescent	96%			2032	**	10	\$78,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
HID	4%			2032	**	10	\$100	
Egress Lighting								
Emergency, Service	60%			2032	**	1		
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$6,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$11,000	

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Tank Of 10,000 Gallons</i>						
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$88,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2047	**	4	\$4,400	
Terminal Devices								
Air Handler	25%			2027	\$312,900	1	\$13,800	
Convactor/Radiator	70%			2032	**	1	\$20,100	
Fan Coil Unit/Heat	5%			2027	\$66,600	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$55,600	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$41,000	LIFE	**	2-5	\$49,600	
		<i>Inadequate Supply, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Dance Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement Fan Room</i>						
		<i>Explanation : Big Opening At The Duct To Gymnasium</i>						
Exhaust Fans								
Interior	60%			2027	\$190,000	2	\$1,600	
Roof	40%			2027	\$59,100	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	**	1		
Galvanized Steel	80%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$54,300	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
TEACHERS PREPARATORY H.S. - BK
Asset # : 681

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping Cast Iron	100%	Now	\$9,300	LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Backups When It Rains</i>								
	Sump Pump(s) Non-Submersible	100%			2032	**	4	\$1,900
	Backflow Preventer Generic	100%			2027	\$22,600	1	\$5,500
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
	Sprinkler No Component Generic	95%			2037	**	1-2	\$1,200
	Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : TELECOMMUN. ARTS AND TECH HS -BK
Address : 350 67TH STREET @FOURTH AVE.
Borough : BROOKLYN **Agency's Number** : K485
Program / Asset # : BOE0637.000 / 687 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 118,000 **Project Type** : EDUCATION
Date of Survey : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 5850 **Lot** : 30 **BIN** : 3144482

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$689,100	\$215,600
Interior Architecture	\$602,900	
Electrical	\$95,600	\$719,100
Mechanical	\$283,700	\$554,600
Total	\$1,671,300	\$1,489,200
Importance Code A	\$689,100	\$215,600
Importance Code B	\$982,200	\$1,273,600
Total	\$1,671,300	\$1,489,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,800	\$47,700	\$2,800	
Interior Architecture	\$139,000	\$3,100	\$8,000	\$6,000
Electrical	\$16,100	\$41,100	\$11,700	\$12,200
Mechanical	\$28,600	\$72,000	\$36,700	\$32,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$206,300	\$178,600	\$74,000	\$64,900
Importance Code A	\$19,500	\$59,600	\$14,500	\$11,700
Importance Code B	\$171,100	\$119,000	\$59,500	\$53,300
Importance Code C	\$15,700			
Total	\$206,300	\$178,600	\$74,000	\$64,900



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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$29,800	
Masonry: Brick	88%			LIFE	**	5	\$167,900	
Masonry: Granite	2%			LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$4,300	
Metal Panel	5%			2047	**	5-10	\$65,600	
Windows								
Aluminum	82%	Now	\$612,200	2043	**	5	\$22,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Aluminum	10%			2043	**	5	\$5,600	
Glass Block	2%			LIFE	**	5	\$700	
Metal Louvers	3%			2036	**	10	\$10,400	
Wood	3%	Now	\$6,700	2035	**	5	\$8,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$17,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$2,600	
Metal: Cage/Fence	5%	2-4	\$1,100	2032	**	5	\$3,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Auditorium Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Auditorium Roof</i>								

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	35%			2032	**	10	\$29,800	
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Fifth Floor Flat Roofs</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Panel	15%			2040	**	10	\$23,400	
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Attic</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Attic</i>					
Slate	50%	Now	\$76,900	LIFE	**			
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$1,800	LIFE	**	5	\$7,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	3%	Now	\$9,900	2036	**	5	\$2,400	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Repairs In Progress Throughout</i>					
Quarry Tile	3%			2040	**	5	\$7,200	
Terrazzo	2%	Now	\$15,800	LIFE	**	5	\$2,500	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Repairs In Progress Throughout</i>					
Vinyl Tile	30%	Now	\$434,400	2037	**	3	\$17,900	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	40%			2032	**	3	\$23,900	
Wood	5%			2055	**	5	\$15,000	
Wood	15%	Now	\$168,500	2055	**	5	\$22,400	
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Gymnasium</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Gymnasium</i>					

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$3,800	2036	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	2%	Now	\$2,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glazed Ceramic Panel	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : New Wing</i>								
Gypsum Board	65%			LIFE	**	5	\$33,300	
Marble Panels	2%			LIFE	**			
Plaster	25%	Now	\$9,100	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%			2032	**	5	\$6,200	
AcousTileSusp.Lay-In	50%	Now	\$21,400	2040	**	5	\$24,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$34,000	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Ash Hoist</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ash Hoist</i>								
<i>Explanation : Corroded Steel Beams</i>								
Gypsum Board	20%	Now	\$10,700	LIFE	**	5	\$24,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$8,800	LIFE	**	5	\$6,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Plaster	15%	Now	\$20,800	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 3,000 Amperes And 1,600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2037	**	5	\$500	
Fused Disc Sw	10%			2047	**	5	\$100	
Raceway								
Conduit	90%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,200	5	\$300	
Fused Disc Sw	5%			2043	**	5	\$100	
Molded Case Bkrs	75%			2035	**	5	\$2,300	
Molded Case Bkrs	10%			2043	**	5	\$300	
Wiring								
Braided Cloth	30%	2-4	\$95,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
Thermoplastic	60%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$400	
Variable Frequency Drive	50%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$36,300	
Generators								
Diesel	100%			2030	\$129,600	1	\$45,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$4,400	

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	**	5	\$10,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Main Tank	50%			2042	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$102,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2022	\$28,000	2	\$100	
LED	3%			2035	**			
Egress Lighting								
Emergency, Service	40%			2032	**	1		
Emergency, Battery	10%			2027	\$17,000	10	\$2,800	
Exit, LED	10%			2055	**	1		
Exit, Service	40%			2027	\$13,600	1		
Exterior Lighting								
HID	20%			2027	\$95,200	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$13,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$391,400	1-3	\$22,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Toilets And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		

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DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2032	**	1	\$116,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$199,700	2037	**	4	\$5,800	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump And Various</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2032	**	1	\$29,200	
Convactor/Radiator	60%			2025	\$379,000	1	\$22,900	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$16,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Outside The Building</i>								
Window/Wall Unit	10%			2022	\$24,600	1		
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	**	4	\$2,600	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht No Component	30%			2032	**	1	\$21,900	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2032	**	2	\$24,700	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$19,700	
Ductwork/Diffusers	30%			LIFE	**	2-5	\$19,700	
No Component	40%							
Exhaust Fans								
Interior	40%			2032	**	2	\$1,400	
Interior	20%			2022	\$84,000	2	\$700	
No Component	40%							
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
TELECOMMUN. ARTS AND TECH HS -BK
Asset # : 687

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$103,600	1		
Water Heater								
Gas Fired	100%			2025	\$72,000	2	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$18,000	4	\$2,500	
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Generic	100%			2027	\$30,000	1	\$7,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	66%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	34%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 34%</i>						
		<i>Location : Basement, Mezzanine, 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$59,500	
Sprinkler								
No Component	65%							
Generic	35%			2047	**	1-2	\$11,600	
Fire Pump								
Generic	100%			2036	**	1	\$22,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE CLINTON SCHOOL - M
Address : 10 EAST 15TH STREET
Borough : MANHATTAN **Agency's Number** : M868
Program / Asset # : BOE1178.000 / 14924 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 117,341 **Project Type** : EDUCATION
Date of Survey : 27-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,8
Block : 842 **Lot** : 34 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$135,700
Interior Architecture	\$87,100	\$321,200
Electrical		\$107,600
Mechanical		\$71,600
Total	\$87,100	\$636,100
Importance Code A		\$135,700
Importance Code B		\$386,700
Importance Code C	\$87,100	\$113,700
Total	\$87,100	\$636,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,100			
Interior Architecture	\$34,500	\$42,000		\$16,500
Electrical	\$26,600	\$21,300	\$19,100	\$25,500
Mechanical	\$64,600	\$38,300	\$112,400	\$36,100
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$196,400	\$125,300	\$155,200	\$101,700
Importance Code A	\$52,900	\$5,800	\$5,800	\$5,800
Importance Code B	\$143,600	\$100,600	\$149,400	\$95,900
Importance Code C		\$18,900		
Total	\$196,400	\$125,300	\$155,200	\$101,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$4,500	
Masonry: Brick Cavity	95%			LIFE	**	5	\$135,700	
Windows								
Aluminum	100%			2051	**	5	\$32,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$20,600	
Masonry: Brick	50%			LIFE	**	5	\$13,300	
Metal Security Bars	40%			2064	**			
Roof								
Cast in Place Concrete	25%			LIFE	**			
IRMA/Protected Membrane	75%	2-4	\$30,900	2037	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$38,400	
Ceramic Tile	10%			2042	**	5	\$17,600	
Quarry Tile	5%			2046	**	5	\$13,200	
Vinyl Tile	65%			2037	**	3	\$42,800	
Wood	10%			2064	**	5	\$32,900	
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$37,900	
Concrete Masonry Unit	20%			LIFE	**	5	\$30,300	
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	50%			LIFE	**	5	\$113,700	
Masonry: Brick	5%			LIFE	**			
Operable Wall	5%	Now	\$87,100	2055	**	5	\$33,200	
<i>Unit Inoperable, Extent : Light, Area Affected : 50%</i>								
<i>Location : Gymnatorium</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2046	**	5	\$23,900	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$99,500	
Metal Panel	10%			LIFE	**	5	\$19,900	
Metal Panel	5%			LIFE	**	5	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : Metal Grid Drop In Panels</i>								
Wood	5%	Now	\$16,000	LIFE	**	5	\$69,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Library</i>								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Enclosure

Fence/Gates

Chain Link

100%

2055

**

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Play Area Enclosure*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2046

**

Electrical**Current Repair****Future Replacement****Maintenance**

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2055

**

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 3000 Ampere Main Disconnect Switches*

Transformers

Dry Type

100%

2046

**

5

\$400

Switchgear / Switchboard

Fused Disc Sw

100%

2055

**

5

\$500

Raceway

Conduit

100%

2055

**

1

Panelboards

Fused Disc Sw

10%

2051

**

5

\$300

Molded Case Bkrs

90%

2051

**

5

\$2,800

Wiring

Thermoplastic

100%

2055

**

1

Motor Controllers

Locally Mounted

70%

2046

**

5

\$600

Variable Frequency

30%

2046

**

Drive

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$1,700

Stand-by Power

Transfer Switches

Automatic

100%

2046

**

1

\$36,100

Generators

Diesel

100%

2042

**

1

\$45,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Room 802e**Explanation : 300 Kilowatt Generator*

Batteries

Lead/Acid

100%

2024

\$1,600

5

\$4,300

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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2051	**	5	\$10,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Under Generator</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Main Tank	50%			2064	**	5	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$96,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2037	**	10	\$10,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Lobbies And Gymnasium/ Auditorium</i>						
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Battery	50%			2037	**	10	\$4,000	
Exterior Lighting								
Fluorescent	90%			2037	**	10	\$9,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Building Perimeter And Roof</i>						
Fluorescent	5%			2037	**	10	\$500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Main Entrances</i>						
LED	5%			2037	**			
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Front Of Building</i>						
		<i>Explanation : LED Fixtures</i>						
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$3,400	
Alarm								
Security System								
Generic	50%			2037	**	1	\$21,900	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV System</i>						
Generic	50%			2037	**	1	\$21,900	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						

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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2037

**

1-3

\$72,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Horns/strobes, Smoke Detection And Fan Shutdown Controls*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2055

**

1

Conversion Equipment

Hot Water Boiler

100%

2046

**

1

\$58,000

Distribution

Hot Wtr Piping/Pump

100%

2051

**

4

\$5,800

Terminal Devices

Air Handler

10%

2037

**

1

\$7,300

Convactor/Radiator

90%

2046

**

1

\$34,100

Air Conditioning

Energy Source

Electricity

100%

2051

**

1

Conversion Equipment

Centrifugal, Elec Chiller

90%

2042

**

1

\$114,300

Split Unit

2%

2037

**

No Component

8%

Distribution

Ductwork/Diffusers

100%

LIFE

**

2

\$152,700

Terminal Devices

Air Handler/Cool/Ht

98%

2037

**

1

\$71,100

No Component

2%

Heat Rejection

Water Cooling Tower

100%

2033

**

2

\$118,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$65,400

Exhaust Fans

Roof

100%

2037

**

2

\$3,600

Plumbing

H/C Water Piping

Brass/Copper

100%

2055

**

1

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DEPARTMENT OF EDUCATION - 040
THE CLINTON SCHOOL - M
Asset # : 14924

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Water Heater Gas Fired	100%		2028	\$71,600	2	\$1,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 8th Floor</i>					
			<i>Explanation : 300-gallon Unit</i>					
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sewage Ejector(s) Electric	100%		2037	**	4	\$7,000	
	Backflow Preventer Generic	100%		2037	**	1	\$7,200	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 8th Floor</i>					
			<i>Explanation : 3 Units, Basement To 8th Floor</i>					
Fire Suppression								
	Standpipe Generic	100%		2055	**	1-5	\$59,200	
	Sprinkler Generic	100%		2055	**	1-2	\$32,900	
	Fire Pump Generic	100%		2042	**	1	\$21,900	
	Chemical System Wet	2%		2028	\$600	1-3	\$100	
	No Component	98%						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M
Address : 504 WEST 158TH STREET
Borough : MANHATTAN **Agency's Number** : M814
Program / Asset # : BOE1145.000 / 14891 **Yr Built/Renovated** :
Area Sq Ft : 79,583 **Project Type** : EDUCATION
Date of Survey : 24-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 2116 **Lot** : 31 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$216,000
Interior Architecture	\$105,800	\$184,500
Electrical		\$73,000
Mechanical		\$48,500
Total	\$105,800	\$522,100
Importance Code A		\$216,000
Importance Code B	\$40,200	\$161,700
Importance Code C	\$65,600	\$144,300
Total	\$105,800	\$522,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$73,600
Interior Architecture	\$40,600	\$21,600	\$8,900	\$3,000
Electrical	\$8,900	\$8,200	\$7,800	\$13,200
Mechanical	\$21,500	\$21,000	\$28,900	\$33,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$82,900	\$62,600	\$57,400	\$134,900
Importance Code A	\$3,900	\$3,900	\$3,900	\$77,600
Importance Code B	\$78,900	\$58,700	\$53,500	\$57,300
Importance Code C				
Total	\$82,900	\$62,600	\$57,400	\$134,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M
Asset # : 14891

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$138,900	
Metal Panel	10%			2049	**	5-10	\$106,100	
Windows								
Aluminum	100%			2045	**	5	\$14,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,200	
Masonry: Brick	90%			LIFE	**	5	\$4,800	
Roof								
IRMA/Protected Membrane	100%			2034	**	10	\$34,000	
			<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 50%</i>					
			<i>Location : At Lower Roof And Penthouse</i>					
			<i>Paver Block Ballast, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Above 6th Floor</i>					
Soffits								
Cement-Fiber Panel	50%			2034	**	10	\$6,700	
Metal Panel	50%			2049	**	5-10	\$14,700	
Interior								
Floors								
Carpet	5%	Now	\$40,600	2028	\$81,200	3	\$8,900	
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Library</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Library</i>					
Ceramic Tile	15%			2038	**	5	\$17,900	
Vinyl Tile	70%			2034	**	3	\$31,300	
Wood	10%			2057	**	5	\$22,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	40%			2038	**	5	\$131,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$19,700	
Gypsum Board	40%			LIFE	**	5	\$78,700	
Ceilings								
AcousTileSusp.Lay-In	75%			2042	**	5	\$80,400	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$20,100	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M
Asset # : 14891

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2055	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 3000 Ampere And One 1600 Ampere Main Disconnect Switch</i>							
Fused Disc Sw	10%			2055	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$300	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$200	
Molded Case Bkrs	90%			2051	**	5	\$1,900	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	50%			2046	**	5	\$300	
Variable Frequency Drive	50%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$24,500	
Generators								
Diesel	100%			2042	**	1	\$30,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Basement</i>							
	<i>Explanation : One 250 Kilowatt</i>							
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,900	
Fuel Storage								
Main Tank	100%			2064	**	5	\$2,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 275 Gallons</i>							

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M
Asset # : 14891

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2037	**	10	\$69,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2037	**	10	\$3,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium And Basement</i>								
Egress Lighting Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2037	**	1		
Exterior Lighting HID	100%			2037	**	10	\$200	
Lightning Protection								
Arresters/Cabling Generic	100%			2064	**	5	\$2,300	
Alarm								
Security System No Component	70%							
Generic	30%			2037	**	1	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Cafeteria, Offices And Exit Doors</i>								
<i>Explanation : CCTV Camera, Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$14,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2059	**	1		
Conversion Equipment Hot Water Boiler	100%			2049	**	1	\$39,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2054	**	4	\$5,900	
Terminal Devices Air Handler	100%			2039	**	1	\$49,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Units (rtu) Heating And Cooling</i>								
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE COMMUNITY HEALTH ACADEMY OF THE HEIGHTS - M
Asset # : 14891

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
	Electricity	100%		2054	**	1		
Terminal Devices								
	Air Handler/Cool/Ht	100%		2039	**	1	\$49,200	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$44,400	
Exhaust Fans								
	Interior	90%		2039	**	2	\$2,200	
	Roof	10%		2039	**	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2059	**	1		
Water Heater								
	Gas Fired	100%		2029	\$48,500	2	\$1,200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2024	\$2,700	4	\$1,700	
Backflow Preventer								
	Generic	100%		2037	**	1	\$4,900	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement - 6th Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%		2059	**	1-5	\$40,100	
Sprinkler								
	Generic	100%		2059	**	1-2	\$22,300	
Fire Pump								
	Generic	100%		2044	**	1	\$14,900	
Chemical System								
	Generic	100%		2027	\$27,900	1-3	\$4,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Address : 800 LYDIG AVENUE
Borough : BRONX **Agency's Number** : X292
Program / Asset # : BOE1171.000 / 14917 **Yr Built/Renovated** :
Area Sq Ft : 59,093 **Project Type** : EDUCATION
Date of Survey : 17-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4293 **Lot** : 31 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$273,800
Interior Architecture		\$84,300
Electrical	\$54,200	
Mechanical	\$234,900	\$760,900
Total	\$289,100	\$1,119,000
Importance Code A		\$273,800
Importance Code B	\$289,100	\$760,900
Importance Code C		\$84,300
Total	\$289,100	\$1,119,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,400			
Interior Architecture	\$35,800	\$39,200		\$4,100
Electrical	\$5,800	\$7,500	\$8,500	\$6,100
Mechanical	\$18,000	\$19,200	\$34,300	\$25,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$79,900	\$75,800	\$52,600	\$45,900
Importance Code A	\$13,300	\$2,900	\$2,900	\$3,000
Importance Code B	\$66,600	\$43,600	\$49,700	\$42,800
Importance Code C		\$29,300		
Total	\$79,900	\$75,800	\$52,600	\$45,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,700	
Masonry: Brick Cavity	75%			LIFE	**	5	\$70,500	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$8,800	
Metal Panel	10%			2055	**	5-10	\$64,600	
Granite Panels	5%			LIFE	**	5	\$3,500	
Windows								
Aluminum	100%			2051	**	5	\$14,600	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$78,400	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$14,700	
Masonry: Brick Cavity	40%			LIFE	**	5	\$7,600	
Metal: Cage/Fence	5%			2046	**	5-10	\$7,300	
Weathering Steel	5%			LIFE	**	1		
Roof								
IRMA/Protected Membrane	100%			2037	**	10	\$41,200	
Soffits								
Metal Panel	100%			2055	**	5-10	\$8,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	5%			2042	**	5	\$4,400	
Quarry Tile	5%			2046	**	5	\$6,600	
Terrazzo	10%			LIFE	**	5	\$6,900	
Vinyl Tile	70%			2037	**	3	\$23,200	
Wood	5%			2064	**	5	\$8,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	25%			2042	**	5	\$58,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,400	
Gypsum Board	60%			LIFE	**	5	\$84,300	
Ceilings								
AcousTileSusp.Lay-In	80%			2046	**	5	\$65,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$5,100	
Metal Panel	10%			LIFE	**	5	\$10,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2055	**			
Iron Picket	15%			2073	**			
Masonry: Brick	60%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Activity Yard

Pavers/Stone	65%			2042	**			
Rubber Matting	35%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One 2000, One 1600 And One 1200 Ampere Main Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$300	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Molded Case Bkrs	100%			2045	**	5	\$1,600	
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Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	50%			2042	**	5	\$200	
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Variable Frequency Drive	50%			2042	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$900	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$18,200	
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Generators

Diesel	100%			2038	**	1	\$22,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 440 Kilovolt-ampere

Batteries

Lead/Acid	100%			2023	\$1,600	5	\$2,200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	**	5	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 60 Gallon</i>								
Main Tank	50%			2057	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$54,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Tiomer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$1,700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$6,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$10,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	50%			2034	**	1	\$14,600	
Hot Water Boiler	50%			2042	**	1	\$14,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX

Asset # : 14917

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Distribution							
	Hot Wtr Piping/Pump	100%			2037	**	4	\$4,400
	Terminal Devices							
	Convactor/Radiator	100%			2034	**	1	\$19,100
Air Conditioning								
	Energy Source							
	Electricity	100%			2045	**	1	
	Conversion Equipment							
	Centrifugal, Elec Chiller	90%			2032	**	1	\$57,600
	Split Unit	10%			2034	**		
	Distribution							
	CW & CHW Wtr	50%			2039	**	4	\$1,500
	Pipe/Pump							
	Ductwork/Diffusers	50%			LIFE	**	2	\$38,400
	Terminal Devices							
	Air Handler/Cool/Ht	100%	Now	\$198,800	2029	\$662,700	1	\$32,900
				<i>Broken, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : 2 Units Out Of 4 Not Working On Roof</i>				
				<i>Not in Service, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Building Controls System Not Operational</i>				
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000
	Exhaust Fans							
	Roof	100%			2029	\$98,100	2	\$1,800
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	Water Heater							
	Gas Fired	100%			2024	\$36,000	2	\$900
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2029	\$17,000	4	\$3,500
	Backflow Preventer							
	Generic	100%			2034	**	1	\$3,600
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : 2 Passenger 1 Handicapped</i>				
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE DOMINIC CASTORE EDUCATIONAL COMPLEX - BX
Asset # : 14917

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2049	**	1-5	\$29,800
	Sprinkler							
	Generic	100%			2049	**	1-2	\$16,500
	Fire Pump							
	Generic	100%	Now	\$800	2038	**	1	\$9,900
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
	Chemical System							
	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE GERALDINE FERRARO CAMPUS - Q
Address : 55-20 METROPOLITAN AVENUE
Borough : QUEENS **Agency's Number** : Q290
Program / Asset # : BOE1154.000 / 14900 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 95,250 **Project Type** : EDUCATION
Date of Survey : 29-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 3365 **Lot** : 27 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$229,400
Interior Architecture	\$105,800	\$333,100
Electrical	\$87,400	
Mechanical	\$212,200	\$58,100
Total	\$405,300	\$620,500
Importance Code A	\$73,400	\$229,400
Importance Code B	\$263,100	\$169,000
Importance Code C	\$68,800	\$222,100
Total	\$405,300	\$620,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,300			
Interior Architecture	\$5,300	\$14,300		\$13,400
Electrical	\$9,300	\$11,700	\$12,700	\$9,700
Mechanical	\$44,500	\$25,900	\$43,600	\$36,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$91,300	\$63,700	\$68,100	\$71,500
Importance Code A	\$20,300	\$2,400	\$2,400	\$2,600
Importance Code B	\$70,900	\$61,400	\$65,700	\$68,900
Importance Code C				
Total	\$91,300	\$63,700	\$68,100	\$71,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$35,100	
Masonry: Brick Cavity	95%			LIFE	**	5	\$133,500	
Windows								
Aluminum	100%			2051	**	5	\$40,600	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$11,400	
Pre-Cast Concrete	10%			LIFE	**	5	\$8,000	
Roof								
IRMA/Protected Membrane	100%			2037	**	10	\$60,700	
Soffits								
Metal Panel	40%			2055	**	5-10		
Stucco Cement	60%			2046	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$31,200	
Ceramic Tile	5%			2042	**	5	\$7,100	
Quarry Tile	5%			2046	**	5	\$10,700	
Terrazzo	10%			LIFE	**	5	\$11,100	
Vinyl Tile	60%			2037	**	3	\$32,100	
Wood	10%			2064	**	5	\$26,700	
Interior Walls								
Ceramic Tile	35%			2042	**	5	\$137,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$23,600	
Glass: Special Gauge	2%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Vestibule Area</i>								
<i>Explanation : This Is Actually Storefront Glazing With Insulated Glazing Units</i>								
Gypsum Board	45%			LIFE	**	5	\$106,200	
Wood	3%			LIFE	**	5	\$47,200	
Ceilings								
AcousTileSusp.Lay-In	50%			2046	**	5	\$74,000	
Exposed Struc: Steel	7%			LIFE	**			
Gypsum Board	40%			LIFE	**	5	\$74,000	
Metal Panel	3%			LIFE	**	5	\$5,500	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2049	**			
Iron Picket	58%			2073	**			
Masonry: Brick	27%			2055	**			
Free Standing Walls								
Masonry: Brick	100%			2055	**			
Retaining Walls								
Masonry: Brick	100%			2055	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**			
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On-Site Walkways

Asphalt	45%			2038	**			
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Cast in Place Concrete	55%			2046	**			
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Activity Yard

Asphalt	40%			2038	**			
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Cast in Place Concrete	20%			2046	**			
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Rubber Matting	40%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Ampere And 3000 Ampere Main Switches

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$400	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	20%			2045	**	5	\$400	
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Molded Case Bkrs	80%			2045	**	5	\$2,000	
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Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	80%			2042	**	5	\$500	
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Motor Control Center	20%			2042	**	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$29,300	
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Generators

Diesel	100%			2038	**	1	\$36,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 559 Kilowatt

Batteries

Lead/Acid	100%			2023		5	\$3,500	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	100%			2045	**	5	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	98%			2034	**	10	\$85,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	2%			2034	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service Exit, LED	50%			2034	**	1		
	50%			2057	**	1		
Exterior Lighting								
Incandescent	20%			2034	**	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Halogen Controlled By Photocell</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2057	**	5	\$2,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$17,600	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2049	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	50%	Now	\$73,400	2042	**	1	\$21,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Penthouse 1 Of 2 Units</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Components Are Missing And Building Management System Is Not Functioning</i>								
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$7,400	2045	**	4	\$4,700	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room 1of 3 Pumps Not Operational</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2034	**	1	\$30,800	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2038	**	1	\$51,500	
Ext Pkg Unit - Heating/Cooling	50%	Now	\$11,900	2034	**	2	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Building Management System Is Not Functioning</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2049	**	4	\$3,500	
Ductwork/Diffusers	50%			LIFE	**	2	\$62,000	
Terminal Devices								
Fan Coil - 2 Pipe	50%			2034	**	1	\$15,400	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2034	**	2	\$33,200	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$43,900	LIFE	**	2-5	\$53,100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Laboratories</i>								
<i>Explanation : Ductwork Not Connected To Laboratory Rooms</i>								
Exhaust Fans								
Roof	100%	Now	\$94,900	2034	**	2	\$2,300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE GERALDINE FERRARO CAMPUS - Q
Asset # : 14900

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2049	**	1	
Water Heater	Gas Fired	100%			2027	\$58,100	2	\$1,400
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)	Electric	100%	Now	\$5,500	2034	**	4	\$3,800
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Elevators</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$48,000
Sprinkler								
	Generic	100%			2049	**	1-2	\$26,700
Fire Pump								
	Generic	100%	Now	\$3,100	2038	**	1	\$16,000
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Chemical System								
	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE HERITAGE H.S. - M
Address : 1680 LEXINGTON AVENUE @ E.105 ST.
Borough : MANHATTAN **Agency's Number** : LEASE-M107
Program / Asset # : BOE1074.000 / 14420 **Yr Built/Renovated** : 1879 /
Area Sq Ft : 18,049 **Project Type** : EDUCATION
Date of Survey : 18-Aug-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 3,4
Block : 1633 **Lot** : 13 **BIN** : 1051991

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$116,300	\$36,500
Electrical		\$172,700
Total	\$116,300	\$209,200
Importance Code B	\$116,300	\$172,700
Importance Code C		\$36,500
Total	\$116,300	\$209,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$23,400		\$200	
Electrical	\$2,500	\$1,800	\$2,000	\$1,700
Mechanical	\$9,000	\$10,800	\$5,600	\$3,400
Total	\$35,000	\$12,600	\$7,800	\$5,100
Importance Code A	\$1,800	\$1,800	\$1,800	\$1,800
Importance Code B	\$21,600	\$10,800	\$6,000	\$3,300
Importance Code C	\$11,600			
Total	\$35,000	\$12,600	\$7,800	\$5,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE HERITAGE H.S. - M
Asset # : 14420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$1,400	
Quarry Tile	5%	0-2	\$4,100	2032	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2032	**	3	\$500	
Wood	85%	0-2	\$80,900	2042	**	5	\$21,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$3,600	2030	\$36,500	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5	\$3,000	
Plaster	75%	0-2	\$8,000	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$7,000	2040	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Embossed Metal	70%	0-2	\$35,500	LIFE	**	5	\$8,500	
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement - Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Molded Case Bkrs	90%			2035	**	5	\$400	
Molded Case Bkrs	10%			2043	**	5		
Wiring								
Thermoplastic	90%			2037	**	1		
Thermoplastic	10%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE HERITAGE H.S. - M
Asset # : 14420

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	87%			2027	\$37,000	10	\$14,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%	Now	\$400	2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-5 Lamps, Not Operational</i>								
Fluorescent	1%			2027	\$400	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lighting Fixtures</i>								
Fluorescent	1%	Now	\$400	2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : T-8 Lamps Not Operational</i>								
Fluorescent	10%			2027	\$4,300	10	\$1,700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$13,000	10	\$2,200	
Exit, Battery	50%			2027	\$8,900	10	\$600	
Exterior Lighting								
HID	100%			2027	\$72,800	10	\$100	
Alarm								
Security System								
Generic	100%			2027	\$58,300	1	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$11,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detector</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE HERITAGE H.S. - M
Asset # : 14420

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source	Fuel Oil No 2	100%			2047	**	5	\$5,600
Conversion Equipment	Steam Boiler	100%			2032	**	1	\$17,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution	Central Plant Steam Piping/Pmp	100%			2047	**	4	\$900
Terminal Devices	Convactor/Radiator	100%			2040	**	1	\$5,800
Air Conditioning								
Energy Source	Electricity	100%			2043	**	1	
Conversion Equipment	Window/Wall Unit	80%			2025	\$30,100	1	
	No Component	20%						
Ventilation								
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100
Exhaust Fans	Interior	30%			2032	**	2	\$200
	Roof	70%			2032	**	2	\$400
Plumbing								
H/C Water Piping	Brass/Copper	100%			2047	**	1	
Water Heater	Gas Fired	50%			2021	\$5,500	2	\$100
	Gas Fired	50%			2025	\$5,500	2	\$100
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2022	\$2,800	4	\$600
Backflow Preventer	Generic	100%			2032	**	1	\$1,100
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE HERITAGE H.S. - M
Asset # : 14420

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Standpipe								
	No Component	30%						
	Generic	70%			2047	* *	1-5	\$6,400
Sprinkler								
	No Component	40%						
	Generic	60%			2037	* *	1-2	\$3,000
Fire Pump								
	Generic	100%			2030	\$11,600	1	\$3,400

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI
Address : 644 BLOOMINGDALE ROAD
Borough : STATEN ISLAND **Agency's Number** : R062
Program / Asset # : BOE1185.000 / 14931 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 68,080 **Project Type** : EDUCATION
Date of Survey : 26-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 7092 **Lot** : 39 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$45,100	\$591,300
Interior Architecture	\$47,100	\$188,500
Mechanical		\$105,900
Total	\$92,200	\$885,700
Importance Code A	\$45,100	\$591,300
Importance Code B		\$150,300
Importance Code C	\$47,100	\$144,100
Total	\$92,200	\$885,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,900			
Interior Architecture	\$38,100	\$12,100		\$4,800
Electrical	\$7,000	\$6,600	\$6,600	\$16,300
Mechanical	\$14,400	\$11,900	\$45,100	\$23,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$79,300	\$38,500	\$59,600	\$52,800
Importance Code A	\$15,300	\$3,400	\$3,400	\$3,500
Importance Code B	\$64,000	\$35,200	\$56,200	\$49,300
Total	\$79,300	\$38,500	\$59,600	\$52,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI
Asset # : 14931

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	35%			2055	**	5-10	\$274,000	
Pre-Cast Concrete	55%			LIFE	**	5	\$203,600	
Window Wall	10%			2055	**	5	\$42,700	
Windows								
Aluminum	100%			2051	**	5	\$17,000	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,100	
Metal Rail	60%			2046	**	5-10	\$114,700	
Metal: Cage/Fence	10%			2046	**	5-10	\$8,200	
Pre-Cast Concrete	25%			LIFE	**	5	\$16,600	
Roof								
IRMA/Protected Membrane	25%			2037	**	10	\$44,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Green Roof</i>						
Plaza Roof: Stone Panels	75%			2055	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Lower Roof</i>						
		<i>Explanation : Roof Under Repair</i>						
Soffits								
Exposed Struc: Steel	90%			LIFE	**	5	\$4,800	
Metal Panel	10%			2055	**	5-10	\$1,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
Ceramic Tile	5%			2042	**	5	\$5,100	
Mosaic Tile	5%			2046	**	5	\$12,700	
Quarry Tile	5%			2046	**	5	\$7,600	
Vinyl Tile	75%			2037	**	3	\$28,700	
		<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout 1st Floor</i>						
Wood	5%			2064	**	5	\$9,600	
Interior Walls								
Ceramic Tile	35%			2042	**	5	\$94,300	
Fiberglass Panel	5%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$97,000	
Ceilings								
AcousTileSusp.Lay-In	55%			2046	**	5	\$55,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$44,400	
Metal Panel	5%			LIFE	**	5	\$6,300	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2055	**			
Iron Picket	10%			2073	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI
Asset # : 14931

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%			2073	**			
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Retaining Walls

Cast in Place Concrete	100%			2073	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Pavers/Stone	100%			2042	**			
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Parking/Driveway

Pavers/Stone	100%			2042	**			
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Activity Yard

Rubber Matting	100%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2059	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room - 1st Floor**Explanation : Two 5000, One 2500 And One 2000 Ampere Main Disconnect Switches*

Photovoltaic Panel(s)	20%			2044	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof - Main Building And Garage**Explanation : For Solar Panels*

Switchgear / Switchboard

Fused Disc Sw	30%			2059	**	5	\$100	
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Molded Case Bkrs	70%			2059	**	5	\$1,300	
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Raceway

Conduit	100%			2059	**	1		
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Panelboards

Fused Disc Sw	10%			2054	**	5	\$200	
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Molded Case Bkrs	90%			2054	**	5	\$1,600	
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Wiring

Thermoplastic	100%			2059	**	1		
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Motor Controllers

Locally Mounted	30%			2049	**	5	\$100	
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Variable Frequency Drive	70%			2049	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI
Asset # : 14931

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$21,000	
Generators								
Diesel	100%			2044	**	1	\$26,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 250 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,500	
Fuel Storage								
Day Tank								
	50%			2054	**	5	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 275 Gallon</i>								
Main Tank								
	50%			2069	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent								
	10%			2039	**	10	\$6,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Room, Gymnasium, Auditorium, Mechanical And Electrical Room</i>								
LED								
	90%			2039	**			
Egress Lighting								
Emergency, Service								
	60%			2039	**	1		
Exit, LED								
	40%			2069	**	1		
Exterior Lighting								
LED								
	100%			2039	**			
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2069	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Offices And Exit Doors</i>								
<i>Explanation : CCTV Camera And Intrusion Alarm</i>								
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2039	**	1	\$7,600	
Fire/Smoke Detection								
No Component								
	70%							
Generic, Digital								
	30%			2039	**	1-3	\$13,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI
Asset # : 14931

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$33,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$3,400	
Terminal Devices								
Air Handler	90%			2037	**	1	\$37,900	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Units</i>								
Fan Coil Unit/Heat	10%			2037	**	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	98%			2037	**	2	\$4,100	
Split Unit	2%			2037	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$88,600	
Dehumidifier								
Generic	100%			2033	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,000	
Exhaust Fans								
Interior	90%			2037	**	2	\$1,900	
Roof	10%			2037	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2059	**	1		
Water Heater								
Gas Fired	10%			2028		2	\$4,200	\$100
Solar	90%			2028			\$105,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2024		4	\$2,300	\$1,400
Backflow Preventer								
Generic	100%			2039	**	1	\$4,200	
Fixtures								
Generic	100%							

Vertical Transport

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY-SI
Asset # : 14931

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor To The Second Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2059	**	1-5	\$34,300
	Sprinkler							
	Generic	100%			2059	**	1-2	\$19,100
	Fire Pump							
	Generic	100%			2044	**	1	\$12,700
	Chemical System							
	Generic	100%			2029	\$27,900	1-3	\$3,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX
Address : 1640 BRONXDALE AVE. @ VAN NEST AVE
Borough : BRONX **Agency's Number** : X498
Program / Asset # : BOE1121.000 / 14577 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 123,000 **Project Type** : EDUCATION
Date of Survey : 14-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 4091 **Lot** : 1 **BIN** : 2116414

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$252,900	\$208,800
Interior Architecture	\$299,500	\$271,800
Electrical		\$112,800
Mechanical	\$30,500	\$75,000
Total	\$582,800	\$668,500
Importance Code A	\$252,900	\$208,800
Importance Code B	\$30,500	\$274,600
Importance Code C	\$299,500	\$185,000
Total	\$582,800	\$668,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,400	\$31,100		
Interior Architecture	\$110,100	\$3,700	\$23,300	
Electrical	\$32,000	\$16,800	\$21,300	\$18,400
Mechanical	\$17,100	\$8,000	\$17,100	\$8,000
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$210,500	\$69,500	\$71,700	\$36,300
Importance Code A	\$41,400	\$31,100		
Importance Code B	\$144,800	\$38,400	\$71,700	\$36,300
Importance Code C	\$24,300			
Total	\$210,500	\$69,500	\$71,700	\$36,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX
Asset # : 14577

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$33,500	
Glass Block	2%			LIFE	**	5	\$2,800	
Masonry: Brick	90%			LIFE	**	5	\$201,200	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$21,000	
Windows								
Aluminum	100%			2052	**	5	\$53,700	
Parapets								
Cast in Place Concrete	80%			LIFE	**	5	\$216,400	
Metal: Cage/Fence	10%			2047	**	5-10	\$10,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$16,500	
Roof								
Cast in Place Concrete	5%			LIFE	**	10	\$4,500	
IRMA/Protected Membrane	95%	Now	\$44,100	2038	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Classrooms 502, 504</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	1%			2031	**	3	\$2,800	
Cast in Place Concrete	3%			LIFE	**	5	\$24,500	
Ceramic Tile	5%			2043	**	5	\$9,300	
Quarry Tile	2%			2047	**	5	\$5,600	
Terrazzo	5%	2-4	\$23,200	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%			2038	**	3	\$56,000	
Wood	4%			2065	**	5	\$14,000	
Interior Walls								
Ceramic Tile	25%			2043	**	5	\$95,400	
Concrete Masonry Unit	5%	2-4	\$9,000	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%			2046	**	5	\$19,100	
Glass: Special Gauge	3%			LIFE	**	1		
Gypsum Board	60%			LIFE	**	5-10	\$389,100	
Masonry: Brick	5%			LIFE	**	10	\$5,700	
Ceilings								
AcousTileSusp.Lay-In	93%	Now	\$30,000	2047	**	5	\$86,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms 502, 504</i>								
Embossed Metal	2%			LIFE	**	5	\$3,400	
Exposed Struc: Steel	5%			LIFE	**	10	\$18,700	
Site Enclosure								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX
Asset # : 14577

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Enclosure

Fence/Gates

Chain Link

5%

2050

* *

Iron Picket

95%

2065

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

* *

On-Site Walkways

Asphalt

100%

2039

* *

Activity Yard

Rubber Matting

100%

2035

* *

Electrical

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2050

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw

90%

2050

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Five Vertical Sections*

Molded Case Bkrs

10%

2050

* *

5

\$300

Raceway

Conduit

100%

2050

* *

1

Panelboards

Fused Disc Sw

10%

2046

* *

5

\$300

Molded Case Bkrs

90%

2046

* *

5

\$2,900

Wiring

Thermoplastic

100%

2050

* *

1

Motor Controllers

Locally Mounted

100%

2043

* *

5

\$800

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$3,600

Stand-by Power

Transfer Switches

Automatic

100%

2043

* *

1

\$37,800

Generators

Diesel

100%

2039

* *

1

\$47,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Side Yard**Explanation : Emergency Generator Rated At 400 Kilowatts*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX
Asset # : 14577

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$4,600	
Fuel Storage								
Day Tank	50%			2046	**	5	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$7,600	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$108,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2035	**	10	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium And Lobby</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2058	**	1		
Exterior Lighting								
HID	30%			2035	**	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$3,600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Cafeteria</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2035	**	1-3	\$75,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCAT. COMPLEX - BX
Asset # : 14577

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2052	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$7,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Rooftop Units. Cooling With Refrigerant 410 C, Heating With Built In Gas Furnace</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$108,600
Exhaust Fans								
	Roof	100%			2035	**	2	\$3,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2056	**	1	
Water Heater								
	Gas Fired	100%			2028	\$75,000	2	\$1,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2035	**	1	\$7,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First And Fifth Floor</i>								
<i>Explanation : 2 Units. Charter School Side Unit Has Not In Service For 2 Years.</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2050	**	1-2	\$34,500
Fire Pump								
	Generic	100%			2039	**	1	\$23,000
Chemical System								
	No Component	99%						
	Generic	1%			2028	\$300	1-3	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE METROPOLITAN HIGH SCHOOL -BX
Address : 1180 JAMES A. POLITE AVE. BTWN: E.167 ST. - HOME ST.
Borough : BRONX **Agency's Number** : X099
Program / Asset # : HRA0048.000 / 1946 **Yr Built/Renovated** : 1941 / 2015
Area Sq Ft : 84,000 **Project Type** : EDUCATION
Date of Survey : 25-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2692 **Lot** : 14 **BIN** : 2005276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$570,800	\$241,200
Interior Architecture	\$135,300	\$41,700
Electrical	\$109,100	\$296,200
Mechanical	\$84,100	\$951,400
Total	\$899,300	\$1,530,500
Importance Code A	\$570,800	\$241,200
Importance Code B	\$266,200	\$1,289,300
Importance Code C	\$62,300	
Total	\$899,300	\$1,530,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,100			
Interior Architecture	\$100,700	\$13,900	\$7,200	\$13,500
Electrical	\$14,200	\$8,200	\$9,900	\$10,000
Mechanical	\$70,400	\$17,800	\$21,000	\$12,800
Site Pavements	\$9,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$203,900	\$43,900	\$42,100	\$40,200
Importance Code A	\$12,500	\$7,400	\$7,400	\$7,400
Importance Code B	\$129,500	\$36,500	\$34,800	\$27,700
Importance Code C	\$61,900			\$5,200
Total	\$203,900	\$43,900	\$42,100	\$40,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$41,200	LIFE	**	5	\$34,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Fan Room And Boiler Room</i>								
Masonry: Brick	85%			LIFE	**	5	\$232,600	
Masonry: Limestone	5%			LIFE	**	5	\$10,300	
Metal Panel	5%			2040	**	5-10	\$47,000	
Windows								
Aluminum	95%	Now	\$245,400	2046	**	5	\$13,700	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$43,300	2055	**	5	\$7,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs, Basement</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs, Basement</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs, Basement</i>								
Parapets								
Metal Rail	90%			2043	**	5-10	\$205,400	
Metal: Cage/Fence	10%			2035	**	5-10	\$9,800	
Roof								
Built-Up (BUR)	75%			2035	**	10	\$44,200	
IRMA/Protected Membrane	20%			2035	**	10	\$11,800	
Metal Panel	5%			2047	**	10	\$5,400	
Interior								
Floors								
Carpet	10%			2026		3	\$22,300	
Cast in Place Concrete	10%	4+	\$12,400	LIFE	**	5	\$24,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	5%			2039	**	5	\$5,600	
Quarry Tile	2%			2043	**	5	\$3,300	
Terrazzo	3%			LIFE	**	5	\$5,200	
Vinyl Tile	25%			2038	**	3	\$10,400	
Vinyl Tile	15%			2035	**	3	\$6,300	
Wood	30%			2045	**	5	\$62,600	

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DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$25,700	
Ceramic Tile	5%			2039	**	5	\$10,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,200	
Glass: Single Pane	3%			LIFE	**	5	\$9,300	
Granite Panels	2%			LIFE	**	10	\$1,600	
Plaster	55%			LIFE	**	5-10	\$96,300	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$25,700	
Ceilings								
AcousTileSusp.Lay-In	25%			2047	**	5	\$27,800	
Exposed Concrete	15%			LIFE	**	5-10	\$20,900	
Plaster	60%			LIFE	**	5-10	\$114,700	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Iron Picket	60%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,600	2043	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : James A. Polite Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2,500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$400	
Raceway								
Conduit	70%			2030	\$129,000	1		
Conduit	30%			2050	**	1		
Panelboards								
Fused Disc Sw	3%			2046	**	5	\$100	
Fused Disc Sw	7%			2029	\$13,400	5	\$100	
Molded Case Bkrs	80%			2046	**	5	\$1,800	
Molded Case Bkrs	10%			2029	\$19,200	5	\$200	

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DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Wiring								
	Braided Cloth	40%	2-4	\$109,100	2055	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	50%			2050	**	1	
	Thermoplastic	10%			2030	\$27,300	1	
Motor Controllers								
	Locally Mounted	50%			2028	\$51,800	5	\$300
	Locally Mounted	10%			2043	**	5	\$100
	Variable Frequency Drive	40%			2047	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,500
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$25,800
Generators								
	Diesel	100%			2039	**	1	\$32,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 255 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$3,100
Fuel Storage								
	Main Tank	100%			2058	**	5	\$2,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 250 Gallon Capacity</i>								
Lighting								
Interior Lighting								
	Fluorescent	94%			2035	**	10	\$64,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	2%			2035	**	10	\$1,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
	Fluorescent	2%			2025	\$3,500	10	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
	HID	2%			2035	**	10	

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DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	45%			2035	**	1		
Emergency, Battery	5%			2025	\$5,400	10	\$900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$9,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$15,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2050	**	5	\$23,000	
		<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>						
		<i>Location : Yard</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Yard</i>						
		<i>Explanation : Two 5,000 Gallon Tanks</i>						
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$73,600	
		<i>Repairs In Progress, Extent : Light, Area Affected : 50%</i>						
		<i>Location : No. 1 Boiler, Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers (Gas Supply System Never Been Completed). 5 Furnaces On Roof Never Been Used.</i>						

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DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	10%	0-2	\$32,900	2060		**		
<i>Corroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : And Leaking At Vacuum Pump And Piping, Boiler Room</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vacuum Pump, Boiler Room</i>								
Steam Piping/Pump	90%			2030	\$295,800			
Terminal Devices								
Air Handler	25%			2030	\$261,300	1	\$11,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Defective Temperature Control System, Basement Fan Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Repairing Is In Progress</i>								
Convactor/Radiator	75%			2035		**	1	\$18,000
Air Conditioning								
Energy Source								
Electricity	100%			2038		**	1	
Conversion Equipment								
Window/Wall Unit	25%			2025	\$38,700	1		
Window/Wall Unit	25%	0-2	\$38,700	2030	\$38,700	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$65,600
Exhaust Fans								
Interior	75%			2030	\$198,400	2	\$1,700	
Roof	25%			2030	\$30,900	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040		**	1	
Water Heater								
Gas Fired	100%			2023	\$45,300	2	\$1,100	
HW Heat Exchanger								
Steam Fired	100%			2030	\$118,400	4	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Repairing Is In Progress</i>								
Sanitary Piping								
Cast Iron	100%			LIFE		**	1	
Storm Drain Piping								
Cast Iron	100%			LIFE		**	1	

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DEPARTMENT OF EDUCATION - 040
THE METROPOLITAN HIGH SCHOOL -BX
Asset # : 1946

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Submersible	100%			2023	\$2,800	4	\$2,700
	Backflow Preventer							
	Generic	100%			2030	\$18,900	1	\$4,600
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Through 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2040	**	1-5	\$37,500
	Sprinkler							
	No Component	95%						
	Generic	5%			2040	**	1-2	\$1,000
	Chemical System							
	No Component	99%						
	Generic	1%			2025	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE NEWCOMERS SCHOOL - Q
Address : 28-01 41 AVE.
Borough : QUEENS **Agency's Number** : Q450
Program / Asset # : BOE0878.000 / 1471 **Yr Built/Renovated** : 1905 / 2009
Area Sq Ft : 153,300 **Project Type** : EDUCATION
Date of Survey : 28-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 404 **Lot** : 1 **BIN** : 4004874

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$318,100	\$305,700
Interior Architecture	\$346,000	\$1,030,800
Electrical	\$1,262,900	\$643,200
Mechanical	\$462,600	\$2,654,500
Total	\$2,389,600	\$4,634,200
Importance Code A	\$407,300	\$1,229,800
Importance Code B	\$1,862,100	\$3,348,600
Importance Code C	\$120,100	\$55,700
Total	\$2,389,600	\$4,634,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,600			\$5,200
Interior Architecture	\$14,200	\$5,400	\$3,100	\$38,500
Electrical	\$9,900	\$4,600	\$5,600	\$23,400
Mechanical	\$42,000	\$23,600	\$32,300	\$93,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,600	\$37,500	\$44,900	\$164,400
Importance Code A	\$3,600	\$13,700	\$13,700	\$19,200
Importance Code B	\$70,000	\$23,900	\$31,200	\$145,200
Importance Code C				
Total	\$73,600	\$37,500	\$44,900	\$164,400



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DEPARTMENT OF EDUCATION - 040
THE NEWCOMERS SCHOOL - Q
Asset # : 1471

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$151,100	
Copper/Terne	2%			2049	**	10	\$9,100	
Masonry: Brick	10%			LIFE	**	5	\$19,300	
Masonry: Brick	70%			LIFE	**	5	\$135,300	
Masonry: Limestone	5%			LIFE	**	5	\$7,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	3%	2-4	\$3,600	2034	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	4+	\$224,400	2045	**	5	\$25,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$9,000	
Masonry: Brick	90%			LIFE	**	5	\$10,400	
Roof								
Built-Up (BUR)	90%			2034	**	10	\$93,700	
Copper/Terne	2%			2044	**	10	\$5,200	
Slate	8%			LIFE	**			
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040
THE NEWCOMERS SCHOOL - Q
Asset # : 1471

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,600	
Ceramic Tile	3%			2038	**	5	\$6,200	
Marble Panels	2%			LIFE	**	5	\$3,100	
Terrazzo	2%			LIFE	**	5	\$3,200	
Traffic Topping	8%	Now	\$54,700	2034	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Third Floor Corridor</i>								
Vinyl Tile	21%			2037	**	3	\$16,300	
Vinyl Tile	47%	Now	\$44,000	2029	\$880,900	3	\$36,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile 9" X 9"	2%	Now	\$48,600	2039	**	3	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$36,400	2044	**	5	\$19,400	
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%	Now	\$76,000	2032	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lockers, Stairs</i>								
Masonry: Brick	8%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	10%	Now	\$44,200	LIFE	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	62%			LIFE	**	5	\$48,000	
SGFT/Glazed Masonry	10%			LIFE	**			

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DEPARTMENT OF EDUCATION - 040
THE NEWCOMERS SCHOOL - Q
Asset # : 1471

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Acous Tile, Adhered	25%			2034	**	5	\$51,600	
Exposed Concrete	2%	Now	\$14,200	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Gymnasium Balcony</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Gymnasium Balcony</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Gymnasium Balcony</i>								
Plaster	73%	Now	\$42,200	LIFE	**	5	\$94,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair 2 And 3, Both Gymnasiums</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair 2 And 3, Both Gymnasiums</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2039	**			
Iron Picket	70%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	80%			2049	**			
Masonry: Brick	20%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes</i>								
Fused Disc Sw	70%			2029	\$31,400	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches With No Available Nameplate Rating Capacity</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE NEWCOMERS SCHOOL - Q
Asset # : 1471

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	50%			2049	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
	Molded Case Bkrs	50%			2029	\$117,400	5	\$2,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
	Conduit	70%			2029	\$184,900	1	
	Conduit	30%			2049	**	1	
Panelboards								
	Fused Disc Sw	5%			2045	**	5	\$200
	Fused Disc Sw	5%			2028	\$12,000	5	\$200
	Fused Knife Sw	2%	2-4	\$4,800	2054	**	5	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	58%			2028	\$138,800	5	\$2,300
	Molded Case Bkrs	30%			2045	**	5	\$1,200
Wiring								
	Braided Cloth	70%	2-4	\$259,600	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2049	**	1	
Motor Controllers								
	Locally Mounted	40%			2027	\$49,200	5	\$400
	Locally Mounted	50%	0-2	\$61,400	2049	**	5	\$300
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
	Locally Mounted	10%			2042	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,300
Lighting								
Interior Lighting								
	Fluorescent	96%			2037	**	10	\$121,500
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	LED	4%			2037	**		
Egress Lighting								
	Emergency, Battery	50%			2024	\$99,300	10	\$16,600
	Exit, Service	50%			2037	**	1	
Exterior Lighting								
	HID	30%			2024	\$185,400	10	\$100
	No Component	70%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE NEWCOMERS SCHOOL - Q
Asset # : 1471

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2024

\$148,600

1

\$17,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2024

\$508,500

1-3

\$29,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 4

100%

2029

\$271,100

5

\$42,700

Conversion Equipment

Steam Boiler

100%

Now

\$89,300

2027

\$892,700

1

\$122,900

*Not in Service, Extent : Severe, Area Affected : 30%**Location : No. 3 Boiler, Due To Leaking**Other Observation, Extent : Severe, Area Affected : 20%**Location : Excess Returns Have To Be Dumped Into Sewer**Explanation : 3 Units. Boiler Feed Tank Too Small For 3 Units*

Distribution

Central Plant Steam

100%

Now

\$116,700

2039

* *

4

\$6,800

Piping/Pmp

*Leak Evident, Extent : Light, Area Affected : 40%**Location : Traps Not Holding*

Terminal Devices

Air Handler

25%

2029

\$484,900

1

\$21,300

Convactor/Radiator

75%

2034

* *

1

\$33,400

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

20%

2029

\$223,400

2

\$1,700

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Roof*

Window/Wall Unit

60%

2024

\$172,500

1

No Component

20%

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
THE NEWCOMERS SCHOOL - Q
Asset # : 1471

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$25,400	LIFE	* *	2-5	\$76,900
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
	Interior	90%			2029	\$441,700	2	\$3,800
	Roof	10%			2024	\$22,900	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	* *	1	
	Galvanized Steel	20%			2027	\$121,100	1	
Water Heater								
	Gas Fired	100%			2024	\$84,100	2	\$2,000
HW Heat Exchanger								
	Steam Fired	100%			2029	\$219,700	4	\$20,500
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$21,000	4	\$4,400
Sewage Ejector(s)								
	Electric	100%			2034	* *	4	\$8,200
Backflow Preventer								
	Generic	100%			2039	* *	1	\$8,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement, Basement, 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2055	* *	1-2	\$1,900
Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE NORWOOD EAST CAMPUS - BX
Address : 3177 WEBSTER AVENUE
Borough : BRONX **Agency's Number** : X177
Program / Asset # : BOE1169.000 / 14915 **Yr Built/Renovated** :
Area Sq Ft : 93,956 **Project Type** : EDUCATION
Date of Survey : 18-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4,5,Ph
Block : 3353 **Lot** : 40 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$315,500
Interior Architecture	\$56,100	\$205,700
Electrical	\$68,900	
Mechanical		\$1,855,600
Total	\$125,000	\$2,376,900
Importance Code A		\$315,500
Importance Code B	\$68,900	\$1,904,300
Importance Code C	\$56,100	\$157,000
Total	\$125,000	\$2,376,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,400	\$1,600		
Interior Architecture	\$49,700	\$19,300		\$16,700
Electrical	\$9,200	\$9,800	\$12,500	\$10,300
Mechanical	\$17,900	\$16,900	\$53,400	\$27,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$101,000	\$57,500	\$75,800	\$64,300
Importance Code A	\$19,000	\$6,200	\$4,600	\$4,800
Importance Code B	\$81,900	\$51,200	\$71,100	\$59,500
Importance Code C				
Total	\$101,000	\$57,500	\$75,800	\$64,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$22,700	
Glass Block	1%			LIFE	**	5	\$900	
Masonry: Brick Cavity	94%			LIFE	**	5	\$136,400	
Metal/Glass Curt Wall	3%			LIFE	**	5	\$8,200	
Windows								
Aluminum	99%			2051	**	5	\$25,200	
Metal Louvers	1%			2042	**	10	\$1,600	
Parapets								
Cast in Place Concrete	60%			LIFE	**	5	\$109,100	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,600	
Masonry: Brick Cavity	30%			LIFE	**	5	\$5,300	
Roof								
IRMA/Protected Membrane	100%			2037	**	10	\$70,000	
Soffits								
Metal Panel	20%			2055	**	5-10	\$2,500	
Stucco Cement	30%			2046	**	5	\$1,300	
Stucco Cement	50%			2046	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Side Entrance On South Side Of Building</i>								
<i>Explanation : This Is Actually Painted Gypsum Board</i>								
Interior								
Floors								
Carpet	5%			2030	\$95,800	3	\$14,100	
Cast in Place Concrete	5%			LIFE	**	5	\$15,400	
Ceramic Tile	10%			2042	**	5	\$14,100	
Quarry Tile	5%			2046	**	5	\$10,500	
Steel Grating	2%			2055	**	1		
Terrazzo	5%			LIFE	**	5	\$5,500	
Traffic Topping	3%			2037	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor Art Rooms</i>								
<i>Explanation : This Is Actually Poured Epoxy Resin Floor Finish</i>								
Vinyl Tile	55%			2037	**	3	\$29,000	
Wood	10%			2064	**	5	\$26,400	
Interior Walls								
Ceramic Tile	30%			2042	**	5	\$112,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$22,400	
Gypsum Board	45%			LIFE	**	5	\$100,900	
Mosaic Tile	5%			LIFE	**			
Operable Wall	5%			2055	**	5	\$65,400	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	50%			2046	**	5	\$65,000	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	15%			2037	**			

Other Observation, Extent : Light, Area Affected : 100%

Location : Gymnasium And Auditorium

Explanation : This Is Actually Tectum Fiber Panels

Gypsum Board	30%	4+	\$8,400	LIFE	**	5	\$48,700	
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Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Gymnasium And Music Room 220

Site Enclosure

Fence/Gates

Chain Link	75%			2055	**			
Iron Picket	25%			2073	**			

Free Standing Walls

Cast in Place Concrete	100%			2073	**			
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Retaining Walls

Cast in Place Concrete	100%			2073	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**			
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On-Site Walkways

Cast in Place Concrete	100%			2046	**			
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Activity Yard

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor

Explanation : One 3000 Ampere And One 2500 Ampere Main Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$400	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	20%			2045	**	5	\$400	
Molded Case Bkrs	80%			2045	**	5	\$2,000	

Wiring

Thermoplastic	100%			2049	**	1		
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	25%			2042	**	5	\$200	
Variable Frequency Drive	75%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$28,900	
Generators								
Diesel	100%			2038	**	1	\$36,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 345 Kilovolt-Ampere</i>					
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,500	
Fuel Storage								
Day Tank	50%			2045	**	5	\$8,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 275 Gallon</i>					
Main Tank	50%			2064	**	5	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground Floor</i>					
			<i>Explanation : 275 Gallon</i>					
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$68,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
LED	20%			2034	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gymnasium And Auditorium</i>					
			<i>Explanation : LED Lighting Observed</i>					
Egress Lighting								
Emergency, Service Exit, LED	50%			2034	**	1		
	50%			2057	**	1		
Exterior Lighting								
HID	20%			2034	**	10	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof And Outside Perimeter</i>					
			<i>Explanation : Controlled Via Timer</i>					
No Component	80%							
Alarm								

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DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$17,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	50%			2034	**	1	\$23,200	
Hot Water Boiler	50%			2034	**	1	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$6,900	
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$30,300	

Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	90%			2030	\$1,798,300	2	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Units</i>								
Split Unit	10%			2034	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$122,200	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,400	
Exhaust Fans								
Roof	100%			2034	**	2	\$2,900	

Plumbing

H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$57,300	2	\$1,400	

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DEPARTMENT OF EDUCATION - 040
THE NORWOOD EAST CAMPUS - BX
Asset # : 14915

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2034	**	1	\$5,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2049	**	1-5	\$47,400	
Sprinkler Generic	100%			2049	**	1-2	\$26,300	
Fire Pump Generic	100%			2038	**	1	\$17,600	
Chemical System No Component Generic	98% 2%			2027	\$600	1-3	\$100	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE OZONE PARK EDU. CAMPUS - Q
Address : 90-07 101ST AVENUE
Borough : QUEENS **Agency's Number** : Q316
Program / Asset # : BOE1157.000 / 14903 **Yr Built/Renovated** :
Area Sq Ft : 67,126 **Project Type** : EDUCATION
Date of Survey : 06-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9064 **Lot** : 31 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$272,800
Interior Architecture	\$65,600	\$209,900
Electrical	\$61,600	
Mechanical		\$40,900
Total	\$127,200	\$523,700
Importance Code A		\$272,800
Importance Code B	\$61,600	\$40,900
Importance Code C	\$65,600	\$209,900
Total	\$127,200	\$523,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,300			
Interior Architecture	\$37,800	\$11,900		\$11,900
Electrical	\$11,500	\$3,400	\$1,900	\$4,400
Mechanical	\$32,600	\$22,400	\$30,000	\$29,900
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$104,000	\$52,500	\$46,600	\$61,100
Importance Code A	\$17,600	\$3,300	\$3,300	\$3,500
Importance Code B	\$86,400	\$49,200	\$43,300	\$57,600
Importance Code C				
Total	\$104,000	\$52,500	\$46,600	\$61,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$15,600	
Masonry: Brick Cavity	70%			LIFE	**	5	\$70,100	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$9,400	
Metal Panel	23%			2055	**	5-10	\$158,300	
Windows								
Aluminum	100%			2051	**	5	\$14,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$7,000	
Masonry: Brick	70%			LIFE	**	5	\$6,400	
Metal Panel	20%			2055	**	5	\$7,000	
Roof								
IRMA/Protected Membrane	100%			2037	**	10	\$44,500	
Soffits								
Metal Panel	100%			2055	**	5-10	\$9,000	
Interior								
Floors								
Carpet	5%			2030	\$68,500	3	\$10,000	
Cast in Place Concrete	5%			LIFE	**	5	\$11,000	
Ceramic Tile	10%			2042	**	5	\$10,000	
Quarry Tile	5%			2046	**	5	\$7,500	
Terrazzo	10%			LIFE	**	5	\$7,800	
Vinyl Tile	55%			2037	**	3	\$20,700	
Wood	10%			2064	**	5	\$18,800	
Interior Walls								
Cast in Place Concrete	3%			LIFE	**			
Ceramic Tile	50%			2042	**	5	\$131,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$10,500	
Glass: Single Pane	2%			LIFE	**	5	\$3,900	
Gypsum Board	25%			LIFE	**	5	\$39,400	
Wood	10%			LIFE	**	5	\$105,000	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$63,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$22,500	
Metal Panel	5%			LIFE	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : This Is Actually A Perforated Metal Ceiling Panel</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%			2073	**			
Chain Link	20%			2055	**			
Concrete Masonry Unit	5%			2055	**			
Iron Picket	50%			2073	**			
Masonry: Brick	20%			2055	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2055	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	65%			2046	**			
Pavers/Stone	35%			2042	**			
On-Site Walkways								
Cast in Place Concrete	98%			2046	**			
Masonry: Granite	2%			LIFE	**			
Activity Yard								
Asphalt	70%			2042	**			
Cast in Place Concrete	10%			2046	**			
Rubber Matting	20%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 3000 Ampere And One 1600 Ampere Main Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$200	
Molded Case Bkrs	90%			2045	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2042	**	5	\$400	
Variable Frequency Drive	20%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								

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**DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903**

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Interior Lighting Fluorescent	100%			2034	**	10	\$61,600	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 10%
Location : Gymnasium And Auditorium
Motion Sensors in Use, Extent : Light, Area Affected : 70%
Location : Throughout*

Egress Lighting

Emergency, Battery	50%	0-2	\$9,700	2034	**			
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*Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%
Location : Throughout
Not Functioning, Extent : Moderate, Area Affected : 100%
Location : Throughout
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : Emergency Fixtures Are Improperly Wired. One Lamp Is Constantly Out.*

Exit, Battery	50%			2034	**	10	\$2,300	
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Exterior Lighting

LED	20%			2034	**			
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*Other Observation, Extent : Light, Area Affected : 100%
Location : Outside Perimeter
Explanation : Controlled Via Timer*

No Component	80%							
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Lightning Protection

Arresters/Cabling

Generic	100%			2057	**	5	\$2,000	
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Alarm

Security System

No Component	70%							
Generic	30%			2034	**	1	\$7,500	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$12,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	100%			2049	**	1		
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Conversion Equipment

Hot Water Boiler	100%	Now	\$10,300	2042	**	1	\$29,900	
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*Malfunctioning, Extent : Moderate, Area Affected : 100%
Location : Roof Mechanical Room
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Roof Mechanical Room
Explanation : Building Management System Is Not Working*

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DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$18,700	
Hot Wtr Piping/Pump	50%			2045	**	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Mechanical Room</i>								
<i>Explanation : Heat Exchanger For Radiators</i>								
Terminal Devices								
Convactor/Radiator	100%			2046	**	1	\$21,700	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2038	**	1	\$69,000	
Split Unit	5%			2034	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Chilled Beams In Classroom From Heat Exchanger</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$41,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,400	
Exhaust Fans								
Roof	100%			2034	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$40,900	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$1,000	2034	**	4	\$2,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2037	**	1	\$4,100	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
THE OZONE PARK EDU. CAMPUS - Q
Asset # : 14903

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 2 Elevators - Basement To 4th Floor</i>					
Fire Suppression	Standpipe							
	Generic	100%			2049		**	1-5 \$33,900
	Sprinkler							
	Generic	100%			2049		**	1-2 \$18,800
	Fire Pump							
	Generic	100%			2038		**	1 \$12,500
Chemical System	No Component	99%						
	Generic	1%			2027	\$300		1-3
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Kitchen Hood</i>					

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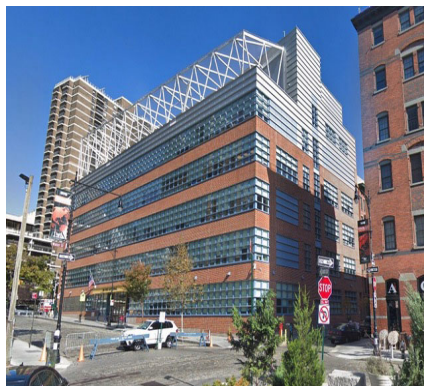
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE PECK SLIP SCHOOL - M
Address : 1 PECK SLIP
Borough : MANHATTAN **Agency's Number** : M343
Program / Asset # : BOE1177.000 / 14923 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 94,803 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,5,6,7
Block : 106 **Lot** : 9 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$885,600
Interior Architecture		\$426,900
Electrical		\$82,600
Mechanical		\$57,800
Total		\$1,452,800
Importance Code A		\$885,600
Importance Code B		\$229,100
Importance Code C		\$338,200
Total		\$1,452,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,400			
Interior Architecture	\$37,200	\$39,800		\$6,200
Electrical	\$21,400	\$17,200	\$15,400	\$20,900
Mechanical	\$32,100	\$31,800	\$70,300	\$30,000
Site Pavements	\$5,600			
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$123,700	\$102,600	\$99,500	\$71,000
Importance Code A	\$18,100	\$4,700	\$4,700	\$4,700
Importance Code B	\$105,600	\$77,300	\$94,900	\$66,300
Importance Code C		\$20,600		
Total	\$123,700	\$102,600	\$99,500	\$71,000



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DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$54,400	
Masonry: Granite	5%			LIFE	**	5	\$6,800	
Metal Panel	30%			2055	**	5-10	\$373,900	
Window Wall	35%			2055	**	5	\$238,000	
Windows								
Aluminum	100%			2051	**	5	\$26,800	
Parapets								
Metal Panel	100%			2055	**	5	\$219,200	
Roof								
Cast in Place Concrete	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : Covered By Play Safety Surface</i>								
IRMA/Protected Membrane	70%			2037	**	10	\$34,300	
Soffits								
Metal Panel	100%			2055	**	5-10	\$5,400	
Interior								
Floors								
Carpet	5%			2030	\$96,700	3	\$14,200	
Cast in Place Concrete	10%			LIFE	**	5	\$31,000	
Ceramic Tile	5%			2042	**	5	\$7,100	
Quarry Tile	5%			2046	**	5	\$10,600	
Sheet Vinyl/Rubber	5%			2037	**	5	\$10,600	
Terrazzo	10%			LIFE	**	5	\$11,100	
Vinyl Tile	58%			2037	**	3	\$30,900	
Wood	2%			2064	**	5	\$5,300	
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$41,200	
Concrete Masonry Unit	30%			LIFE	**	5	\$49,500	
Gypsum Board	50%			LIFE	**	5	\$123,700	
Wood	10%			LIFE	**	5	\$165,000	
Ceilings								
AcousTileSusp.Lay-In	40%			2046	**	5	\$56,800	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	30%			LIFE	**	5	\$53,200	
Metal Panel	20%			LIFE	**	5	\$35,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Play Area Roof Level At 7th Floor</i>								
<i>Explanation : Fencing Around Play Area</i>								
Site Pavements								

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DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$5,600	2042		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Peck Slip Sidewalk*

Activity Yard

Rubber Matting	100%			2037		**		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Level At 7th Floor**Explanation : Play Area Safety Surface*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055		**	5	\$400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Disconnect Switches Rated At 4000 And 2500 Amperes*

Transformers

Dry Type	100%			2046		**	5	\$300
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Switchgear / Switchboard

Fused Disc Sw	100%			2055		**	5	\$400
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Raceway

Conduit	100%			2055		**	1	
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Panelboards

Fused Disc Sw	20%			2051		**	5	\$400
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Molded Case Bkrs	80%			2051		**	5	\$2,000
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Wiring

Thermoplastic	100%			2055		**	1	
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Motor Controllers

Locally Mounted	70%			2046		**	5	\$400
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Variable Frequency Drive	30%			2046		**		
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$1,400
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Stand-by Power

Transfer Switches

Automatic	100%			2046		**	1	\$29,200
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Generators

Diesel	100%			2042		**	1	\$36,700
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Batteries

Lead/Acid	100%			2024	\$1,600		5	\$3,500
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DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Fuel Storage Day Tank	50%			2051	**	5	\$8,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 60 Gallons</i>							
Main Tank	50%			2064	**	5	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Fuel Room</i>							
	<i>Explanation : 275 Gallons</i>							
Lighting								
Interior Lighting Fluorescent	80%			2037	**	10	\$69,600	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	15%			2037	**	10	\$13,000	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
LED	5%			2037	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium And Gymnasium</i>							
	<i>Explanation : LED Lights</i>							
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Battery	50%			2037	**	10	\$3,200	
Exterior Lighting								
Fluorescent	100%			2037	**	10	\$8,700	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Perimeter</i>							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	**	5	\$2,800	
Alarm								
Security System								
Generic	50%			2037	**	1	\$17,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance System</i>							
Generic	50%			2037	**	1	\$17,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm System</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$58,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Manual Pull Stations, Horns, Strobes, Smoke Detectors, Elevator Recall System</i>							

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DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	\$46,900	
Distribution								
Steam Piping/Pump	100%			2055	* *			
Terminal Devices								
Convactor/Radiator	100%			2046	* *	1	\$30,600	
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2042	* *	1	\$102,600	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$123,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	* *	1	\$58,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,900	
Exhaust Fans								
Roof	100%			2037	* *	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater								
Gas Fired	100%			2028	\$57,800	2	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 300 Gallons</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	\$5,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor To 6th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE PECK SLIP SCHOOL - M
Asset # : 14923

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2055	**	1-5	\$47,800
	Sprinkler							
	Generic	100%			2055	**	1-2	\$26,600
	Fire Pump							
	Generic	100%			2042	**	1	\$17,700
	Chemical System							
	Wet	2%			2028	\$600	1-3	\$100
	No Component	98%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE SIXTH AVE. EDUC. CAMPUS - M
Address : 590 SIXTH AVENUE
Borough : MANHATTAN **Agency's Number** : M340
Program / Asset # : BOE1142.000 / 14888 **Yr Built/Renovated** :
Area Sq Ft : 99,704 **Project Type** : EDUCATION
Date of Survey : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,5,6
Block : 818 **Lot** : 7501 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$70,000
Interior Architecture	\$103,900	\$231,400
Electrical		\$91,400
Mechanical		\$60,800
Total	\$103,900	\$453,700
Importance Code A		\$70,000
Importance Code B	\$61,800	\$214,000
Importance Code C	\$42,200	\$169,700
Total	\$103,900	\$453,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,700	\$9,800		
Interior Architecture	\$3,000	\$19,600		\$7,000
Electrical	\$15,000	\$15,500	\$13,600	\$18,600
Mechanical	\$52,900	\$29,700	\$54,600	\$27,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$114,300	\$92,300	\$86,000	\$70,800
Importance Code A	\$32,800	\$14,700	\$4,900	\$4,900
Importance Code B	\$81,500	\$77,600	\$81,100	\$65,800
Importance Code C				
Total	\$114,300	\$92,300	\$86,000	\$70,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$70,000	
Granite Panels	5%			LIFE	**	5	\$2,900	
Window Wall	5%			2055	**	5	\$14,600	
Windows								
Aluminum	95%			2051	**	5	\$29,700	
Metal Louvers	5%			2042	**	10	\$9,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,300	
Masonry: Brick	93%			LIFE	**	5	\$5,600	
Metal: Cage/Fence	2%			2046	**	5-10	\$900	
Roof								
Plaza Roof: Stone Panels	100%	4+	\$10,500	2055	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd Floor Play Roof- Rubber Matting</i>								
<i>Explanation : Water Ponding</i>								
Soffits								
Cast in Place Concrete	75%			LIFE	**	5	\$6,800	
Metal Panel	25%			2055	**	5-10	\$3,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,300	
Ceramic Tile	10%			2042	**	5	\$14,900	
Terrazzo	15%			LIFE	**	5	\$17,500	
Vinyl Tile	65%			2037	**	3	\$36,400	
Wood	5%			2064	**	5	\$14,000	
Interior Walls								
Ceramic Tile	25%			2042	**	5	\$84,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$13,500	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	63%			LIFE	**	5	\$127,500	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	**	5	\$123,500	
Gypsum Board	10%	4+	\$3,000	LIFE	**	5	\$17,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staircase, Elevator Shaft And Toilet Room</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 5- Vertical Sections</i>						
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$2,600	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	5%			2046	**	5		
Variable Frequency Drive	95%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$30,700	
Generators								
Diesel	100%			2042	**	1	\$38,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$3,700	
Fuel Storage								
Main Tank	100%			2064	**	5	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : No Available Nameplate Rating Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$86,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2037	**	10	\$4,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	20%			2037	**	10	\$100	
No Component	80%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$11,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$61,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Conversion Equipment

Hot Water Boiler

20%

Now

\$3,100

2046

* *

1

\$8,900

*Not in Service, Extent : Severe, Area Affected : 5%**Location : #1 Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : 6th Floor Mechanical Room**Explanation : 2 Units*

Hot Water Boiler

80%

2046

* *

1

\$39,400

Distribution

Hot Wtr Piping/Pump

100%

2051

* *

4

\$4,900

Terminal Devices

Air Handler

60%

2037

* *

1

\$37,000

Convactor/Radiator

40%

2046

* *

1

\$12,900

Air Conditioning

Energy Source

Electricity

100%

2051

* *

1

Conversion Equipment

Reciprocating

100%

2037

* *

1

\$46,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement AC Room**Explanation : Multistacks Unit. R-410a*

Distribution

CW & CHW Wtr

100%

2055

* *

4

\$4,900

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2037

* *

1

\$61,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE SIXTH AVE. EDUC. CAMPUS - M
Asset # : 14888

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	100%			2033	**	2	\$100,300	
Ventilation								
Distribution								
Ductwork Stainless Steel	100%			LIFE	**			
Exhaust Fans								
Interior	100%			2037	**	2	\$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater								
Gas Fired	100%			2028	\$60,800	2	\$1,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$3,200	
Backflow Preventer								
Generic	100%			2037	**	1	\$6,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 8th Floor, 1 Unit From 1st To 8th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2055	**	1-5	\$50,300	
Sprinkler								
Generic	100%			2055	**	1-2	\$27,900	
Fire Pump								
Generic	100%			2042	**	1	\$18,600	
Chemical System								
Generic	100%			2028	\$27,900	1-3	\$3,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

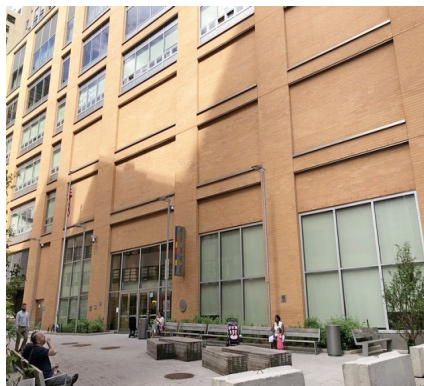
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE SPRUCE ST. EDUC. CAMPUS - M
Address : 12 SPRUCE STREET
Borough : MANHATTAN **Agency's Number** : M971
Program / Asset # : BOE1148.000 / 14894 **Yr Built/Renovated** :
Area Sq Ft : 102,554 **Project Type** : EDUCATION
Date of Survey : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 100 **Lot** : 7502 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$92,700
Interior Architecture		\$343,500
Electrical		\$89,400
Total		\$525,500
Importance Code A		\$92,700
Importance Code B		\$208,000
Importance Code C		\$224,900
Total		\$525,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,500			
Interior Architecture	\$61,400	\$67,100	\$5,000	\$7,200
Electrical	\$11,300	\$11,500	\$9,600	\$9,600
Mechanical	\$12,100	\$12,100	\$20,000	\$10,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$123,100	\$100,500	\$44,500	\$36,800
Importance Code A	\$28,500			
Importance Code B	\$69,500	\$80,500	\$39,500	\$36,800
Importance Code C	\$25,100	\$20,100	\$5,000	
Total	\$123,100	\$100,500	\$44,500	\$36,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE SPRUCE ST. EDUC. CAMPUS - M
Asset # : 14894

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$32,900	
Metal/Glass Curt Wall	60%			LIFE	**	5	\$92,700	
Windows								
Aluminum	100%			2051	**	5	\$56,900	
Parapets								
Masonry: Brick	100%			LIFE	**	5		
Roof								
Cast in Place Concrete	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Play-yard</i>								
<i>Explanation : There Is Only A Partial Roof At The 5th Floor Level. The Building Is Part Of A Highrise Residential Building.</i>								
Interior								
Floors								
Carpet	5%			2028	\$104,600	3	\$11,500	
Ceramic Tile	15%			2042	**	5	\$23,000	
Ceramic Tile	10%			2042	**	5	\$15,400	
Quarry Tile	5%			2046	**	5	\$11,500	
Sheet Vinyl/Rubber	5%			2037	**	5	\$11,500	
Traffic Topping	10%			2037	**	5	\$19,200	
Vinyl Tile	45%			2037	**	3	\$25,900	
Wood	5%			2064	**	5	\$14,400	
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$40,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$16,100	
Fabric on Framing	5%			2033	**	5	\$10,000	
Folding Partition	5%			2051	**	5	\$50,200	
Glass: Single Pane	5%			LIFE	**	5	\$15,100	
Gypsum Board	60%			LIFE	**	5	\$144,600	
Wood	5%			LIFE	**	5	\$80,300	
Ceilings								
AcousTileSusp.Lay-In	45%			2046	**	5	\$61,000	
Exposed Concrete	10%			LIFE	**	5	\$2,100	
Fiber Board	5%			2037	**			
Gypsum Board	35%			LIFE	**	5	\$59,300	
Wood	5%			LIFE	**	5	\$59,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor Roof Play Area</i>								
<i>Explanation : Fence Enclosure At 5th Floor Roof Play Area</i>								
Site Pavements								
Activity Yard								
Rubber Matting	100%			2037	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE SPRUCE ST. EDUC. CAMPUS - M
Asset # : 14894

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$2,700	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	70%			2037	**	10	\$65,800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	25%			2037	**	10	\$23,500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby And Corridors</i>						
Incandescent	5%			2037	**	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby, Playground And Cafeteria</i>						
		<i>Explanation : Halogen Fixtures</i>						
Egress Lighting								
Exit, Battery	100%			2037	**	10	\$6,900	
Alarm								
Security System								
Generic	50%			2037	**	1	\$19,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : CCTV System</i>						
Generic	50%			2037	**	1	\$19,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$63,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Manual Pull Stations, Horns, Strobes, Smoke Detectors, Elevator Recall System</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,200	
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE SPRUCE ST. EDUC. CAMPUS - M
Asset # : 14894

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$63,400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor To 5th Floor</i>					
			<i>Explanation : 2 Units, 1st Floor To 5th Floor</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2055	**	1-5	\$51,700
Sprinkler								
	Generic	100%			2055	**	1-2	\$28,700
Chemical System								
	Wet	2%			2028	\$600	1-3	\$100
	No Component	98%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE WALTER MCCAFFREY CAMPUS P. S. 343
Address : 45-46 42ND STRRET
Borough : QUEENS **Agency's Number** : Q313
Program / Asset # : BOE1126.000 / 14777 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 75,316 **Project Type** : EDUCATION
Date of Survey : 17-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 169 **Lot** : 6 **BIN** : 4540402

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$198,100
Interior Architecture	\$36,700	\$126,700
Electrical		\$66,300
Mechanical		\$45,900
Total	\$36,700	\$437,000
Importance Code A		\$198,100
Importance Code B	\$36,700	\$149,000
Importance Code C		\$90,000
Total	\$36,700	\$437,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$45,200
Interior Architecture		\$5,400	\$10,600	
Electrical	\$6,600	\$16,500	\$6,600	\$6,600
Mechanical	\$32,300	\$17,800	\$48,800	\$17,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$53,800	\$54,400	\$80,800	\$84,500
Importance Code A	\$3,700	\$3,900	\$3,700	\$49,000
Importance Code B	\$50,000	\$50,600	\$77,100	\$35,500
Importance Code C				
Total	\$53,800	\$54,400	\$80,800	\$84,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P. S. 343

Asset # : 14777

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	**	5	\$60,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Mechanical Bulkhead And Foundation Wall</i>								
<i>Explanation : Concrete Walls</i>								
Masonry: Brick Cavity	68%			LIFE	**	5	\$102,000	
Metal/Glass Curt Wall	12%			LIFE	**	5	\$33,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Glass Block Infill</i>								
Stucco Cement	12%			2044	**	5	\$45,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Elevation At Alleyway.</i>								
<i>Explanation : Stucco Applied To Metal Panels</i>								
Windows								
Aluminum	70%			2049	**	5	\$12,100	
Aluminum	20%			2049	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	8%			LIFE	**	5	\$900	
Metal Louvers	2%			2040	**	10	\$2,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,600	
Masonry: Brick Cavity	80%			LIFE	**	5	\$10,900	
Metal Rail	10%			2044	**	5-10	\$24,700	
Roof								
IRMA/Protected Membrane	90%			2035	**	10	\$36,100	
<i>Paver Block Ballast, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Traffic Topping	10%			2035	**	10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Story Playground</i>								
<i>Explanation : Rubber Interlocking Pavers</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P. S. 343
Asset # : 14777

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2028	\$30,700	3	\$3,400	
Steel Grating	1%			2053	**	1		
<i>Thin Profile/Gauge, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Vestibule</i>								
Terrazzo	18%			LIFE	**	5	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Terrazzo Tiles</i>								
Vinyl Tile	75%			2035	**	3	\$31,700	
Wood	4%			2062	**	5	\$8,500	
Interior Walls								
Ceramic Tile	22%			2040	**	5	\$60,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$16,400	
Concrete Masonry Unit	4%			LIFE	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Acoustic Units</i>								
Glass: Single Pane	3%			LIFE	**	5	\$6,100	
Gypsum Board	55%			LIFE	**	5	\$90,000	
Wood	1%			LIFE	**	5	\$10,900	
Ceilings								
AcousTileSusp.Lay-In	70%			2044	**	5	\$73,500	
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Metal Decking</i>								
Gypsum Board	20%			LIFE	**	5	\$26,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	**	5	\$300	
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Fused Disc Sw	10%			2052	**	5	\$200	
Molded Case Bkrs	90%			2052	**	5	\$1,800	

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DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P. S. 343
Asset # : 14777

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Wiring								
	Thermoplastic	100%			2057	**	1	
Motor Controllers								
	Locally Mounted	50%			2047	**	5	\$300
	Variable Frequency Drive	50%			2047	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
Stand-by Power								
Transfer Switches								
	Automatic	100%			2047	**	1	\$23,200
Generators								
	Diesel	100%			2042	**	1	\$29,200
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room</i>				
				<i>Explanation : One 250 Kilowatts</i>				
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,800
Fuel Storage								
	Day Tank	50%			2052	**	5	\$7,000
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room</i>				
				<i>Explanation : One 60 Gallon</i>				
	Main Tank	50%			2067	**	5	\$1,100
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : One 275 Gallons</i>				
Lighting								
Interior Lighting								
	Fluorescent	94%			2037	**	10	\$64,900
				<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
	Fluorescent	2%			2037	**	10	\$1,400
				<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Lobby</i>				
	LED	4%			2037	**		
Egress Lighting								
	Emergency, Service	60%			2037	**	1	
	Exit, Service	40%			2037	**	1	
Exterior Lighting								
	HID	50%			2037	**	10	\$100
	LED	50%			2037	**		
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2067	**	5	\$2,200

Alarm

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DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P. S. 343

Asset # : 14777

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	80%							
Generic	20%			2037	**	1	\$5,600	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$9,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	70%			2035	**	1	\$26,100	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Rtus</i>								
Hot Water Boiler	30%			2044	**	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2049	**	4	\$1,700	
No Component	70%							
Terminal Devices								
Convactor/Radiator	30%			2044	**	1	\$7,300	
No Component	70%							

Air Conditioning

Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$34,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410c Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$5,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$46,600	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	**	2	\$52,500	

Ventilation

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DEPARTMENT OF EDUCATION - 040
THE WALTER MCCAFFREY CAMPUS P. S. 343
Asset # : 14777

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,000	
Exhaust Fans								
Roof	100%			2035	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%			2026	\$45,900	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$3,000	
Backflow Preventer								
Generic	100%			2035	**	1	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Cellar To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Cellar To 2nd Floor</i>						
		<i>Explanation : 1 Freight Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$38,000	
Sprinkler								
Generic	100%			2053	**	1-2	\$21,100	
Fire Pump								
Generic	100%			2040	**	1	\$14,100	
Chemical System								
Generic	100%			2026	\$27,900	1-3	\$3,700	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
 Address : 108-29 155 STREET
 Borough : QUEENS Agency's Number : Q276
 Program / Asset # : BOE1151.000 / 14897 Yr Built/Renovated :
 Area Sq Ft : 91,082 Project Type : EDUCATION
 Date of Survey : 05-Dec-2017 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1,2,4,5
 Block : 10144 Lot : 47 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$261,700
Interior Architecture	\$181,100	\$232,400
Electrical	\$79,400	\$73,500
Mechanical	\$124,400	\$55,600
Total	\$384,800	\$623,100
Importance Code A	\$70,200	\$261,700
Importance Code B	\$187,200	\$183,300
Importance Code C	\$127,400	\$178,000
Total	\$384,800	\$623,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,400	\$15,600		
Interior Architecture	\$40,000	\$18,700		\$7,800
Electrical	\$14,200	\$12,300	\$12,200	\$9,300
Mechanical	\$78,400	\$9,700	\$48,900	\$9,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$152,800	\$66,300	\$70,900	\$36,600
Importance Code A	\$10,400	\$17,900	\$2,300	\$2,400
Importance Code B	\$142,500	\$48,400	\$68,700	\$34,200
Importance Code C				
Total	\$152,800	\$66,300	\$70,900	\$36,600



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DEPARTMENT OF EDUCATION - 040
THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
Asset # : 14897

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$59,200	
Masonry: Brick	95%			LIFE	**	5	\$143,900	
Windows								
Aluminum	90%			2051	**	5	\$17,100	
Metal Louvers	10%			2042	**	10	\$11,900	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$8,700	
Masonry: Brick	89%			LIFE	**	5	\$10,000	
Metal Rail	1%			2046	**	5-10	\$2,000	
Roof								
IRMA/Protected Membrane	94%			2037	**	10	\$58,700	
Modified Bitumen	2%			2037	**	10	\$1,200	
Paver: Asphalt	4%			2042	**	10	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pavers Are Pre-cast Concrete</i>								
Soffits								
Stucco Cement	100%	2-4	\$1,000	2042	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entry</i>								
Interior								
Floors								
Carpet	2%	2-4	\$18,600	2028	\$37,200	3	\$4,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Library</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$14,900	
Ceramic Tile	8%			2042	**	5	\$10,900	
Quarry Tile	2%			2046	**	5	\$4,100	
Vinyl Tile	78%			2037	**	3	\$39,900	
Wood	5%			2064	**	5	\$12,800	

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DEPARTMENT OF EDUCATION - 040
THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
Asset # : 14897

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	20%			2042	**	5	\$71,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Boiler Room 500</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Boiler Room 500</i>								
Folding Partition	1%	Now	\$91,500	2045	**	5	\$4,500	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Glass: Single Pane	1%			LIFE	**	5	\$2,700	
Gypsum Board	66%			LIFE	**	5	\$142,100	
Wood	2%			LIFE	**	5	\$28,700	
Ceilings								
AcousTileSusp.Lay-In	84%			2046	**	5	\$107,400	
AcousTileSusp.Lay-In	1%	0-2	\$11,000	2049	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor Hallway Adjacent To Room 511</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor Hallway</i>								
<i>Explanation : Water Penetration Occurs Under Driving Rain Conditions</i>								
Exposed Struc: Steel	7%			LIFE	**			
Gypsum Board	4%			LIFE	**	5	\$6,400	
Gypsum Board	1%	Now	\$8,300	LIFE	**	5	\$1,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Water Penetration Occurs Under Driving Rain Conditions</i>								
Metal Panel	3%			LIFE	**	5	\$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2055	**			
Iron Picket	40%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Asphalt	60%			2038	**			
Cast in Place Concrete	40%			2046	**			
Activity Yard								
Rubber Matting	100%			2034	**			

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DEPARTMENT OF EDUCATION - 040
THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
Asset # : 14897

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 2-2500 Amperes Main Switches</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$400	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	20%			2045	**	5	\$400	
Molded Case Bkrs	80%			2045	**	5	\$1,900	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	80%			2042	**	5	\$500	
Variable Frequency Drive	20%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$28,000	
Generators								
Diesel	100%			2038	**	1	\$35,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$3,400	
Fuel Storage								
Main Tank	100%			2057	**	5	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 275 Gallons</i>						
Lighting								

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DEPARTMENT OF EDUCATION - 040
THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
Asset # : 14897

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$75,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$4,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Fluorescent	5%	Now	\$5,400	2034	**			
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2029	\$73,500	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabbling								
Generic	100%			2057	**	5	\$2,700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$10,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$16,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	50%	Now	\$70,200	2042	**	1	\$20,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Boiler Room Penthouse</i>								
No Component	50%							
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$6,700	

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DEPARTMENT OF EDUCATION - 040
THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
Asset # : 14897

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$29,400	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%	Now	\$54,200	2034	**	2	\$4,200	
			<i>Broken, Extent : Moderate, Area Affected : 20% Location : 1 Of 7 Units Malfunctioning On Roof</i>					
Split Unit	5%	Now	\$29,200	2034	**			
			<i>Broken, Extent : Severe, Area Affected : 30% Location : 3 Of 7 Units On Roof</i>					
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$118,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,800	
Exhaust Fans								
Roof	100%			2034	**	2	\$2,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$33,900	2049	**	1		
			<i>Damaged, Extent : Moderate, Area Affected : 10% Location : 1st Floor Booster Pump Tank Leaks</i>					
Water Heater								
Gas Fired	100%			2027	\$55,600	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$5,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 2 Elevators</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2049	**	1-2	\$25,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE WILLIAM WORDSWORTH EDUCATIONAL COMPLEX - Q
Asset # : 14897

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%	Now	\$5,900	2038	**	1	\$15,300
<i>Leak Evident, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 1st Floor Pump Room</i>								
Chemical System	No Component	99%						
	Generic	1%			2027	\$300	1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Hood</i>								
<i>Explanation : Kitchen Hood</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THE WILLIE ELLA PASCHAL BOWMAN CAMPUS
Address : 3500 EDSON AVENUE @ BOSTON RD
Borough : BRONX **Agency's Number** : X169
Program / Asset # : BOE1099.000 / 14450 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 47,238 **Project Type** : EDUCATION
Date of Survey : 15-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4
Block : 4894 **Lot** : 1 **BIN** : 2116222

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,900	\$126,300
Interior Architecture		\$52,900
Electrical	\$43,300	
Mechanical		\$794,500
Total	\$80,200	\$973,800
Importance Code A	\$36,900	\$310,100
Importance Code B	\$43,300	\$610,700
Importance Code C		\$52,900
Total	\$80,200	\$973,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,900		\$2,900
Interior Architecture		\$32,200	\$32,600	
Electrical	\$1,400	\$2,500	\$1,400	\$9,000
Mechanical	\$12,100	\$5,900	\$13,400	\$35,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$21,300	\$50,500	\$55,300	\$54,800
Importance Code A	\$2,500	\$4,000	\$2,500	\$5,100
Importance Code B	\$18,800	\$46,500	\$21,800	\$49,700
Importance Code C			\$30,900	
Total	\$21,300	\$50,500	\$55,300	\$54,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS

Asset # : 14450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$79,200	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$8,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$14,300	
Windows								
Aluminum	100%			2045	**	5	\$9,400	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$7,500	
Pre-Cast Concrete	50%			LIFE	**	5	\$47,100	
Roof								
Copper/Terne	5%			2057	**	10	\$4,900	
IRMA/Protected Membrane	95%			2034	**	10	\$36,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Single-Ply Rubber Membrane Under Insulation</i>								
Soffits								
Metal Panel	50%			2049	**	5-10	\$10,600	
Stucco Cement	50%			2042	**	5	\$3,900	
Interior								
Floors								
Carpet	2%			2028	\$18,600	3	\$2,000	
Cast in Place Concrete	5%			LIFE	**	5	\$7,500	
Ceramic Tile	5%			2038	**	5	\$3,400	
Quarry Tile	5%			2042	**	5	\$5,100	
Terrazzo	3%			LIFE	**	5	\$1,600	
Vinyl Tile	80%			2034	**	3	\$20,500	
Interior Walls								
Ceramic Tile	35%			2038	**	5	\$61,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	
Glass: Single Pane	2%			LIFE	**	5	\$2,600	
Gypsum Board	50%			LIFE	**	5	\$52,900	
Masonry: Brick	3%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	65%			2042	**	5	\$44,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$21,300	
Metal Panel	5%			LIFE	**	5	\$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	**			
Iron Picket	50%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	95%			2064	**			
Concrete Masonry Unit	5%			2049	**			

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS

Asset # : 14450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Activity Yard

Asphalt	55%			2038	**			
Rubber Matting	45%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 3000 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$200	
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Raceway

Conduit	100%			2049	**	1		
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Panelboards

Fused Disc Sw	10%			2045	**	5	\$100	
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Molded Case Bkrs	90%			2045	**	5	\$1,100	
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Wiring

Thermoplastic	100%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Water Main

Explanation : Ground Floor

Lighting

Interior Lighting

Fluorescent	95%			2034	**	10	\$41,200	
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T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Fluorescent	5%			2034	**	10	\$2,200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Throughout

Egress Lighting

Emergency, Battery	50%			2034	**	10	\$5,700	
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Exit, Battery	50%			2034	**	10	\$1,600	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS

Asset # : 14450

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
Fluorescent	2%			2034	**	10	\$100	
		<i>Sensor/Timer Not Installed, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Under Canopy</i>						
HID	10%			2034	**	10		
		<i>Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof Perimeter</i>						
No Component	88%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$1,400	
Alarm								
Security System								
No Component	75%							
Generic	25%			2034	**	1	\$4,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm And Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2034	**	1-3	\$10,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2049	**	1		
Natural Gas	90%			2049	**	1		
Conversion Equipment								
Furnace	90%			2029	\$100,100	1	\$21,000	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units - 1 Large And 3 Small</i>						
Radiant Heater	10%			2029	\$83,700	2	\$2,200	
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$13,200	
No Component	50%							
Terminal Devices								
Convactor/Radiator	90%			2034	**	1	\$13,700	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		

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DEPARTMENT OF EDUCATION - 040
THE WILLIE ELLA PASCHAL BOWMAN CAMPUS

Asset # : 14450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	90%			2029	\$532,300	2	\$2,600
		5%	Now	\$2,500	2034	**		
<i>Broken, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : One Unit Of Five</i>								
	No Component	5%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,300
Exhaust Fans								
	Roof	100%	Now	\$1,600	2029	\$78,400	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Controls Not Working</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2024	\$28,800	2	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2034	**	1	\$2,900
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First To Fourth Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2049	**	1-2	\$13,200
Fire Pump								
	Generic	100%			2038	**	1	\$8,800
Chemical System								
	Generic	100%			2027	\$27,900	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THEODORE ROOSEVELT H.S. - BX
Address : 500 E. FORDHAM RD. BTWN: WASHINGTON AV -BATHGATE AV
Borough : BRONX **Agency's Number** : X435
Program / Asset # : BOE0326.000 / 356 **Yr Built/Renovated** : 1932 / 2015
Area Sq Ft : 319,000 **Project Type** : EDUCATION
Date of Survey : 30-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,ph
Block : 3059 **Lot** : 1 **BIN** : 2011810

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$747,200	\$2,822,400
Electrical	\$1,102,900	\$1,707,600
Mechanical	\$3,394,000	\$8,882,800
Total	\$5,244,200	\$13,412,800
Importance Code A		\$44,900
Importance Code B	\$5,003,000	\$12,619,200
Importance Code C	\$241,200	\$748,700
Total	\$5,244,200	\$13,412,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$31,100	\$25,600		\$15,800
Electrical	\$12,300	\$35,300	\$11,500	\$9,000
Mechanical	\$70,000	\$58,300	\$75,600	\$52,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$123,300	\$129,000	\$97,000	\$87,000
Importance Code A	\$31,600	\$32,300	\$31,600	\$31,600
Importance Code B	\$91,700	\$96,700	\$65,400	\$55,400
Importance Code C				
Total	\$123,300	\$129,000	\$97,000	\$87,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Under Construction	100%							
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Interior								
Floors								
Asphalt Poured	10%	Now	\$15,400	2032	**	5	\$13,100	
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Corridors</i>					
			<i>Uneven Surface, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout Stairs</i>					
Cast in Place Concrete	20%			LIFE	**	5	\$230,000	
Ceramic Tile	10%	Now	\$217,600	2036	**	5	\$26,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Pool</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Pool</i>					
Ceramic Tile	3%			2030	\$326,400	5	\$15,800	
Terrazzo	3%			LIFE	**	5	\$12,300	
Vinyl Tile	24%			2027	\$1,145,600	3	\$63,100	
Wood	30%			2042	**	5	\$295,800	
Interior Walls								
Cast in Place Concrete	2%	Now	\$241,200	LIFE	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>					
			<i>Location : Throughout Pool Wall And Sub-basement</i>					
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Pool Wall</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout Pool Wall</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout Pool Wall</i>					
Ceramic Tile	5%			2030	\$657,600	5	\$22,300	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	68%			LIFE	**	5	\$91,100	
SGFT/Glazed Masonry	10%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Acous Tile, Adhered	10%			2032	**	5	\$51,100	
Exposed Concrete	13%			LIFE	**	5	\$10,400	
Exposed Concrete	2%	Now	\$140,500	LIFE	**	5	\$1,600	

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout Underside Of Pool And Sub-basement

Exposed Reinforcement, Extent : Moderate, Area Affected : 25%

Location : Throughout Underside Of Pool

Spalling, Extent : Moderate, Area Affected : 25%

Location : Throughout Underside Of Pool Wall

Exposed Struc: Steel	5%			LIFE	**			
Plaster	70%			LIFE	**	5	\$223,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2027	\$44,900	5	\$700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 4,000 Amperes.

Fused Disc Sw	50%			2047	**	5	\$700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 2,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	80%			2027	\$417,400	5	\$1,100	
Fused Disc Sw	20%			2047	**	5	\$300	

Raceway

Conduit	90%			2027	\$555,400	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	10%			2043	**	5	\$700	
Molded Case Bkrs	80%			2026	\$408,500	5	\$6,700	
Molded Case Bkrs	10%			2043	**	5	\$800	

Wiring

Braided Cloth	70%	2-4	\$582,700	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2027	\$166,500	1		
Thermoplastic	10%			2047	**	1		

Motor Controllers

Locally Mounted	10%			2032	**	5	\$200	
Variable Frequency Drive	90%			2044	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	96%			2032	**	10	\$280,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2032	**	10	\$2,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	1%			2022		10	\$100	
Incandescent	2%			2022		2	\$100	
Egress Lighting								
Emergency, Battery	25%			2022		10	\$19,300	
Emergency, Battery	25%			2027		10	\$19,300	
Exit, Service	50%			2022		1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$35,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$59,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Basement</i>								
<i>Explanation : Strobe Lights, Smoke Detector, Manual Pull Station, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2057	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Room Renovation Completed In 2015</i>								
Conversion Equipment Steam Boiler	100%			2047	**	1	\$315,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units. Boiler Room Renovation Completed In 2015</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$269,900	2027	\$5,399,000	4	\$15,700	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : The Vacuum Pump Is Under Size</i>								
Terminal Devices								
Air Handler	25%			2022	\$1,121,400	1	\$49,300	
Convactor/Radiator	60%			2025	\$1,024,700	1	\$61,800	
Fan Coil Unit/Heat	15%			2022	\$716,600	1	\$15,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2022	\$166,200	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$177,900	
Exhaust Fans								
Interior	95%			2022	\$1,078,200	2	\$9,300	
Roof	5%			2027	\$26,500	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2027	\$1,902,300	1		
Galvanized Steel	20%			2025	\$279,900	1		
HW Heat Exchanger								
Steam Fired	100%			2057	**	4	\$47,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$10,100	
Pool Filter/Treatment								
Sand	100%			2032	**	4		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Sub-basement Pump Room</i>								
<i>Explanation : 3 Condemn Units Remain In Place</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THEODORE ROOSEVELT H.S. - BX
Asset # : 356

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2037	**	1-5	\$160,800	
	Sprinkler							
	No Component	95%						
	Generic	5%		2027	\$156,200	1-2	\$4,500	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THOMAS A. EDISON HIGH SCHOOL - Q
Address : 165-65 84TH AVE. ABAGAIL ADAMS AVE.
Borough : QUEENS **Agency's Number** : Q620
Program / Asset # : BOE0892.000 / 1458 **Yr Built/Renovated** : 1958 / 2009
Area Sq Ft : 239,183 **Project Type** : EDUCATION
Date of Survey : 22-Dec-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9867 **Lot** : 2 **BIN** : 4211027

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,600	\$606,200
Interior Architecture	\$1,249,700	\$2,160,300
Electrical	\$663,600	\$2,309,100
Mechanical	\$1,883,600	\$2,160,100
Total	\$3,854,500	\$7,235,700
Importance Code A	\$1,605,500	\$686,900
Importance Code B	\$2,249,000	\$6,548,800
Total	\$3,854,500	\$7,235,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$14,600	
Interior Architecture	\$106,300	\$400	\$10,200	\$26,700
Electrical	\$20,500	\$35,500	\$2,800	\$2,300
Mechanical	\$35,600	\$33,900	\$55,400	\$33,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$166,400	\$73,800	\$87,100	\$66,400
Importance Code A		\$24,200	\$38,300	\$23,700
Importance Code B	\$132,400	\$49,600	\$48,800	\$42,800
Importance Code C	\$33,900			
Total	\$166,400	\$73,800	\$87,100	\$66,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON HIGH SCHOOL - Q
Asset # : 1458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$45,700	
Glazed Ceramic Panel	15%			LIFE	**	5	\$128,500	
Masonry: Brick Cavity	75%			LIFE	**	5	\$137,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : All Facades, Roof And Parapets</i>								
Metal Coiling Doors	5%			2040	**	5	\$28,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	100%			2043	**	5	\$29,200	
Parapets								
Masonry: Brick Cavity	50%			LIFE	**	5	\$16,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets</i>								
Metal Rail	25%			2047	**	5-10	\$146,600	
Pre-Cast Concrete	15%			LIFE	**	5	\$30,600	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Pitched Roof</i>								
Roof								
Modified Bitumen	90%			2037	**	10	\$206,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs Except Gymnasium</i>								
Modified Bitumen	10%			2035	**	10	\$22,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON HIGH SCHOOL - Q
Asset # : 1458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$17,800	
Quarry Tile	1%	Now	\$32,800	2040	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$13,900	
Vinyl Tile	60%	2-4	\$581,400	2027	\$1,937,900	3	\$80,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors And Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors And Cafeteria</i>								
Vinyl Tile	23%			2032	**	3	\$30,700	
Vinyl Tile 9" X 9"	1%			2022	\$41,800	3	\$1,300	
Wood	5%	Now	\$626,400	2067	**	5	\$16,700	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Gymnasium</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Gymnasium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$14,200	2036	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,700	
Plaster	60%	Now	\$19,800	LIFE	**	5	\$34,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auditorium - Rear, Stage Right</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	Now	\$30,700	2032	**	5	\$44,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Exposed Concrete	15%			LIFE	**	5	\$8,300	
Metal Panel	15%			LIFE	**	5	\$66,700	
Plaster	50%			LIFE	**	5	\$111,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON HIGH SCHOOL - Q
Asset # : 1458

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$44,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches For Emergency</i>								
Fused Disc Sw	40%			2027	\$35,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$521,800	5	\$6,300	
Raceway								
Conduit	95%			2027	\$586,300	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Toggle Switch	1%	2-4	\$5,100	2052	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Custodian Office And Stage Auditorium</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Molded Case Bkrs	94%			2026	\$480,000	5	\$5,900	
Molded Case Bkrs	5%			2043	**	5	\$300	
Wiring								
Braided Cloth	65%	2-4	\$541,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2027	\$249,700	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$245,800	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON HIGH SCHOOL - Q
Asset # : 1458

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2032	**	10	\$65,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	63%			2035	**	10	\$138,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2035	**	10	\$6,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Incandescent	2%			2022	\$56,700	2	\$100	
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$28,900	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$8,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$14,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 4	100%			2037	**	5	\$74,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units 15,000 Gallons Each</i>								
Conversion Equipment Steam Boiler	100%	0-2	\$1,547,900	2047	**	1	\$213,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2053	**	4	\$17,700	

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DEPARTMENT OF EDUCATION - 040
THOMAS A. EDISON HIGH SCHOOL - Q
Asset # : 1458

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	20%			2027	\$672,700	1	\$29,600
	Convactor/Radiator	60%			2032	**	1	\$46,400
	Fan Coil Unit/Heat	20%			2027	\$716,400	1	\$15,500
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	40%			2022	\$199,400	1	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$133,400
Exhaust Fans								
	Interior	75%			2027	\$638,200	2	\$5,500
	Roof	25%			2022	\$99,300	2	\$1,800
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
HW Heat Exchanger								
	Steam Fired	100%	Now	\$19,000	2037	**	4	\$23,700
	<i>Corroded, Extent : Light, Area Affected : 50%</i>							
	<i>Location : One Heat Exchanger</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Not Energy Efficient</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$36,500	4	\$5,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Sprinkler								
	No Component	98%						
	Generic	2%			2037	**	1-2	\$1,300
Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$3,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : THOMAS JEFFERSON HIGH SCHOOL -BK
Address : 400 PENNSYLVANIA AVE. @ DUMONT AVE.
Borough : BROOKLYN **Agency's Number** : K435
Program / Asset # : BOE0627.000 / 1224 **Yr Built/Renovated** : 1924 / 2013
Area Sq Ft : 221,000 **Project Type** : EDUCATION
Date of Survey : 11-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 3788 **Lot** : 1 **BIN** : 3084440

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,053,300	\$268,300
Interior Architecture	\$2,630,600	\$1,245,400
Electrical	\$773,200	\$2,582,500
Mechanical	\$1,425,900	\$3,831,800
Total	\$5,883,100	\$7,928,100
Importance Code A	\$1,196,300	\$358,000
Importance Code B	\$3,767,500	\$7,441,600
Importance Code C	\$919,300	\$128,500
Total	\$5,883,100	\$7,928,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,600			\$6,700
Interior Architecture	\$800	\$33,900	\$10,000	\$800
Electrical	\$31,700	\$8,200	\$8,900	\$7,100
Mechanical	\$12,100	\$32,900	\$48,700	\$32,900
Site Enclosure	\$600			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$85,600	\$89,800	\$82,400	\$62,300
Importance Code A	\$25,600	\$21,900	\$21,900	\$29,000
Importance Code B	\$60,000	\$67,900	\$60,500	\$33,300
Importance Code C				
Total	\$85,600	\$89,800	\$82,400	\$62,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2049	**	10	\$12,100	
Masonry: Brick	88%	Now	\$364,800	LIFE	**	5	\$226,500	
<i>Efflorescence, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooftop Bulkheads, Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooftop Bulkheads, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Rooftop Bulkheads, Basement, North Side Of Boiler Room</i>								
Masonry: Limestone	5%	Now	\$166,600	LIFE	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads At Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$45,400	LIFE	**	5	\$41,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Facade - Pool Vault - South East Corner</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facade, Basement Window Openings</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade - Pool Vault - South East Corner, Into Basement</i>								
Windows								
Aluminum	98%	Now	\$430,500	2045	**	5	\$9,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	2%	Now	\$11,800	2054	**	5	\$2,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Bulkhead Stair</i>								

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick Cavity	88%			LIFE	**	5	\$19,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2049	**	5	\$1,700	
Pre-Cast Concrete	7%			LIFE	**	5	\$9,800	
Roof								
Built-Up (BUR)	82%	Now	\$45,900	2034	**			
<i>Scupper Non-Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And South Side Exits, Lower Roof</i>								
Copper/Terne	10%	Now	\$13,800	2044	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Shared Wall Between Auditorium And Girls Gymnasium</i>								
Modified Bitumen	3%			2034	**	10	\$5,800	
Skylight, Metal/Glass	5%			2049	**	10	\$32,200	
Soffits								
Masonry: Limestone	100%			LIFE	**	5	\$2,100	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$139,600	
Ceramic Tile	3%	Now	\$39,600	2032	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Toilets Throughout</i>								
Panel/Paver: Cer/Brk	5%			2037	**	5	\$35,900	
Marble Panels	2%			LIFE	**	5	\$4,800	
Terrazzo	5%			LIFE	**	5	\$12,500	
Vinyl Tile	25%			2029	\$724,100	3	\$29,900	
Vinyl Tile 9" X 9"	2%			2024	\$75,000	3	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor Offices</i>								
<i>Explanation : Should Be Replaced In Near Future</i>								
Wood	38%	0-2	\$1,280,900	2044	**	5	\$113,700	
<i>Deflection Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Girls And Boys Gymnasium And Classrooms</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Girls And Boys Gymnasium And Classrooms</i>								

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$366,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Side Of Pool Deck</i>								
Ceramic Tile	3%	Now	\$47,900	2032	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Pool Deck</i>								
Glass: Single Pane	2%			LIFE	**	5	\$8,100	
Masonry: Brick	8%			LIFE	**			
Marble Panels	3%	2-4	\$138,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallway, Steps</i>								
Plaster	79%	Now	\$366,800	LIFE	**	5	\$128,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Locker Rooms, Rooftop Bulkheads, Basement North Of Boiler Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Locker Rooms, Rooftop Bulkheads, Basement North Of Boiler Room</i>								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$55,100	2042	**	5	\$19,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria, Teacher Lounge, Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cafeteria</i>								
AcousTileSusp.Lay-In	10%			2042	**	5	\$31,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$54,800	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Vault Over East Side Of Pool Deck, Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Vault Over East Side Of Pool Deck, Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement And Fuel Tank Area</i>								
Exposed Struc: Steel	5%	Now	\$71,700	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Vault Over East Side Of Pool Deck</i>								
Plaster	60%	Now	\$134,100	LIFE	**	5	\$119,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads And Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Rooftop Bulkheads</i>								
Plaster	10%			LIFE	**	5	\$19,900	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2049		**		
Iron Picket	5%			2049		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Side</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$600	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaways Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Areaways Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2042		**		
Parking/Driveway								
Cast in Place Concrete	100%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Parking Lot</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$89,700	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$521,800	5	\$900	
Raceway								
Conduit	100%			2029	\$617,100	1		
Panelboards								
Fused Disc Sw	10%			2028	\$51,100	5	\$500	
Fused Toggle Switch	5%	2-4	\$25,500	2054		**	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	85%			2028	\$434,100	5	\$4,900	

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$582,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$249,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$245,800	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	94%			2034	**	10	\$190,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2037	**	10	\$4,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Swimming Pool Area</i>								
LED	4%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$159,100	10	\$26,700	
Exit, Service	50%			2029	\$31,800	1		
Exterior Lighting								
LED	100%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$214,200	1	\$24,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$40,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$143,000	2034	**	1	\$197,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler No.3 In The Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$187,000	2029	\$3,740,300	4	\$10,900	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	25%			2024	\$776,900	1	\$34,200	
Convactor/Radiator	75%			2034	**	1	\$53,500	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Window/Wall Unit	40%			2024	\$184,200	1		
No Component	60%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,200	
Exhaust Fans Interior	90%			2034	**	2	\$6,100	
Roof	10%			2029	\$36,700	2	\$700	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2034	**	1		
Water Heater Gas Fired	100%			2024	\$134,800	2	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units, One For Kitchen, One For Restrooms , And One For Pool</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$33,700	4	\$7,000	
Pool Filter/Treatment Sand	100%			2042	**	4		
Fixtures Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
THOMAS JEFFERSON HIGH SCHOOL -BK
Asset # : 1224

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type		Total	(Years)		FY		(Yrs)	
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Basement To 5th Floor, One Unit From Basement To Ground Floor</i>					
			<i>Explanation : 3 Units, One Frieght And Two Passenger</i>					
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2039		** 1-2	\$6,200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : TOTTEVILLE HIGH SCHOOL - SI
Address : 100 LUTEN AVE @ AMBOY RD
Borough : STATEN ISLAND **Agency's Number** : R455
Program / Asset # : BOE0951.000 / 2739 **Yr Built/Renovated** : 1972 / 2010
Area Sq Ft : 427,000 **Project Type** : EDUCATION
Date of Survey : 15-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 6613 **Lot** : 1 **BIN** : 5082634

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,025,100	\$930,900
Interior Architecture	\$5,924,500	\$1,364,500
Electrical	\$2,006,800	\$2,011,000
Mechanical	\$388,600	\$3,182,500
Total	\$10,344,900	\$7,488,900
Importance Code A	\$2,025,100	\$930,900
Importance Code B	\$7,546,800	\$5,553,500
Importance Code C	\$773,100	\$1,004,500
Total	\$10,344,900	\$7,488,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,700			
Interior Architecture	\$113,400	\$195,900		\$68,500
Electrical	\$54,800	\$45,600	\$42,500	\$72,900
Mechanical	\$79,900	\$79,100	\$97,600	\$115,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$269,600	\$328,400	\$148,000	\$264,700
Importance Code A	\$56,900	\$42,300	\$42,300	\$42,300
Importance Code B	\$207,500	\$286,200	\$105,700	\$222,400
Importance Code C	\$5,200			
Total	\$269,600	\$328,400	\$148,000	\$264,700



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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%	Now	\$232,900	LIFE	**	5	\$33,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%	Now	\$80,200	2031	**	5	\$20,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	75%	2-4	\$140,200	LIFE	**	5	\$645,600	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard Columns</i>								
<i>Explanation : Vegetation Growth</i>								
Windows								
Aluminum	100%	Now	\$727,400	2034	**	5	\$20,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	20%	Now	\$13,700	2039	**	5	\$34,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	80%	0-2	\$36,700	LIFE	**	5	\$120,700	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	90%			2034	**	10	\$807,600	
Metal Panel	10%			2039	**	10	\$164,500	

Interior

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%	0-2	\$38,300	2022	\$191,500	3	\$21,100	
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	3%	Now	\$4,700	LIFE	**	5	\$46,100	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	5%			2035	**	5	\$35,100	
Sheet Vinyl/Rubber	5%	0-2	\$55,600	2031	**	5	\$26,300	
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Slate	5%			LIFE	**	5	\$37,300	
Terrazzo	5%			LIFE	**	5	\$27,400	
Vinyl Tile	70%	0-2	\$446,400	2021	\$4,464,200	3	\$184,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout 9x9 Tiles</i>					
Vinyl Tile	5%			2031	**	3	\$13,200	
Interior Walls								
Ceramic Tile	5%	0-2	\$42,800	2029	\$856,300	5	\$14,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Concrete Masonry Unit	15%	2-4	\$103,400	LIFE	**	5	\$34,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Travertine Panels	5%	2-4	\$214,500	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Terrazzo Panels</i>					
Plaster	45%	0-2	\$112,000	LIFE	**	5	\$78,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Plywood/Hardboard	2%	0-2	\$5,200	LIFE	**			
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
SGFT/Glazed Masonry	25%	2-4	\$300,400	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Wood	3%			LIFE	**	5	\$69,700	

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$34,900	2039	**	5	\$35,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%	Now	\$30,300	2031	**	5	\$43,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%	0-2	\$96,500	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	15%			LIFE	**			
Plaster	45%	Now	\$88,600	LIFE	**	5	\$197,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : At 3rd Floor Expansion Joints</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2036	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electric Service Room</i>								
<i>Explanation : One 4,000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	80%			2036	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 1,000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$1,800	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$1,000	
Molded Case Bkrs	90%			2034	**	5	\$10,100	
Wiring								
Thermoplastic	20%			2036	**	1		
Thermoplastic	80%			2026	\$998,900	1		
Motor Controllers								
Locally Mounted	100%			2024	\$368,700	5	\$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$23,500	1	\$131,400	
Generators								
Natural Gas	100%			2022	\$129,600	1	\$165,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : One 55 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$15,800	
Lighting								
Interior Lighting								
Fluorescent	90%			2031	**	10	\$352,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2021	\$30,200	10	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2031	**	10	\$300	
Incandescent	5%			2021	\$253,200	2	\$500	
Egress Lighting								
Emergency, Service	40%			2026	\$89,700	1		
Emergency, Battery	10%			2026	\$61,500	10	\$10,300	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	50%			2026	\$860,900	10	\$700	
HID	50%			2021	\$860,900	10	\$700	
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$31,900	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2034	**	1-3	\$105,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil	100%			2036	**	5	\$132,300	
<i>No. 4 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Vault</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 2- 20,000 Gal. Tanks</i>								
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$422,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$144,500	2036	**	4	\$21,000	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Multiple Locations Throughout</i>								
Terminal Devices								
Air Handler	30%			2026	\$1,801,300	1	\$79,200	
Convactor/Radiator	70%			2031	**	1	\$96,500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2026	\$69,200	2	\$500	
Window/Wall Unit	20%			2021	\$178,000	1		
No Component	78%							
Distribution								
Ductwork/Diffusers	2%			LIFE	**	2	\$11,100	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$238,100	
Exhaust Fans								
Interior	30%			2026	\$455,700	2	\$3,900	
Roof	70%			2026	\$496,300	2	\$9,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$42,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
TOTTENVILLE HIGH SCHOOL - SI
Asset # : 2739

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping Cast Iron	100%	0-2	\$17,800	LIFE	* *	1	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s) Non-Submersible	100%			2026	\$65,100	4	\$13,500
	Sewage Ejector(s) Electric	100%			2026	\$123,000	4	\$25,500
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
	Sprinkler No Component Generic	80%			2036	* *	1-2	\$23,900
	Chemical System Generic	100%			2024	\$27,900	1-3	\$4,000

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : TOWNSEND HARRIS H. S. - Q
Address : 149-11 MELBOURNE AVENUE
Borough : QUEENS **Agency's Number** : Q515
Program / Asset # : BOE0991.000 / 4482 **Yr Built/Renovated** : 1995 / 2014
Area Sq Ft : 175,000 **Project Type** : EDUCATION
Date of Survey : 04-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Ph
Block : 6507 **Lot** : 100 **BIN** : 4141869

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$743,700	\$286,300
Interior Architecture	\$476,700	\$201,100
Electrical		\$4,964,200
Mechanical	\$143,800	\$5,797,400
Total	\$1,364,200	\$11,248,900
Importance Code A	\$743,700	\$331,100
Importance Code B	\$408,200	\$10,826,000
Importance Code C	\$212,200	\$91,800
Total	\$1,364,200	\$11,248,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,200		\$6,200	
Interior Architecture	\$107,400		\$51,800	\$44,100
Electrical	\$45,300	\$21,000	\$24,800	\$33,700
Mechanical	\$133,100	\$74,000	\$120,100	\$71,900
Site Enclosure	\$1,400			
Site Pavements	\$44,200			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$403,500	\$106,900	\$214,700	\$161,500
Importance Code A	\$77,500	\$17,300	\$23,500	\$17,300
Importance Code B	\$246,100	\$89,500	\$191,200	\$134,600
Importance Code C	\$79,900			\$9,600
Total	\$403,500	\$106,900	\$214,700	\$161,500



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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$212,900	LIFE	**	5	\$60,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Expansion Joints, Window Seal</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, Rear Of Building</i>								
Metal Panel	20%			2050	**	5-10	\$177,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$42,000	
Windows								
Aluminum	90%	Now	\$435,500	2038	**	5	\$24,300	
<i>Crtrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Locations</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout - Windows Screwed Shut</i>								
Glass Block	5%			LIFE	**	5	\$3,400	
Metal Louvers	5%			2039	**	10	\$16,900	
Parapets								
Concrete Masonry Unit	85%	Now	\$43,800	LIFE	**	5	\$8,900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Of Parapets And Underside Of Coping</i>								
Metal Panel	5%			2050	**	5	\$1,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,700	
Roof								
IRMA/Protected Membrane	60%			2035	**	10	\$48,200	
Metal Panel	35%			2043	**	10	\$51,500	
Skylight, Metal/Glass	5%	Now	\$31,700	2050	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Side And Above Lecture Hall Room 643</i>								
Soffits								
Stucco Cement	100%			2043	**	5	\$12,300	
Interior								
Floors								
Carpet	5%			2026	\$179,200	3	\$26,300	
Cast in Place Concrete	10%			LIFE	**	5	\$115,100	
Ceramic Tile	5%			2039	**	5	\$13,200	
Quarry Tile	5%			2043	**	5	\$19,700	
Vinyl Tile	65%	Now	\$155,200	2035	**	3	\$64,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridors, 2nd Floor And Cafeteria</i>								
Wood	10%			2058	**	5	\$49,300	

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	6%			LIFE	**	10	\$57,400	
Ceramic Tile	5%			2039	**	5	\$19,100	
Concrete Masonry Unit	60%			LIFE	**	5	\$183,600	
Gypsum Board	15%			LIFE	**	5-10	\$97,500	
Metal Panel	2%	Now	\$5,600	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Wall - Auditorium</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$19,100	
Wood	2%			LIFE	**	5	\$61,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Wood Paneling</i>								
Ceilings								
AcousTileConcealSpLn	55%			2043	**	5	\$103,500	
AcousTileSusp.Lay-In	23%			2043	**	5	\$34,600	
Exposed Struc: Steel	7%			LIFE	**	10	\$21,100	
Gypsum Board	15%	Now	\$24,400	LIFE	**	5	\$28,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Dressing Room, Gymnasium Near Glass Block Windows, Sixth Floor Classrooms</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$1,400	2065	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Of Perimeter Railings</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$21,100	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 149th Street, Melbourne Ave</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$23,100	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Melbourne Ave</i>								
Activity Yard								
Pavers/Stone	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2030	\$44,900	5	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere, Two 1,600 Ampere, One 2,000 Ampere And One 1,200 Ampere Main Disconnect Switches</i>								
Transformers								
	Dry Type	60%			2028	\$10,100	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1500 Kilovolt-ampere, 208pri - 480/277sec</i>								
	Dry Type	40%			2028	\$6,700	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 112 Kilovolt-ampere And One 75 Kilovolt-ampere 480hv - 208/120lv</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$260,900	5	\$800
Raceway								
	Conduit	100%			2030	\$308,600	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$27,100	5	\$400
	Molded Case Bkrs	90%			2029	\$244,200	5	\$4,100
Wiring								
	Thermoplastic	100%			2030	\$416,200	1	
Motor Controllers								
	Locally Mounted	10%			2028	\$12,300	5	\$100
	Motor Control Center	90%			2028	\$694,000	5	\$4,300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,100
Stand-by Power								
Transfer Switches								
	Automatic	100%			2028	\$23,500	1	\$53,800
Generators								
	Diesel	100%			2026	\$129,600	1	\$67,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Penthouse</i>								
<i>Explanation : One 600 Kilowatt</i>								
Batteries								
	Nickel Cadmium	100%			2025	\$1,600	5	\$39,000

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2029	\$6,800	5	\$16,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Penthouse</i>								
<i>Explanation : One 50 Gallons</i>								
Main Tank	50%			2033	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2030	\$391,500	10	\$152,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2030	\$9,000	10	\$200	
Incandescent	2%			2030	\$41,500	2	\$100	
Egress Lighting								
Emergency, Service	55%			2030	\$50,500	1		
Emergency, Battery	5%			2030	\$12,600	10	\$2,100	
Exit, Service	40%			2030	\$20,200	1		
Exterior Lighting								
HID	100%			2030	\$705,600	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2045	**	5	\$5,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$169,600	1	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors And Some Offices</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2030	\$1,354,600	1-3	\$77,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Tank 5,000 Gallons Capacity, No.2 Oil</i>						
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$173,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$38,700	2040	**			
		<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Building Management System</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Various Location</i>						
Terminal Devices								
Air Handler	70%			2030	\$1,722,500	1	\$75,800	
Convactor/Radiator	5%			2035	**	1	\$2,800	
Fan Coil Unit/Heat	25%			2030	\$655,200	1	\$14,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2033	**	1	\$189,400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units. No.1 Unit Has Electrical Defect.</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$10,700	2040	**	4	\$8,600	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement And Penthouse.</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$1,962,700	1	\$108,200	
Heat Rejection								
Water Cooling Tower	100%	0-2	\$13,300	2028	\$664,100	2	\$140,900	
		<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Penthouse</i>						

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	30%	0-2	\$24,200	LIFE	**	2-5	\$29,300	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Location</i>								
<i>Explanation : Dampers Are Not Working</i>								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$108,200	
Exhaust Fans								
Interior	100%			2030	\$622,600	2	\$5,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	70%			2023	\$74,700	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Gas Fired	30%			2029	\$32,000	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	25%	0-2	\$6,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Kitchen</i>								
Cast Iron	75%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$26,700	4	\$5,500	
Sewage Ejector(s)								
Electric	100%	Now	\$1,000	2030	\$50,400	4	\$7,000	
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : Check Valve Not Working</i>								
Backflow Preventer								
Generic	100%			2030	\$44,500	1	\$10,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 6th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$88,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
TOWNSEND HARRIS H. S. - Q
Asset # : 4482

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2040	* *	1-2	\$49,000
Fire Pump	Generic	100%			2033	* *	1	\$32,700
Chemical System	Generic	100%			2028	\$27,900	1-3	\$3,700

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)
 Address : 200 MONROE ST. @MONTGOMERY ST.
 Borough : MANHATTAN Agency's Number : M446
 Program / Asset # : BOE0125.000 / 1620 Yr Built/Renovated : 1904 / 2013
 Area Sq Ft : 67,200 Project Type : EDUCATION
 Date of Survey : 22-Dec-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
 Block : 259 Lot : 44 BIN : 1003214

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$193,100	\$182,700
Interior Architecture	\$296,500	\$231,000
Electrical		\$487,800
Mechanical	\$298,200	\$1,644,500
Total	\$787,700	\$2,546,000
Importance Code A	\$193,100	\$182,700
Importance Code B	\$594,600	\$2,191,500
Importance Code C		\$171,800
Total	\$787,700	\$2,546,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,400	\$5,600		
Interior Architecture		\$2,500	\$10,200	
Electrical	\$26,500	\$1,900	\$2,900	\$3,100
Mechanical	\$55,000	\$31,200	\$16,100	\$9,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$96,800	\$46,100	\$34,200	\$17,200
Importance Code A	\$32,200	\$12,200	\$6,800	\$6,700
Importance Code B	\$64,600	\$33,900	\$27,400	\$10,500
Importance Code C				
Total	\$96,800	\$46,100	\$34,200	\$17,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$69,400	
Copper/Terne	5%			2071	**	10	\$10,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick	72%			LIFE	**	5	\$64,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%			LIFE	**	5	\$2,000	
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Stucco Cement	5%			2032	**	5	\$11,100	
Windows								
Aluminum	100%	Now	\$193,100	2043	**	5	\$10,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$9,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$3,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	98%			2035	**	10	\$49,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2037	**	10	\$3,400	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$15,300	
Ceramic Tile	3%			2023	\$61,900	5	\$3,000	
Vinyl Tile	70%			2032	**	3	\$26,200	
Vinyl Tile 9" X 9"	20%			2022	\$234,600	3	\$7,500	
Interior Walls								
Ceramic Tile	5%			2030	\$171,800	5	\$5,800	
Glass: Single Pane	5%			LIFE	**	5	\$4,400	
Masonry: Brick	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Plaster	80%			LIFE	**	5	\$28,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Exposed Concrete	5%			LIFE	**	5	\$800	
Plaster	95%			LIFE	**	5	\$59,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2053	**	5	\$1,800	
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Raceway

Conduit	70%			2027	\$92,600	1		
Conduit	30%			2053	**	1		

Panelboards

Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	95%			2049	**	5	\$1,700	

Wiring

Thermoplastic	100%			2053	**	1		
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Motor Controllers

Locally Mounted	70%			2025	\$56,500	5	\$300	
Locally Mounted	30%	2-4	\$24,200	2047	**	5	\$100	

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Interior Lighting

Fluorescent	100%			2035	**	10	\$61,600	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$8,100	
Exit, Service	50%			2035	**	1		

Exterior Lighting

HID	20%			2027	\$54,200	10		
No Component	80%							

Alarm

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DEPARTMENT OF EDUCATION - 040
UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2035

**

1

\$7,500

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways And Outside

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$222,900

1-3

\$12,800

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways And Basement

Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2037

**

1

Conversion Equipment

Steam Boiler

100% Now

\$21,700

2032

**

1

\$59,900

Corroded, Extent : Moderate, Area Affected : 10%

Location : Rear Of The Boilers

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp

100%

2027

\$1,137,300

4

\$3,300

Terminal Devices

Convactor/Radiator

100%

2025

\$359,800

1

\$21,700

Air Conditioning

Energy Source

Electricity

100%

2035

**

1

Conversion Equipment

Window/Wall Unit

30%

2022

\$42,000

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100% 4+

\$31,000

LIFE

**

2-5

\$37,500

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Not In Use For Years, Extensive Cleaning Required

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DEPARTMENT OF EDUCATION - 040
UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)

Asset # : 1620

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	90%	Now	\$215,200	2037	**	2	\$1,500
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 90%</i>						
		<i>Location : Basement</i>						
	Roof	10%			2022	\$11,200	2	\$200
Plumbing								
	H/C Water Piping							
	Brass/Copper	50%			2037	**	1	
	Galvanized Steel	50%			2025	\$147,400	1	
	Water Heater							
	Gas Fired	100%			2022	\$41,000	2	\$1,000
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2022	\$10,200	4	\$2,100
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 5th Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
	Sprinkler							
	No Component	97%						
	Generic	3%			2027	\$19,700	1-2	\$600

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)
 Address : 283 ADAMS STREET @JOHNSON ST.
 Borough : BROOKLYN Agency's Number : K313
 Program / Asset # : DGS0022.000 / 2047 Yr Built/Renovated : 1955 / 2008
 Area Sq Ft : 124,724 Project Type : EDUCATION
 Date of Survey : 11-May-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3,4,5,6
 Block : 140 Lot : 10 BIN : 3331741

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$278,400	\$515,100
Interior Architecture	\$168,600	\$394,200
Electrical	\$114,400	
Mechanical	\$76,100	
Total	\$637,500	\$909,400
Importance Code A	\$278,400	\$515,100
Importance Code B	\$311,400	\$173,000
Importance Code C	\$47,700	\$221,300
Total	\$637,500	\$909,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,600		\$29,800	
Interior Architecture	\$65,800	\$4,700	\$13,400	\$16,300
Electrical	\$21,400	\$21,000	\$17,700	\$21,000
Mechanical	\$53,900	\$22,200	\$55,200	\$27,000
Site Pavements	\$13,300			
Elevators/Escalators	\$30,400	\$30,400	\$30,400	\$30,400
Total	\$193,300	\$78,300	\$146,500	\$94,800
Importance Code A	\$14,800	\$6,200	\$36,300	\$6,200
Importance Code B	\$165,300	\$72,100	\$96,900	\$88,600
Importance Code C	\$13,300		\$13,400	
Total	\$193,300	\$78,300	\$146,500	\$94,800



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DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Limestone	77%			LIFE	**	5	\$64,500		
Metal Panel	10%			2048	**	5-10	\$76,800		
Granite Panels	10%			LIFE	**	5	\$8,400		
Window Wall	3%	Now	\$8,600	2048	**	5	\$6,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Entry Vestibule</i>									
Windows									
Aluminum	95%	0-2	\$228,400	2044	**	5	\$25,500		
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Various Locations Throughout</i>									
Metal Louvers	5%			2037	**	10	\$16,800		
Parapets									
Concrete Masonry Unit	30%			LIFE	**	5	\$4,400		
Masonry: Limestone	35%			LIFE	**	5	\$5,800		
Metal Panel	35%			2048	**	5	\$17,800		
Roof									
Built-Up (BUR)	50%			2028	\$394,700	10	\$27,200		
Metal Panel	50%			2033	**	10	\$49,900		
Interior									
Floors									
Carpet	5%	0-2	\$25,400	2027	\$127,200	3	\$14,000		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 2nd Floor Library</i>									
Cast in Place Concrete	10%			LIFE	**	5	\$40,800		
Ceramic Tile	5%			2037	**	5	\$9,300		
Quarry Tile	5%	4+	\$28,600	2033	**	5	\$7,000		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Kitchen</i>									
Terrazzo	25%			LIFE	**	5	\$36,500		
Vinyl Tile	50%			2033	**	3	\$46,700		
Interior Walls									
Ceramic Tile	25%			2037	**	5	\$95,400		
Concrete Masonry Unit	10%			LIFE	**	5	\$15,300		
Operable Wall	2%			2048	**	5	\$26,700		
Marble Panels	10%			LIFE	**				
Plaster	45%			LIFE	**	5	\$51,500		
Wood	8%			LIFE	**	5	\$122,100		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	45%	Now	\$72,600	2041	**	5	\$52,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 549 And B53</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 549 And B53</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,900	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	3%			LIFE	**	5	\$7,000	
Plaster	37%	0-2	\$48,400	LIFE	**	5	\$43,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Between Rooms 508 And 503</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Between Rooms 508 And 503</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,500	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ramp At Adams Street</i>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$11,800	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Delivery Area - West Side Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 3000 Amperes And 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Raceway								
Conduit	100%			2048	**	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2044	**	5	\$400	
Molded Case Bkrs	85%			2044	**	5	\$2,800	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	50%			2041	**	5	\$400	
Variable Frequency Drive	50%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$38,400	
Generators								
Diesel	100%			2037	**	1	\$48,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$4,600	
Fuel Storage								
Main Tank	100%			2056	**	5	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 250 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	95%			2033	**	10	\$108,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2033	**	10	\$5,700	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	45%			2056	**	1		
Exit, Service	5%			2033	**	1		
Exterior Lighting								
HID	30%			2033	**	10	\$100	
No Component	70%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2033

**

1

\$14,000

Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2033

**

1-3

\$79,200

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

60%

2048

**

1

Interruptible Gas/Dual

40%

2048

**

1

Fuel

Conversion Equipment

Furnace

60%

2033

**

1

\$37,000

Other Observation, Extent : Light, Area Affected : 60%

Location : Roof

Explanation : 4 Packaged Rooftop Units With Gas Furnace

Hot Water Boiler

40%

2041

**

1

\$24,700

Other Observation, Extent : Light, Area Affected : 40%

Location : Basement Boiler Room

Explanation : 2 Boilers

Distribution

Hot Wtr Piping/Pump

40%

2036

**

4

\$2,500

Other Observation, Extent : Light, Area Affected : 40%

Location : Basement

Explanation : Dual Temperature Pumping System

No Component

60%

Terminal Devices

Air Handler

5%

2033

**

1

\$3,900

Other Observation, Extent : Light, Area Affected : 5%

Location : Basement

Explanation : Unit Serves Kitchen And Cafeteria

Fan Coil Unit/Heat

35%

2033

**

1

\$14,100

No Component

60%

Air Conditioning

Energy Source

Electricity

100%

2044

**

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$21,200	2033	**	1	\$20,800	
	<i>Not Energy Efficient, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Multistacks Packaged Air Cooled Chiller. R-407c.</i>							
Ext Pkg Unit - Heating/Cooling	60%			2033	**	2	\$4,600	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 4 Package Rooftop Units With Gas Furnace. R-410a</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2048	**	4	\$2,500	
No Component	60%							
Terminal Devices								
Fan Coil - 4 Pipe	40%			2033	**	1	\$16,100	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Throughout Classrooms</i>							
	<i>Explanation : Dual Temperature Unit Ventilators</i>							
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2033	**	2	\$34,700	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,500	
Exhaust Fans								
Roof	100%			2033	**	2	\$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2023	\$76,100	2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$4,000	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$7,400	
Backflow Preventer								
Generic	100%			2033	**	1	\$7,600	

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DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)

Asset # : 2047

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From 1st To 6th Floor</i>						
		<i>Explanation : 2 Units - Each Elevator Has Two Cab Doors</i>						
Fire Suppression								
Standpipe								
Generic	100%			2048		**	1-5	\$65,200
Sprinkler								
Generic	100%			2048		**	1-2	\$34,900
Fire Pump								
Generic	100%			2037		**	1	\$23,300
Chemical System								
Generic	100%			2026	\$27,900		1-3	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M
 Address : 26 BROADWAY @ BOWLING GREEN
 Borough : MANHATTAN Agency's Number : LEASE-M282
 Program / Asset # : BOE1061.000 / 14374 Yr Built/Renovated : 1923 / 2010
 Area Sq Ft : 118,188 Project Type : EDUCATION
 Date of Survey : 26-Nov-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 1,5,7
 Block : 22 Lot : 13 BIN : 1000811

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$266,600	\$273,700
Mechanical	\$29,300	\$272,300
Total	\$295,800	\$546,100
Importance Code B	\$240,600	\$546,100
Importance Code C	\$55,300	
Total	\$295,800	\$546,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$61,900		\$13,300	\$7,600
Electrical	\$9,300	\$3,300	\$4,400	\$3,300
Mechanical	\$112,700	\$25,800	\$70,500	\$23,200
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$225,400	\$70,600	\$129,600	\$75,500
Importance Code A	\$5,800	\$5,800	\$5,800	\$5,800
Importance Code B	\$190,500	\$64,700	\$123,700	\$66,500
Importance Code C	\$29,100			\$3,100
Total	\$225,400	\$70,600	\$129,600	\$75,500



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M
Asset # : 14374

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2029	\$120,500	3	\$13,300	
Cast in Place Concrete	5%			LIFE	**	5	\$38,700	
Ceramic Tile	5%			2039	**	5	\$8,800	
Quarry Tile	5%			2043	**	5	\$13,300	
Sheet Vinyl/Rubber	60%			2035	**	5	\$159,200	
Terrazzo	5%			LIFE	**	5	\$13,800	
Traffic Topping	5%			2035	**	5	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : This Is Actually A Fluid Applied Epoxy Floor Finish</i>								
Vinyl Tile	10%			2035	**	3	\$6,600	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$6,300	
Gypsum Board	40%			LIFE	**	5-10	\$85,400	
Mosaic Tile	5%			LIFE	**	10	\$3,900	
Granite Panels	20%			LIFE	**	10	\$10,100	
Marble Panels	30%			LIFE	**	10	\$15,100	
Ceilings								
AcousTileSusp.Lay-In	42%			2043	**	5	\$74,300	
Gypsum Board	35%			LIFE	**	5-10	\$212,800	
Metal Panel	3%			LIFE	**	5	\$13,300	
Plaster	20%			LIFE	**	5-10	\$60,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Schools Occupy 1, 2, 4, 5, 6, And 7th Floors</i>								
<i>Explanation : One 6,000, One 3,000, One 1,200 Ampere Main Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$500	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$300	
Molded Case Bkrs	90%			2046	**	5	\$2,800	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$800	

Ground

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DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M
Asset # : 14374

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	80%	Now	\$4,500	2035		**		
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Area</i>								
<i>Daylight Sensors Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Classrooms</i>								
Fluorescent	5%			2035		**	10	\$5,400
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	15%			2035		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : LED Fixtures</i>								
Egress Lighting Emergency, Battery Exit, Service	50%			2035		**	10	\$14,300
	50%			2035		**	1	
Alarm								
Security System No Component Generic	70%					**	1	\$13,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection No Component Generic, Digital	70%					**	1-3	\$21,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Area</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Is A Leased Facility In A Privately Owned Office Building - Steam Comes From Boilers Belonging To The Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M
Asset # : 14374

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2039	**	1	\$58,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Mechanical Room</i>								
<i>Explanation : 2 Units Convert Steam To Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2046	**	4	\$7,900	
Steam Piping/Pump	10%			2050	**			
Terminal Devices								
Air Handler	40%			2035	**	1	\$29,200	
Convactor/Radiator	20%			2043	**	1	\$7,600	
Fan Coil Unit/Heat	40%			2035	**	1	\$15,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Provided By The Building</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$192,200	
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$26,500	2035	**	1	\$26,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Building Controls</i>								
Fan Coil - 4 Pipe	60%			2035	**	1	\$22,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$104,300	
Exhaust Fans								
Interior	40%			2030	\$168,200	2	\$1,400	
Not Accessible	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : House Exhaust Belongs To The Building</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Electric	100%	Now	\$20,800	2028	\$104,100	4	\$700	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st And 7th Floor</i>								
Sanitary Piping								
Not Accessible	100%							

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DEPARTMENT OF EDUCATION - 040
URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M
Asset # : 14374

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Not Accessible	100%							
Sump Pump(s) Not Accessible	100%							
Sewage Ejector(s) Not Accessible	100%							
Backflow Preventer Not Accessible	100%							
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 20th Floor</i>								
<i>Explanation : 6 Units Which Are Property Of The Building. 1 Is Broken</i>								
Fire Suppression								
Standpipe Generic	100%			2050		**	1-5	\$59,600
Sprinkler Generic	100%			2050		**	1-2	\$33,100
Fire Pump Not Accessible	100%							
Chemical System No Component Generic	98% 2%			2028	\$600		1-3	\$100
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : Kitchen Hoods</i>								

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : VAN ARSDALE HIGH SCHOOL - BK
Address : 257 NORTH 6TH ST. BTWN: HAVEMEYER ST., ROEBLING ST
Borough : BROOKLYN **Agency's Number** : K650
Program / Asset # : BOE0652.000 / 1213 **Yr Built/Renovated** : 1903 / 1998
Area Sq Ft : 187,000 **Project Type** : EDUCATION
Date of Survey : 26-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5
Block : 2330 **Lot** : 11 **BIN** : 3062135

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$509,900	\$419,500
Interior Architecture	\$803,500	\$1,088,200
Electrical	\$1,064,900	\$1,604,600
Mechanical	\$1,437,300	\$3,560,800
Total	\$3,815,600	\$6,673,100
Importance Code A	\$1,765,000	\$419,500
Importance Code B	\$1,906,200	\$6,217,800
Importance Code C	\$144,400	\$35,800
Total	\$3,815,600	\$6,673,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,900		\$36,500	
Interior Architecture	\$98,900		\$6,800	\$25,500
Electrical	\$11,900	\$3,500	\$4,100	\$5,900
Mechanical	\$51,500	\$35,600	\$41,500	\$26,300
Site Enclosure	\$2,600			
Site Pavements	\$4,800			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$224,400	\$48,900	\$98,800	\$67,600
Importance Code A	\$44,900	\$18,500	\$55,000	\$18,500
Importance Code B	\$143,500	\$30,400	\$43,800	\$49,100
Importance Code C	\$36,000			
Total	\$224,400	\$48,900	\$98,800	\$67,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$177,400	
Glazed Ceramic Panel	2%			LIFE	**	5	\$42,600	
Masonry: Brick	30%			LIFE	**	5	\$136,300	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Elevation Of 1903 Wing</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1903 Wing</i>								
Masonry: Brick Cavity	58%			LIFE	**	5	\$263,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout 1957 Wing</i>								
Masonry: Limestone	5%			LIFE	**	5	\$17,000	
Windows								
Aluminum	90%	4+	\$109,300	2038	**	5	\$24,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%			2038	**	5	\$20,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$131,300	
Metal Rail	10%			2043	**	5-10	\$43,300	
Pre-Cast Concrete	10%			LIFE	**	5	\$30,200	
Roof								
Copper/Terne	5%			2045	**	10	\$17,600	
Modified Bitumen	93%			2035	**	10	\$130,900	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Roofs</i>								
Skylight, Metal/Glass	2%			2040	**	10	\$9,400	
Soffits								
Metal Panel	50%			2040	**	5-10		
Stucco Cement	50%			2035	**	5		

Interior

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$59,600	
Ceramic Tile	5%			2033	**	5	\$13,600	
Terrazzo	5%			LIFE	**	5	\$21,300	
Vinyl Tile	45%	Now	\$222,400	2035	**	3	\$45,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Auditorium, Classrooms, Corridors, 1903 Wing</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cafeteria, 1st Floor Corridor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Auditorium, Classrooms, Corridors, 1903 Wing</i>								
Vinyl Tile 9" X 9"	30%			2025	\$960,500	3	\$40,800	
Wood	10%	4+	\$95,900	2045	**	5	\$25,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
Glazed Ceramic Panel	5%			LIFE	**	10	\$8,500	
Masonry: Brick	5%	Now	\$78,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations, Basement - Havemeyer Street Facade</i>								
Operable Wall	2%			2040	**	5	\$13,300	
Plaster	63%			LIFE	**	5-10	\$101,400	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$18,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Corridors/ Stairs</i>								
Ceilings								
AcousTile,Adhered	30%	Now	\$162,100	2035	**	5	\$40,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$13,600	
Exposed Concrete	30%			LIFE	**	5-10	\$102,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Metal Panel	5%			LIFE	**	5	\$34,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1903 Wing</i>								
Plaster	30%			LIFE	**	5-10	\$140,400	
Site Enclosure								

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	80%	Now	\$2,600	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area</i>								
Masonry: Fieldstone	20%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	90%	Now	\$4,800	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Area</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area</i>								
Cast in Place Concrete	10%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	\$44,900	2060	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Ratings Available. Obsolete Equipment</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$260,900	2060	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete Equipment</i>								
Raceway								
Conduit	90%			2030	\$277,700	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Knife Sw	20%	2-4	\$54,300	2055	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	70%			2029	\$189,900	5	\$3,400	
Molded Case Bkrs	10%			2046	**	5	\$500	

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$291,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2030	\$83,200	1		
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2043	**	5	\$1,000	
Locally Mounted	20%			2028	\$24,600	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2038	**	10	\$154,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : T-12 Lamps Type Fixtures Replaced With T-8 Lamps Type Fixtures In 2017.</i>								
Incandescent	1%			2025	\$22,200	2		
LED	9%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium, Gymnasium</i>								
<i>Explanation : LED Light Fixtures Were Installed In 2017.</i>								
Egress Lighting								
Emergency, Battery	40%			2035	**	10	\$18,100	
Exit, Service	60%			2035	**	1		
Exterior Lighting								
HID	10%			2025	\$75,400	10	\$100	
HID	90%			2030	\$678,600	10	\$500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$120,800	1	\$14,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV And Intrusion Alarm. The CCTV Is Scheduled To Be Replaced In About A Month.</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2-4	\$413,600	2040	**	1-3	\$20,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The Fire Alarm System Works, But It Is An Obsolete System That Is Frequently Breaking Down.</i>								

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	100%			2030	\$367,500	5	\$57,900	
Conversion Equipment								
Steam Boiler	100%	0-2	\$1,210,200	2050	**	1	\$166,700	
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pneumatic Controls In Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$41,300	2030	\$826,900			
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Vacuum Pump</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Vacuum Pump</i>								
Terminal Devices								
Air Handler	20%			2035	**	1	\$23,100	
Convactor/Radiator	80%			2035	**	1	\$48,300	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	5%			2035	**			
Window/Wall Unit	60%			2025	\$233,800	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$165,100	
Exhaust Fans								
Interior	60%			2025	\$399,200	2	\$3,400	
Roof	40%			2030	\$124,200	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$139,400	2030	\$1,394,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Water Main And Throughout Basement</i>								
Water Heater								
Gas Fired	100%			2025	\$114,100	2	\$2,700	
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$27,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF EDUCATION - 040
VAN ARSDALE HIGH SCHOOL - BK
Asset # : 1213

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Non-Submersible	100%	Now	\$28,500	2040	**	4	\$4,000
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<hr/>								
Fixtures								
	Generic	100%						
<hr/>								
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : One Passenger Unit From Basement To 5th Floor, One Broken Freight Unit From Basement To 1st Floor</i>								
<i>Explanation : 2 Units But One Unit Is Broken</i>								
<hr/>								
Fire Suppression								
Sprinkler								
	No Component	97%						
	Generic	3%			2030	\$54,900	1-2	\$1,600
<hr/>								
Chemical System								
	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100
<hr/>								

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : VARIABLE ALTERNATIVE H.S. - BK
Address : 832 MARCY AVE BTWN: MADISON ST., PUTNAM AVE.
Borough : BROOKLYN **Agency's Number** : K458
Program / Asset # : BOE0632.000 / 2707 **Yr Built/Renovated** : 1891 / 2010
Area Sq Ft : 185,000 **Project Type** : EDUCATION
Date of Survey : 29-May-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,5
Block : 1823 **Lot** : 38 **BIN** : 3051641

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,147,200	\$580,600
Interior Architecture	\$199,700	\$455,100
Electrical		\$144,200
Mechanical	\$45,800	\$1,741,100
Total	\$1,392,800	\$2,921,100
Importance Code A	\$1,147,200	\$580,600
Importance Code B	\$245,600	\$2,340,500
Total	\$1,392,800	\$2,921,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$102,800	\$18,300		
Interior Architecture	\$213,800		\$6,800	\$13,600
Electrical	\$39,900	\$14,200	\$17,900	\$14,200
Mechanical	\$48,100	\$42,800	\$72,900	\$41,300
Site Enclosure	\$8,300			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$422,800	\$85,200	\$107,500	\$79,000
Importance Code A	\$121,100	\$36,600	\$18,300	\$18,300
Importance Code B	\$135,500	\$48,500	\$89,100	\$60,700
Importance Code C	\$166,200			
Total	\$422,800	\$85,200	\$107,500	\$79,000



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DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$354,900	
Masonry: Brick	70%	4+	\$278,200	LIFE	**	5	\$159,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	15%			LIFE	**	5	\$51,100	
Metal Panel	5%	2-4	\$4,700	2050	**	5	\$21,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Base Of Metal Panel</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	5%			2052	**	5	\$2,700	
Steel	5%			2052	**	5	\$33,900	
Wood	90%			2052	**	5	\$488,400	
Parapets								
Cast Stone/Terra Cotta	15%	2-4	\$32,600	LIFE	**	5	\$27,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	2-4	\$98,400	LIFE	**	5	\$20,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	45%	2-4	\$12,600	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Clay Tile	20%	4+	\$27,200	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2058	**	10	\$17,600	
Modified Bitumen	15%	Now	\$332,400	2040	**			
<i>Blisters, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Life Center</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Life Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Life Center</i>								
Modified Bitumen	15%	2-4	\$16,600	2038	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Uppermost Roof</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	25%	2-4	\$16,400	LIFE	**	5	\$148,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$36,700	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%	2-4	\$53,700	2035	**	3	\$40,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	30%			2045	**	5	\$153,100	
Interior Walls								
Cast in Place Concrete	5%	Now	\$34,700	LIFE	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement Level</i>								
Ceramic Tile	10%	2-4	\$30,300	2033	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,600	
Gypsum Board	15%	2-4	\$6,800	LIFE	**	5	\$17,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Classroom</i>								
Masonry: Brick	4%	Now	\$34,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	6%			LIFE	**	10	\$3,400	
Marble Panels	5%	Now	\$21,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%	2-4	\$14,100	LIFE	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$9,500	

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DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%			2043	**	5	\$13,600	
AcousTileSusp.Lay-In	5%	Now	\$6,400	2043	**	5	\$6,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Life Center</i>								
Embossed Metal	25%	2-4	\$69,400	LIFE	**	5	\$30,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%	Now	\$39,900	LIFE	**	5	\$85,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%	0-2	\$33,200	LIFE	**	5	\$68,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	7%	Now	\$5,400	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	3%			2065	**			
Iron Picket	15%	4+	\$3,000	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	75%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Asphalt	95%			2043	**			
Cast in Place Concrete	5%			2047	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Electrical Service Rated At 1,200 And 4,000 Amperes</i>								

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DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2043	**	5	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2 At 112.5 Kilovolt-ampere</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$800	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	30%			2046	**	5	\$1,300	
Molded Case Bkrs	70%			2046	**	5	\$3,400	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected With Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$56,900	
Generators								
Diesel	100%			2039	**	1	\$71,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 200 Kilowatt Genset</i>						
Batteries								
Nickel Cadmium	100%			2025	\$1,700	5	\$41,200	
Fuel Storage								
Main Tank	100%			2058	**	5	\$5,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 250 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$144,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	15%			2040	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium And Gymnasium</i>						
		<i>Explanation : LED Fixtures Installed In 2018</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	60%			2040	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
		<i>Explanation : LED Fixtures Installed In 2018</i>						
No Component	40%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2045	**	5	\$5,400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$13,800	
Fire/Smoke Detection								
Under Construction	100%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Tank 7750 Gallon #2 Oil</i>						
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$183,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Three Units</i>						
Distribution								
Steam Piping/Pump	100%			2040	**			
Terminal Devices								
Air Handler	50%			2035	**	1	\$57,200	
Convactor/Radiator	50%			2035	**	1	\$29,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		

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DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2030	\$341,200	1	\$17,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Compressor / Condenser Unit</i>								
Window/Wall Unit	80%			2025	\$335,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	**	4	\$900	
No Component	90%							
Heat Rejection								
Dry Cooler	20%			2030	\$218,600	2	\$25,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$163,300	
Exhaust Fans								
Interior	80%			2030	\$572,100	2	\$4,500	
Roof	20%			2030	\$66,700	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2040	**	1		
Galvanized Steel	90%			2035	**	1		
Water Heater								
Electric	10%			2023	\$17,700	4	\$200	
<i>Abandoned in Place, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Gas Fired	90%			2028	\$110,300	2	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units In Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$30,600	4	\$5,900	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$7,400	
Backflow Preventer								
Generic	100%			2030	\$51,100	1	\$11,300	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF EDUCATION - 040
VARIABLE ALTERNATIVE H.S. - BK
Asset # : 2707

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 5th Floor. Basement To 1st Floor</i>								
<i>Explanation : Two Units - 1 Passenger, 1 Freight</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050		**	1-5 \$93,300
Sprinkler								
	No Component	90%						
	Generic	10%			2050		**	1-2 \$5,200
Chemical System								
	No Component	95%						
	Generic	5%			2025	\$1,500		1-3 \$200

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WALTON HIGH SCHOOL - BX
Address : 2780 RESERVOIR AVENUE BET WEST 195 ST AND STRONG ST
Borough : BRONX **Agency's Number** : X430
Program / Asset # : BOE0325.000 / 355 **Yr Built/Renovated** : 1932 / 2006
Area Sq Ft : 241,000 **Project Type** : EDUCATION
Date of Survey : 15-May-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1,3
Block : 3247 **Lot** : 70 **BIN** : 2015241

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,491,100	\$2,753,500
Interior Architecture	\$607,400	\$1,037,700
Electrical	\$457,800	\$3,317,200
Mechanical	\$1,086,100	\$5,553,500
Total	\$4,642,500	\$12,661,800
Importance Code A	\$2,491,100	\$2,843,200
Importance Code B	\$2,005,300	\$9,766,000
Importance Code C	\$146,100	\$52,600
Total	\$4,642,500	\$12,661,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,400			
Interior Architecture	\$170,700		\$51,900	\$32,200
Electrical	\$35,000	\$24,800	\$27,200	\$42,300
Mechanical	\$55,900	\$39,000	\$51,400	\$39,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$326,800	\$71,700	\$138,300	\$121,300
Importance Code A	\$90,400	\$23,900	\$23,900	\$23,900
Importance Code B	\$172,900	\$47,800	\$106,500	\$97,400
Importance Code C	\$63,500		\$8,000	
Total	\$326,800	\$71,700	\$138,300	\$121,300



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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$93,500	LIFE	**	5	\$210,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2050	**	10	\$12,600	
Masonry: Brick	83%	0-2	\$143,800	LIFE	**	5	\$223,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Facade</i>								
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$20,200	
Windows								
Aluminum	95%	Now	\$2,009,200	2046	**	5	\$74,900	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$9,800	
Parapets								
Cast Stone/Terra Cotta	3%	4+	\$11,000	LIFE	**	5	\$10,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Cornice</i>								
Masonry: Brick	90%	0-2	\$244,600	LIFE	**	5	\$39,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Below Coping, Exterior / Interior Faces</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	7%	0-2	\$11,800	LIFE	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underneath Drip Edge, Coping Stone</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	68%			2030	\$1,358,400	10	\$159,600	
		<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Metal Panel	2%			2035	**	10	\$8,600	
Modified Bitumen	15%			2030	\$510,000	10	\$35,200	
Roll Roofing	10%			2026	\$103,400	5	\$39,100	
Skylight, Metal/Glass	5%			2040	**	10	\$39,100	
Interior								
Floors								
Carpet	2%	Now	\$63,800	2032	**	3	\$11,700	
		<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Library</i>						
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Library</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Library</i>						
Cast in Place Concrete	10%			LIFE	**	5	\$170,700	
Ceramic Tile	10%			2043	**	5	\$39,000	
Terrazzo	5%			LIFE	**	5	\$30,500	
		<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 1st Floor</i>						
Vinyl Tile	58%	Now	\$205,500	2035	**	3	\$84,900	
		<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Throughout</i>						
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Wood	15%			2033	**	5	\$109,800	
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Gymnasium</i>						

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$79,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2043	**	5	\$15,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$12,800	
Gypsum Board	5%			LIFE	**	5-10	\$27,100	
Masonry: Brick	10%	2-4	\$66,400	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Weight Room</i>								
Metal: Cage/Fence	5%			LIFE	**	10	\$3,200	
Marble Panels	5%			LIFE	**	10	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Plaster	55%	Now	\$30,000	LIFE	**	5	\$52,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileConcealSpLn	10%			2028		5	\$48,800	
AcousTileSusp.Lay-In	10%	0-2	\$6,700	2028		5	\$19,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$24,400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$39,000	
Plaster	70%	Now	\$76,600	LIFE	**	5	\$170,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B82</i>								
Site Enclosure								
Fence/Gates								
Chain Link	45%			2050	**			
Iron Picket	55%			2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Parking/Driveway

Asphalt	85%			2039	**			
Cast in Place Concrete	15%			2043	**			

Activity Yard

Rubber Matting	20%			2035	**			
Traffic Topping	80%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$89,700	5	\$6,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,500 Ampere And One 1,600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	70%			2030	\$365,200	5	\$700	
Fused Disc Sw	30%			2050	**	5	\$300	

Raceway

Conduit	95%			2030	\$586,300	1		
Conduit	5%			2060	**	1		

Panelboards

Fused Disc Sw	10%			2029	\$51,100	5	\$600	
Molded Case Bkrs	80%			2029	\$408,500	5	\$5,100	
Molded Case Bkrs	10%			2046	**	5	\$600	

Wiring

Braided Cloth	55%	2-4	\$457,800	2055	**	1		
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Insulation Aged, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2030	\$249,700	1		
Thermoplastic	10%			2050	**	1		
Thermoplastic	5%			2056	**	1		

Motor Controllers

Locally Mounted	70%			2028	\$172,100	5	\$1,100	
Locally Mounted	25%			2035	**	5	\$400	
Variable Frequency Drive	5%			2043	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$7,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2028	\$23,500	1	\$74,200	
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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2026	\$129,600	1	\$93,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room At Roof</i>								
<i>Explanation : One 360 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$8,900	
Fuel Storage								
Day Tank								
	50%			2029	\$9,400	5	\$22,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 50 Gallon</i>								
Main Tank								
	50%			2033	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 278 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent								
	90%			2038	**	10	\$198,900	
<i>Other Observation, Extent : Light, Area Affected : 94%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	5%			2035	**	10	\$11,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout The Building</i>								
HID								
	3%			2035	**	10	\$200	
LED								
	2%			2038	**			
Egress Lighting								
Emergency, Service								
	60%			2035	**	1		
Exit, Service								
	10%			2035	**	1		
Exit, Service								
	30%			2025	\$20,800	1		
Exterior Lighting								
HID								
	20%			2035	**	10	\$100	
No Component								
	80%							
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2035	**	1	\$27,000	
Fire/Smoke Detection								
No Component								
	60%							
Generic, Digital								
	40%			2025	\$1,066,000	1-3	\$61,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Interruptible Gas/Dual Fuel	100%			2040	* *	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Vault</i>						
		<i>Explanation : TWP 10,000 Gallon Tanks For No. 2 Fuel</i>						
<hr/>								
	Conversion Equipment							
	Steam Boiler	99%			2035	* *	1	\$236,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4 Dual Fuel And 1 Gas Fired For Pool.</i>						
	Steam Boiler	1%	Now	\$9,400	2035	* *	1	\$2,200
		<i>Damaged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room, Damaged Fresh Air Intake Dampers Linkage, Defective Boiler Room Space Heater</i>						
<hr/>								
Distribution								
	Steam Piping/Pump	10%	Now	\$106,600	2030	\$106,600		
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Deteriorating Steam And Condensate Piping In Basement</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Piping In Sub-basement Crawl Space.</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Piping Beyond Boiler Room</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Leaks At Vacuum Pumps</i>						
	Steam Piping/Pump	90%			2040	* *		

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%	Now	\$50,800	2025	\$508,300	1	\$20,100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Units. Basement And First Floor Fan Rooms</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And First Floor Fan Rooms</i>								
<i>Explanation : Defective Climate Control System For Gymnasium, Auditorium And Cafeteria Units.</i>								
Air Handler	25%			2030	\$847,200	1	\$37,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof And Pool House Roof.</i>								
<i>Explanation : 3 Units Serve Library, Balcony Classroom And Room 248. See Air Conditioning Conversion Equipment. 1 Unit Serves Pool.</i>								
Convactor/Radiator	50%	Now	\$64,500	2028	\$645,100	1	\$35,000	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations With Damaged Danfoss Valves - Valves Do Not Have Protective Guard</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations With Faulty Thermostatic Steam Traps</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%	Now	\$36,100	2025	\$360,900	1	\$7,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2030	\$452,600	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : 3 Units Serve Library, Balcony Classroom And Room 248</i>								
Split Unit	10%	Now	\$154,300	2030	\$514,400			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Units Serving Room B92 And B40.</i>								
Window/Wall Unit	50%			2028	\$251,100	1		
No Component	25%							
Dehumidifier								
Generic	100%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pool House Roof</i>								
<i>Explanation : New Rooftop Package Pool Dehumidifier And Air Conditioning Unit</i>								
Ventilation								

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$148,900	
No Component	30%							
Exhaust Fans								
Interior	50%			2025	\$428,700	2	\$3,700	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And First Floor Fan Rooms</i>								
Roof	50%			2030	\$200,100	2	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Exhaust Fans Serve Science Laboratory Fume Hoods</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2050	**	1		
Galvanized Steel	90%			2028	\$951,700	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2025	\$147,000	2	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$35,300	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Piping In Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$50,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Area Drain</i>								
<i>Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2025	\$36,700	4	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								

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DEPARTMENT OF EDUCATION - 040
WALTON HIGH SCHOOL - BX
Asset # : 355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Pool Filter/Treatment Sand	100%	0-2	\$546,500	2043	**	4	\$59,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Pool Circulating Pump No 2</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Pool Equipment Room</i>								
<i>Explanation : Two Pods</i>								
Backflow Preventer Generic	100%	2-4	\$1,200	2030	\$61,200	1	\$13,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Service Entries. Rusting On Valves And Piping.</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler No Component	80%							
Generic	20%			2040	**	1-2	\$13,500	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WASHINGTON HEIGHTS ACADEMY
Address : 202 SHERMAN AVENUE @ W.204 ST
Borough : MANHATTAN **Agency's Number** : M366
Program / Asset # : BOE1108.000 / 14564 **Yr Built/Renovated** : 2010 /
Area Sq Ft : 78,919 **Project Type** : EDUCATION
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,Ph
Block : 2226 **Lot** : 41 **BIN** : 1081910

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$439,400	\$191,000
Interior Architecture	\$181,900	\$118,400
Mechanical		\$48,100
Total	\$621,300	\$357,500
Importance Code A	\$439,400	\$191,000
Importance Code B	\$42,200	\$90,300
Importance Code C	\$139,700	\$76,200
Total	\$621,300	\$357,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,200		\$6,200	
Interior Architecture	\$82,700		\$20,000	\$24,100
Electrical	\$7,000	\$2,800	\$3,700	\$1,900
Mechanical	\$73,600	\$7,700	\$33,500	\$7,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$211,300	\$20,300	\$73,400	\$43,600
Importance Code A	\$38,200		\$6,200	
Importance Code B	\$146,300	\$20,300	\$67,100	\$22,400
Importance Code C	\$26,800			\$21,200
Total	\$211,300	\$20,300	\$73,400	\$43,600



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DEPARTMENT OF EDUCATION - 040
WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	\$350,300	LIFE	**	5	\$87,500	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : West Side, 3rd Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Weepholes Throughout</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East And West Facades, Above Windows</i>								
Masonry: Sandstone	10%	0-2	\$42,200	LIFE	**	5	\$7,700	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side Lower Floor</i>								
Metal Panel	2%			2050	**	5-10	\$14,200	
Window Wall	3%			2050	**	5	\$11,600	
Windows								
Aluminum	100%			2046	**	5	\$15,000	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$93,700	
Masonry: Brick Cavity	45%			LIFE	**	5-10	\$34,900	
Metal Rail	5%			2043	**	5-10	\$10,300	
Pre-Cast Concrete	10%	0-2	\$900	LIFE	**	5	\$7,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof Into 5th Floor</i>								
Roof								
IRMA/Protected Membrane	100%			2035	**	10	\$56,600	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 50%</i>								
<i>Location : Upper Roof Area</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 50%</i>								
<i>Location : Over Gymnasium And Cafeteria</i>								
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								
Floors								
Carpet	5%			2029	\$80,500	3	\$8,900	
Cast in Place Concrete	5%			LIFE	**	5	\$25,800	
Ceramic Tile	5%			2039	**	5	\$5,900	
Traffic Topping	2%			2035	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Science Laboratory</i>								
<i>Explanation : Liquid Applied Floor Coating</i>								
Vinyl Tile	78%			2035	**	3	\$34,600	
Wood	5%			2058	**	5	\$11,100	

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DEPARTMENT OF EDUCATION - 040
WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	20%			2039	**	5	\$42,300		
Concrete Masonry Unit	8%	Now	\$8,000	LIFE	**	5	\$6,800		
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Stair B</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$8,500		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Gymnasium</i>									
<i>Explanation : Acoustic Concrete Masonry Unit</i>									
Folding Partition	5%			2046	**	5	\$26,500		
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Gymnasium, Limit Switch</i>									
Gypsum Board	60%			LIFE	**	5-10	\$215,900		
Masonry: Brick	2%			LIFE	**	10	\$1,300		
Ceilings									
AcousTileSusp.Lay-In	75%			2043	**	5	\$84,400		
Exposed Concrete	5%			LIFE	**	5-10	\$7,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Spandrels At Rooms 307, 309, 407</i>									
Exposed Struc: Steel	15%			LIFE	**	10	\$33,800		
Gypsum Board	5%	Now	\$3,000	LIFE	**	5	\$7,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Windows On 5th Floor, East And West Side</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2065	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>									
<i>Location : South Side, Along 204th Street</i>									
Free Standing Walls									
Cast in Place Concrete	90%			2065	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Play Yard, Roof Of Gymnasium</i>									
<i>Explanation : Wall Is Actually Metal Panel</i>									
Masonry: Brick	10%			2050	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	**				
On-Site Walkways									
Cast in Place Concrete	100%			2043	**				
Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									

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DEPARTMENT OF EDUCATION - 040
WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service Rated At 2,000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$300	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	15%			2046	**	5	\$300	
Molded Case Bkrs	85%			2052	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2043	**	5	\$400	
Locally Mounted	2%	Now		2043	**	5		
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Sensors For Motorized Partition Broken By Gymnasium Activities</i>								
Variable Frequency Drive	18%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	100%	Now	\$3,700	2035	**			
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Ballast Failure</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$9,500	
Exit, LED	50%			2058	**	1		

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DEPARTMENT OF EDUCATION - 040
WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Exterior Lighting

HID

20%

2035

* *

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Operated Via Photocell And Timer*

No Component

80%

Lightning Protection

Arresters/Cabling

Generic

100%

2058

* *

5

\$2,300

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$5,900

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$14,600

Mechanical**Current Repair****Future Replacement****Maintenance**

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Natural Gas

100%

2040

* *

1

Terminal Devices

Convactor/Radiator

10%

2043

* *

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 10%**Location : Main Lobby And Hallways Throughout**Explanation : Electric Baseboard*

Induction Unit

90%

Now

\$14,500

2039

* *

1

\$20,600

*Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Various Locations Faulty Fan Powered Box Operation. Temperature Controls Issues.*

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Ext Pkg Unit - Heating/Cooling

100%

Now

\$19,800

2035

* *

2

\$3,900

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Faulty Compressor Starters**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Building Management System Front End Not Present*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$128,300

Ventilation

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DEPARTMENT OF EDUCATION - 040
WASHINGTON HEIGHTS ACADEMY
Asset # : 14564

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	15%			2035	**	2	\$400	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	7%	Now	\$2,000	2028	\$3,400	2	\$100	
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement, One Of Two Circulation Pumps Is Leaking.</i>					
Gas Fired	93%			2028	\$44,800	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,700	
Sewage Ejector(s)								
Electric	100%	4+	\$6,800	2030	\$22,700	4	\$3,100	
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement Mechanical Room</i>					
Backflow Preventer								
Generic	100%			2035	**	1	\$4,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2050	**	1-2	\$22,100	
Fire Pump								
Generic	100%	Now	\$2,500	2033	**	1	\$13,300	
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Corrosion Occurring. Located In Basement</i>					
Chemical System								
No Component	98%							
Generic	2%			2028	\$600	1-3	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WASHINGTON IRVING HIGH SCHOOL -M
Address : 40 IRVING PLACE BTWN: EAST 16 ST., EAST 17 ST.
Borough : MANHATTAN **Agency's Number** : M460
Program / Asset # : BOE0126.000 / 698 **Yr Built/Renovated** : 1913 / 2014
Area Sq Ft : 375,000 **Project Type** : EDUCATION
Date of Survey : 05-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,2,3,4
Block : 872 **Lot** : 57 **BIN** : 1017828

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,283,800	\$3,439,500
Interior Architecture	\$1,372,100	\$2,310,400
Electrical	\$166,500	\$2,228,800
Mechanical	\$5,277,500	\$6,141,700
Total	\$8,099,800	\$14,120,500
Importance Code A	\$1,283,800	\$3,732,700
Importance Code B	\$6,487,100	\$10,227,500
Importance Code C	\$328,900	\$160,200
Total	\$8,099,800	\$14,120,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$77,900			
Interior Architecture	\$45,100		\$40,700	\$19,700
Electrical	\$24,200	\$7,000	\$9,800	\$7,000
Mechanical	\$44,400	\$16,100	\$47,100	\$16,100
Site Pavements	\$25,000			
Elevators/Escalators	\$59,200	\$59,200	\$59,200	\$59,200
Total	\$275,800	\$82,400	\$156,800	\$102,100
Importance Code A	\$89,000			
Importance Code B	\$137,200	\$82,400	\$145,700	\$102,100
Importance Code C	\$49,600		\$11,200	
Total	\$275,800	\$82,400	\$156,800	\$102,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$193,200	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	87%			LIFE	**	5	\$717,300	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	**	5	\$30,900	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$30,900	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%			2046	**	5	\$150,600	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$376,400	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Roof</i>							
Masonry: Limestone	3%			LIFE	**	5-10	\$22,400	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Roof</i>							
Pre-Cast Concrete	7%			LIFE	**	5	\$53,900	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Roof								
Built-Up (BUR)	75%			2025	\$2,853,900	10	\$197,000	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Roof</i>							
Copper/Terne	20%			2033	**	10	\$131,300	
Skylight, Metal/Glass	5%	Now	\$103,600	2040	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$345,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2033	**	5	\$26,300	
Cork Tile	2%			2050	**	5	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8th Floor Gymnasium</i>								
<i>Explanation : Cork Flooring</i>								
Mosaic Tile	5%			2035	**	5	\$65,700	
Terrazzo	5%			LIFE	**	5	\$41,100	
Traffic Topping	5%			2038	**	5	\$32,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Gymnasium</i>								
<i>Explanation : This Is Actually A Fluid Applied Floor Finish System</i>								
Vinyl Tile	10%	Now	\$47,700	2035	**	3	\$19,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Vinyl Tile 9" X 9"	20%	Now	\$123,700	2025	\$1,236,800	3	\$39,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	33%			2045	**	5	\$325,400	

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$22,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$17,900	
Glass: Single Pane	5%	Now	\$71,600	LIFE	**	5	\$16,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Masonry: Brick	5%			LIFE	**	10	\$6,700	
Granite Panels	5%			LIFE	**	10	\$8,900	
Plaster	3%			LIFE	**	5-10	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby</i>								
<i>Explanation : Frescos - Landmarked</i>								
Plaster	50%			LIFE	**	5-10	\$189,700	
SGFT/Glazed Masonry	17%			LIFE	**	10	\$37,900	
Wood	5%			LIFE	**	5	\$178,600	
Ceilings								
AcousTileConcealSpLn	10%			2035	**	5	\$63,900	
Exposed Concrete	25%			LIFE	**	5-10	\$159,800	
Plaster	60%			LIFE	**	5-10	\$527,400	
Wood	5%			LIFE	**	5	\$447,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Pavers/Stone	70%	2-4	\$25,000	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Steps To Entrances</i>								
Pavers/Stone	30%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2030	\$44,900	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4500 Amperes</i>								
Under Construction	50%							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$1,600	

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2050	**	1		
Conduit	10%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$900	
Molded Case Bkrs	90%			2046	**	5	\$8,900	
Wiring								
Braided Cloth	20%	2-4	\$166,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	80%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$245,800	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2030	\$794,800	10	\$309,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2025	\$222,400	2	\$400	
LED	5%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Lobby</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$270,000	10	\$45,300	
Exit, Service	50%			2030	\$54,000	1		
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$4,800	2030	\$242,300	1	\$25,200	
<i>Control Panel Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$46,200	

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2030	\$131,900	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$248,300	5	\$22,300	
Distribution								
Steam Piping/Pump	10%			2056	**			
Steam Piping/Pump	90%	4+	\$746,200	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%	4+	\$791,000	2030	\$1,581,900	1	\$62,600	
<i>Obsolete Equipment, Extent : Light, Area Affected : 65%</i>								
<i>Location : The Gymnasium And Cafeteria Blowers Are Obsolete</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : The Gymnasium, Cafeteria, Auditorium And Library Blowers Are Beyond Their Useful Life Cycle Rating</i>								
Convactor/Radiator	60%	0-2	\$240,900	2028	\$1,204,500	1	\$65,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Climate Control System</i>								
Fan Coil Unit/Heat	10%	4+	\$280,800	2030	\$561,600	1	\$10,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Unit Ventilators Are Beyond Their Useful Life Cycle Rating</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unit Ventilators Are Not Used For The Purpose Intended - Space Tends To Overheat</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	5%			2030	\$400,200			
Window/Wall Unit	70%			2028	\$547,000	1		
Window/Wall Unit	5%	0-2	\$3,900	2025	\$39,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Classrooms, Multiple Mechanical And Or Electrical Defects</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$331,100	
Exhaust Fans								
Interior	100%	Now	\$667,100	2030	\$1,334,100	2	\$9,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room, Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Plumbing								

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DEPARTMENT OF EDUCATION - 040
WASHINGTON IRVING HIGH SCHOOL -M
Asset # : 698

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%	4+	\$1,397,700	2040	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Domestic Water Piping Beyond Its Useful Life Cycle Rating</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Construction Under Way On A New Booster Pumping System</i>								
HW Heat Exchanger Steam Fired	100%	4+	\$298,600	2040	**	4	\$37,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%	Now	\$548,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%	Now	\$156,300	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%	4+	\$57,200	2040	**	4	\$7,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sump Pumps Are Beyond Their Useful Life Cycle Rating</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Auditorium Stage</i>								
<i>Explanation : Paint Storage In Basement</i>								
Fire Pump								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WEB DUBOIS ACADEMIC H.S. - BK
Address : 402 EASTERN PKWY. @ BEDFORD AVE.
Borough : BROOKLYN **Agency's Number** : LEASE-K824
Program / Asset # : BOE1081.000 / 14427 **Yr Built/Renovated** : 1912 / 1993
Area Sq Ft : 55,730 **Project Type** : EDUCATION
Date of Survey : 04-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 1267 **Lot** : 1 **BIN** : 3032886

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,403,300	\$860,000
Interior Architecture	\$882,000	\$735,200
Electrical	\$207,300	\$841,300
Mechanical	\$74,800	\$49,100
Total	\$2,567,400	\$2,485,700
Importance Code A	\$1,403,300	\$860,000
Importance Code B	\$1,164,100	\$1,588,800
Importance Code C		\$36,800
Total	\$2,567,400	\$2,485,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,700	\$3,100		\$400
Interior Architecture	\$24,900	\$2,800	\$2,100	\$9,100
Electrical	\$1,900	\$1,700	\$2,100	\$2,100
Mechanical	\$14,100	\$6,600	\$26,800	\$13,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,500	\$18,100	\$35,000	\$29,100
Importance Code A	\$32,700	\$5,300	\$3,200	\$2,700
Importance Code B	\$7,900	\$12,900	\$31,800	\$26,400
Importance Code C	\$24,900			
Total	\$65,500	\$18,100	\$35,000	\$29,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$8,800	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Cast Stone/Terra Cotta	10%	Now	\$84,900	LIFE	**	5	\$38,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	3%			LIFE	**	5	\$4,600	
Masonry: Brick	57%	Now	\$44,800	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	2%	Now	\$11,800	2034	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lower Edge Of Door</i>								
Granite Panels	20%			LIFE	**	5	\$7,300	
Stucco Cement	5%			2042	**	5	\$6,100	
Windows								
Aluminum	100%	2-4	\$1,025,200	2054	**	5	\$11,500	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick	80%	Now	\$39,000	LIFE	**	5	\$3,200	1
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Metal Panel	5%			2049	**	5	\$800	
Roof								
Modified Bitumen	90%	Now	\$74,400	2029	\$371,900			1
<i>Drains Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Under Mechanical Equipment</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Skylight, Metal/Glass	10%	Now	\$135,000	2029	\$449,900			1
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	3%			LIFE	**	5	\$5,500		
Ceramic Tile	5%			2038	**	5	\$4,200		
Quarry Tile	2%			2042	**	5	\$2,500		
Traffic Topping	3%			2037	**	5	\$3,100		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Science Laboratory</i>									
<i>Explanation : Epoxy Flooring</i>									
Vinyl Tile	87%	0-2	\$197,600	2029	\$658,800	3	\$27,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : At Various Locations</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : At Various Locations</i>									
Interior Walls									
Ceramic Tile	5%	Now	\$11,300	2038	**	5	\$1,900		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,500		
Gypsum Board	80%	Now	\$13,600	LIFE	**	5	\$36,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	10%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	95%	Now	\$684,400	2049	**	5	\$39,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Exposed Concrete	5%			LIFE	**	5	\$700		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2064	**				
Free Standing Walls									
Masonry: Brick	100%			2049	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2029	\$22,200	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$156,500	5	\$200
Raceway								
	Conduit	5%			2039	**	1	
	Conduit	95%			2029	\$125,600	1	
Panelboards								
	Fused Disc Sw	2%			2037	**	5	
	Molded Case Bkrs	80%			2028	\$89,400	5	\$1,200
	Molded Case Bkrs	3%			2037	**	5	
	Molded Case Bkrs	15%			2037	**	5	\$200
Wiring								
	Thermoplastic	5%			2039	**	1	
	Thermoplastic	95%			2029	\$176,400	1	
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$800
Lighting								
Interior Lighting								
	Fluorescent	100%			2037	**	10	\$51,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout School</i>								
<i>Explanation : New T-8 Lighting Fixtures Were Provided About 2 Years Ago.</i>								
Egress Lighting								
	Emergency, Battery	50%			2029	\$40,100	10	\$6,700
	Exit, Service	50%			2034	**	1	
Exterior Lighting								
	HID	90%			2029	\$202,200	10	\$200
	HID	10%			2024	\$22,500	10	
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2037	**	1	\$6,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The Building Is Provided With A CCTV Surveillance System.</i>								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%			2024	\$184,900	1-3	\$10,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The System Is Composed Of Manual Pull Stations And Alarm Bells Only.</i>								

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DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Electric Resistance Heat</i>								
Natural Gas	80%			2049	**	1		
Conversion Equipment								
Furnace	80%			2034	**	1	\$22,000	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Gas Fired Rooftop Package Units</i>								
Radiant Heater	20%	Now	\$9,900	2034	**	2	\$4,100	
<i>Not in Service, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : 4 Units, Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 12 Induct Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2034	**	2	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 97%</i>								
<i>Location : Roof</i>								
<i>Explanation : Four Rooftop, Packaged; Replaced In 2009 Using Type 407-a Refrigerant</i>								
Split Unit	2%			2034	**			
Window/Wall Unit	3%	4+	\$200	2024	\$3,500	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Art Room, Principal And Assistant Principal Offices</i>								
<i>Explanation : Additional Units Needed</i>								
Distribution								
Ductwork/Diffusers	100%	0-2	\$74,800	LIFE	**	2	\$72,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : System Needs Air Balancing Throughout</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,100	
Exhaust Fans								
Roof	100%			2034	**	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		

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DEPARTMENT OF EDUCATION - 040
WEB DUBOIS ACADEMIC H.S. - BK
Asset # : 14427

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Electric	100%			2028	\$49,100	4	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground Floor Heater Room</i>					
			<i>Explanation : 50 Gallons In Kitchen</i>					
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Submersible	100%			2022	\$1,900	4	\$1,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Floor Storage Rooms</i>					
			<i>Explanation : One Dual Pump Serving Drain; One Pump Serving Storm Disposal</i>					
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement, 1st To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	No Component Generic	30%			2039	**	1-5	\$20,400
	Sprinkler							
	No Component Generic	80%			2039	**	1-2	\$3,100
		20%						

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WEST BROOKLYN COMMUNITY H.S. -BK
Address : 1053 41ST STREET BTWN 10 AVE - FT. HAMILTON PKWY
Borough : BROOKLYN **Agency's Number** : LEASE-K781
Program / Asset # : BOE1080.000 / 14426 **Yr Built/Renovated** : 1958 / 2013
Area Sq Ft : 37,062 **Project Type** : EDUCATION
Date of Survey : 21-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5587 **Lot** : 38 **BIN** : 3328583

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$141,900	\$35,100
Interior Architecture	\$254,400	
Electrical	\$183,300	\$278,800
Mechanical	\$124,300	\$69,500
Site Enclosure	\$63,100	
Total	\$767,100	\$383,500
Importance Code A	\$141,900	\$35,100
Importance Code B	\$562,000	\$348,300
Importance Code C	\$63,100	
Total	\$767,100	\$383,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$97,500			\$3,800
Interior Architecture	\$41,700	\$4,000	\$3,700	\$3,800
Electrical	\$13,500	\$1,100	\$1,400	\$36,500
Mechanical	\$7,100	\$4,900	\$8,000	\$4,900
Site Pavements	\$21,400			
Total	\$181,300	\$10,000	\$13,000	\$49,100
Importance Code A	\$101,200	\$3,700	\$3,700	\$7,600
Importance Code B	\$58,400	\$6,300	\$7,100	\$41,500
Importance Code C	\$21,700		\$2,300	
Total	\$181,300	\$10,000	\$13,000	\$49,100



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DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$56,600	LIFE	**	5	\$35,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Masonry Relieving Angles At All Windows</i>								
Masonry: Granite	5%	Now	\$26,100	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Entrance</i>								
Masonry: Limestone	10%	Now	\$9,600	LIFE	**	5	\$3,100	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Main Entrance</i>								
Windows								
Aluminum	95%			2054	**	5	\$7,600	
Steel	5%	Now	\$25,500	2054	**	5	\$2,500	
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%	Now	\$85,400	LIFE	**	5	\$4,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Masonry: Limestone	30%	Now	\$11,100	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Limestone Coping Is Stained</i>								
Roof								
Modified Bitumen	100%	0-2	\$25,200	2037	**			
<i>Alligatoring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2038	**	5	\$2,800	
Terrazzo	30%	0-2	\$16,500	LIFE	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Various Locations</i>								
Vinyl Tile	25%	Now	\$6,300	2034	**	3	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium Balcony Office</i>								
Vinyl Tile 9" X 9"	30%	Now	\$58,700	2024	\$195,700	3	\$6,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	5%			2057	**	5	\$5,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%			2038	**	5	\$4,500	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	
Masonry: Brick	5%			LIFE	**			
Plaster	55%	4+	\$4,300	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%			2042	**	5	\$2,800	
Exposed Concrete	1%			LIFE	**	5	\$100	
Plaster	94%	4+	\$14,600	LIFE	**	5	\$32,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$63,100	2059	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Side Of Site</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$4,000	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Asphalt

40% Now \$3,900 2044 * *

*Sinking/Subsiding, Extent : Severe, Area Affected : 100%**Location : Rear Of Building*

Cast in Place Concrete

60% 2042 * *

Parking/Driveway

Asphalt

95% Now \$13,400 2038 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Cast in Place Concrete

5% 2042 * *

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2049 * * 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Ampere Main Service Switches*

Switchgear / Switchboard

Fused Disc Sw

100% 2049 * * 5 \$200

Raceway

Conduit

85% 2029 \$47,700 1

Conduit

15% 2049 * * 1

Panelboards

Molded Case Bkrs

85% 2028 \$67,800 5 \$800

Molded Case Bkrs

15% 2045 * * 5 \$100

Wiring

Braided Cloth

85% 2-4 \$60,400 2054 * * 1

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

15% 2049 * * 1

Motor Controllers

Locally Mounted

25% 2042 * * 5 \$100

Locally Mounted

75% 2027 \$36,300 5 \$200

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Meter Room**Explanation : Connected To Metal Water Pipe*

Lighting

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DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2034	**	10	\$32,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2034	**	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase Landings</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	3%	0-2	\$13,200	2039	**	2		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Egress Lighting								
Emergency, Battery	25%			2034	**	10	\$2,200	
Emergency, Battery	25%			2029		10	\$2,200	
Exit, Service	25%			2034	**	1		
Exit, Service	25%			2029		1	\$2,700	
Exterior Lighting								
Fluorescent	10%			2029		10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : The Exterior Lighting Fixtures Are Compact Fluorescent Lamps. They Are In Good Condition.</i>								
HID	85%			2029	\$127,000	10	\$100	
LED	5%			2037	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior - Parking Area</i>								
Alarm								
Security System								
No Component	75%							
Generic	25%			2029	\$29,900	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Building Intrusion Alarm System Is Tied In To Central Monitoring Station - Motion Sensors Were Observed At Each Floor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$122,900	2039	**	1-3	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Fire Alarm System.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Oil Storage</i>								
<i>Explanation : 75,000 Gallon No. 2 Fuel Oil</i>								
Conversion Equipment								
Steam Boiler	100%			2042	**	1	\$36,700	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$62,700	2039	**	4	\$1,800	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Under Slab</i>								
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$12,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2027		1	\$69,500	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,700	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ductwork Has Not Been Used For Long Time Due To Inoperable Exhaust Fans</i>								
Exhaust Fans								
Roof	100%	Now	\$61,500	2039	**	2	\$900	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Laboratory Exhaust Fan Not Wired At This Time</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2049	**	4	\$5,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WEST BROOKLYN COMMUNITY H.S. -BK
Asset # : 14426

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$5,700	4	\$1,200
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2034	**	1	\$200
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Serves Boiler Only</i>							
	Fixtures							
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WILLIAM C. BRYANT HIGH SCHOOL -Q
Address : 48-10 31 AVE.
Borough : QUEENS **Agency's Number** : Q445
Program / Asset # : BOE0877.000 / 1470 **Yr Built/Renovated** : 1939 / 2013
Area Sq Ft : 275,100 **Project Type** : EDUCATION
Date of Survey : 06-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 738 **Lot** : 2 **BIN** : 4013655

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$579,300	\$568,400
Interior Architecture	\$1,250,000	\$2,313,900
Electrical		\$3,802,300
Mechanical	\$61,400	\$7,588,100
Total	\$1,890,700	\$14,272,700
Importance Code A	\$579,300	\$2,420,600
Importance Code B	\$1,137,400	\$11,780,300
Importance Code C	\$173,900	\$71,900
Total	\$1,890,700	\$14,272,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,600	\$17,100		
Interior Architecture	\$61,200		\$43,900	\$21,200
Electrical	\$29,000	\$18,500	\$24,900	\$21,700
Mechanical	\$156,100	\$49,000	\$59,100	\$36,600
Site Enclosure	\$17,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$318,900	\$92,500	\$135,800	\$87,300
Importance Code A	\$81,100	\$44,300	\$27,200	\$27,200
Importance Code B	\$198,300	\$48,100	\$98,100	\$60,100
Importance Code C	\$39,500		\$10,500	
Total	\$318,900	\$92,500	\$135,800	\$87,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$294,300	
Masonry: Brick	10%			LIFE	**	5	\$53,500	
Masonry: Granite	10%			LIFE	**	5	\$40,100	
Masonry: Limestone	25%			LIFE	**	5	\$100,300	
Windows								
Aluminum	98%	Now	\$207,400	2046	**	5	\$46,400	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5	\$2,400	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5-10	\$131,700	
Masonry: Limestone	10%			LIFE	**	5-10	\$29,300	
Metal Rail	10%			2047	**	5-10	\$43,500	
Roof								
Copper/Terne	25%			2065	**	10	\$140,600	
Modified Bitumen	70%			2038	**	10	\$157,500	
Plaza Roof: Stone Panels	3%			2056	**			
Skylight, Metal/Glass	2%	4+	\$35,500	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$92,700	
Ceramic Tile	5%			2033	**	5	\$21,200	
Quarry Tile	3%			2043	**	5	\$19,100	
Terrazzo	5%			LIFE	**	5	\$33,100	
Vinyl Tile	15%			2030		3	\$576,800	\$31,800
Vinyl Tile 9" X 9"	25%	Now	\$249,100	2025		3	\$1,245,500	\$39,700
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairway 14,15 And Basement Corridor, 2nd And 3rd Floor Corridor</i>								
Wood	42%	4+	\$313,300	2045	**	5	\$166,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$21,000	
Concrete Masonry Unit	3%			LIFE	**	5	\$10,100	
Masonry: Brick	10%			LIFE	**	10	\$12,600	
Marble Panels	5%			LIFE	**	10	\$8,400	
Plaster	57%			LIFE	**	5-10	\$203,800	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$42,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2043	**	5	\$26,500	
Exposed Concrete	15%			LIFE	**	5-10	\$79,400	
Metal Panel	2%			LIFE	**	5	\$21,200	
Plaster	28%	Now	\$166,200	LIFE	**	5	\$74,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairway 14,15, Gymnasium, Room 441</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairway 14,15, Gymnasium, Room 441</i>								
Plaster	50%			LIFE	**	5-10	\$364,000	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2056	**			
Chain Link	60%			2040	**			
Iron Picket	20%	4+	\$13,400	2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$3,800	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Broadway And 49th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Asphalt	70%			2039	**			
Cast in Place Concrete	10%			2043	**			
Masonry: Granite	20%			LIFE	**			
Activity Yard								
Asphalt	20%			2039	**			
Pavers/Stone	5%			2039	**			
Under Construction	75%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	80%			2030	\$71,800	5	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.</i>								
	Fused Disc Sw	20%			2056	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes Serving The Solar Panels</i>								
Switchgear / Switchboard								
	Fused Disc Sw	60%			2030	\$313,100	5	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Four Vertical Sections</i>								
	Fused Disc Sw	40%			2030	\$208,700	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
	Conduit	90%			2030	\$555,400	1	
	Conduit	10%			2040	**	1	
Panelboards								
	Fused Disc Sw	15%			2029	\$76,600	5	\$900
	Fused Disc Sw	5%			2038	**	5	\$300
	Molded Case Bkrs	75%			2029	\$383,000	5	\$5,400
	Molded Case Bkrs	5%			2038	**	5	\$400
Wiring								
	Thermoplastic	85%			2030	\$707,600	1	
	Thermoplastic	15%			2040	**	1	
Motor Controllers								
	Locally Mounted	90%			2043	**	5	\$1,700
	Locally Mounted	10%			2028	\$24,600	5	\$200
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$4,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								

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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	\$634,900	10	\$247,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	1%			2030	\$6,500	10	\$2,500	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
LED	1%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2030	\$198,100	10	\$33,200	
Exit, Service	50%			2030	\$39,600	1		
Exterior Lighting								
HID	30%			2025	\$332,800	10	\$300	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$30,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Cafeteria, Auditorium And Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$169,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 4	20%	0-2	\$2,200	2030	\$108,100	5	\$8,500	
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Distribution Lines, Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fuel Vault</i>					
			<i>Explanation : 20,000 Gallon Tank</i>					
Fuel Oil No 4	80%			2030	\$432,500	5	\$68,200	
Conversion Equipment								
Steam Boiler	10%	0-2	\$8,900	2028	\$178,000	1	\$24,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 5 Units. No.1 And No.4 Defective Control Panels</i>					
Steam Boiler	90%			2028	\$1,602,300	1	\$245,200	

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DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	50%	0-2	\$30,400	2030	\$608,200			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacuum Pumps, Basement</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Thermostats, Throughout</i>								
Steam Piping/Pump	50%			2030	\$608,200			
Terminal Devices								
Air Handler	10%	0-2	\$19,300	2030	\$386,800	1	\$15,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pneumatic Control System Is Leaking Throughout</i>								
Air Handler	10%			2030	\$386,800	1	\$17,000	
Convactor/Radiator	60%			2028	\$883,700	1	\$53,300	
Unit Heater - Steam	20%	0-2	\$3,900	2030	\$196,700	4	\$5,000	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2028	\$57,300	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$5,100	LIFE	* *	2-5	\$15,300	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Damper Control Chains, Basement And Penthouse</i>								
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$218,600	
Exhaust Fans								
Interior	95%	Now	\$18,600	2025	\$929,800	2	\$6,400	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flexible Connections, Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Restrooms, Throughout</i>								
<i>Explanation : Defective Units</i>								
Roof	5%			2030	\$22,800	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Electric	100%			2025	\$242,400	4	\$2,400	
HW Heat Exchanger								
High Temp	30%	0-2	\$10,800	2030	\$216,700	4	\$8,200	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : And Leaking At Coil Connections, Boiler Room</i>								
High Temp	70%			2030	\$505,700	4	\$28,600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WILLIAM C. BRYANT HIGH SCHOOL -Q
Asset # : 1470

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	5%	0-2	\$5,000	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Water Backs Up In Basement When It Rains.</i>						
	Cast Iron	95%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$41,900	4	\$8,700
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	90%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
	Geared Traction	10%			LIFE	**		
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement To Ground Floor</i>						
		<i>Explanation : 1 Freight Unit - Not In Service For Many Years</i>						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2030	\$134,700	1-2	\$3,900
	Chemical System							
	No Component	99%						
	Generic	1%			2025	\$300	1-3	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WILLIAM E. GRADY HIGH SCHOOL -BK
Address : 25 BRIGHTON 4TH RD. BTWN: BRIGHTON 6 ROAD
Borough : BROOKLYN **Agency's Number** : K620
Program / Asset # : BOE0650.000 / 1212 **Yr Built/Renovated** : 1957 / 2015
Area Sq Ft : 200,000 **Project Type** : EDUCATION
Date of Survey : 08-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 7261 **Lot** : 47 **BIN** : 3196353

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,378,900	\$300,100
Interior Architecture	\$1,154,500	\$118,200
Electrical	\$980,300	\$914,600
Mechanical	\$162,500	\$216,300
Total	\$3,676,300	\$1,549,100
Importance Code A	\$1,378,900	\$344,900
Importance Code B	\$2,297,400	\$1,086,000
Importance Code C		\$118,200
Total	\$3,676,300	\$1,549,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,100			\$3,400
Interior Architecture	\$21,100	\$12,800		\$14,700
Electrical	\$68,000	\$17,200	\$13,400	\$15,600
Mechanical	\$38,800	\$7,800	\$23,600	\$7,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$203,800	\$41,800	\$41,000	\$45,400
Importance Code A	\$72,500			\$3,400
Importance Code B	\$131,300	\$41,800	\$41,000	\$42,000
Importance Code C				
Total	\$203,800	\$41,800	\$41,000	\$45,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$132,300	
Metal Panel	10%	Now	\$62,500	2036	**	5	\$38,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%	Now	\$246,700	2039	**	5	\$15,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	15%	Now	\$356,300	LIFE	**	5	\$22,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium Wing</i>								
Window Wall	5%			2046	**	5	\$38,200	
Windows								
Aluminum	95%	Now	\$310,600	2042	**	5	\$17,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2035	**	10	\$11,400	
Parapets								
Masonry: Brick Cavity	85%	Now	\$132,900	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face Of Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face Of Penthouse</i>								
Metal Panel	2%			2046	**	5	\$1,200	
Metal Rail	3%			2039	**	5-10	\$8,600	
Panel/Paver: Limestone	10%			LIFE	**	5	\$1,700	
Roof								
Built-Up (BUR)	52%	Now	\$177,200	2031	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Copper/Terne	3%			2041	**	10	\$8,800	
Modified Bitumen	15%			2031	**	10	\$17,600	
Roll Roofing	25%	Now	\$25,900	2025	\$129,500	5	\$24,500	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Skylight, Metal/Glass	5%	Now	\$92,700	2046	**			
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,100	
Ceramic Tile	5%			2035	**	5	\$14,700	
Slate	5%			LIFE	**	5	\$15,600	
Terrazzo	5%	Now	\$72,800	LIFE	**	5	\$11,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	20%			2036	**	3	\$29,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%			2031	**	3	\$38,500	
Vinyl Tile 9" X 9"	20%	Now	\$690,300	2036	**	3	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Wood	5%			2041	**	5	\$27,500	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$32,800	
Concrete Masonry Unit	30%			LIFE	**	5	\$78,800	
Glass: Single Pane	5%			LIFE	**	5	\$24,600	
Gypsum Board	10%			LIFE	**	5	\$39,400	
Metal Panel	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$29,600	
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTile,Adhered	25%	Now	\$342,200	2039	**	5	\$34,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
Exposed Concrete	50%			LIFE	**	5	\$21,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria, Lobby</i>								
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	5%			2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal Panel	5%			LIFE	**	5	\$17,200	
Metal Panel	5%	Now	\$49,200	LIFE	**	5	\$17,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$44,900	5	\$900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>							
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	20%			2026	\$52,200	5	\$200	
Molded Case Bkrs	80%			2026	\$208,700	5	\$4,200	
<hr/>								
Raceway								
Conduit	100%			2026	\$308,600	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2025	\$27,100	5	\$500	
Fused Knife Sw	10%	2-4	\$27,100	2051	**	5	\$200	
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Molded Case Bkrs	80%			2025	\$217,000	5	\$4,200	
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$333,000	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
<hr/>								
Thermoplastic	20%			2026	\$83,200	1		
<hr/>								
Motor Controllers								
Locally Mounted	30%			2024	\$36,900	5	\$400	
Motor Control Center	70%			2024	\$434,400	5	\$3,800	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	96%			2034	**	10	\$176,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
<hr/>								
LED	4%			2036	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$24,100	
Exit, Service	45%			2036	**	1		
Exit, Service	5%			2031	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2031	**	10	\$600	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$22,400	

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection Generic, Digital	100%			2034	**	1-3	\$123,200	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Fuel Oil No 2	100%			2036	**	5	\$62,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : Two 13,000 Gallon Tanks

Conversion Equipment Under Construction	100%							
Distribution Under Construction	100%							
Terminal Devices Convect/Radiator Under Construction	80% 20%			2031	**	1	\$51,700	

Air Conditioning

Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling Window/Wall Unit	5% 30%	Now	\$37,500	2034 2024	** \$125,000	2 1	\$600	
								<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>
								<i>Location : Office Spaces, Multiple Mechanical Defects</i>
Window/Wall Unit No Component	40% 25%			2025	\$166,700	1		

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,500	
Exhaust Fans Interior Roof	90% 10%			2031 2031	** **	2 2	\$5,500 \$600	

Plumbing

H/C Water Piping Under Construction	100%							
Water Heater Under Construction	100%							
Sanitary Piping Under Construction	100%							
Storm Drain Piping Under Construction	100%							

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DEPARTMENT OF EDUCATION - 040
WILLIAM E. GRADY HIGH SCHOOL -BK
Asset # : 1212

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Under Construction	100%						
	Sewage Ejector(s)							
	Under Construction	100%						
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	70%						
	Generic	30%			2036	**	1-2	\$16,800
	Chemical System							
	Generic	100%			2026	\$27,900	1-3	\$3,700
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : WILLIAM H. MAXWELL CTE H.S. - BK
Address : 145 PENNSYLVANIA AVE. BTWN: LIBERTY AVE., GLENMORE AVE
Borough : BROOKLYN **Agency's Number** : K660
Program / Asset # : BOE0655.000 / 2740 **Yr Built/Renovated** : 1913 / 2015
Area Sq Ft : 150,000 **Project Type** : EDUCATION
Date of Survey : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 3704 **Lot** : 1 **BIN** : 3083660

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,432,400	\$342,900
Interior Architecture	\$174,700	\$80,700
Electrical		\$885,200
Mechanical	\$37,200	\$2,954,100
Total	\$1,644,300	\$4,262,900
Importance Code A	\$1,432,400	\$342,900
Importance Code B	\$211,900	\$3,920,000
Total	\$1,644,300	\$4,262,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,100			
Interior Architecture	\$99,800		\$38,400	
Electrical	\$34,700	\$13,200	\$17,500	\$13,800
Mechanical	\$107,300	\$54,700	\$54,600	\$53,200
Site Enclosure				
Site Pavements	\$24,500			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$310,300	\$77,800	\$120,400	\$76,900
Importance Code A	\$49,000	\$14,900	\$14,900	\$14,900
Importance Code B	\$199,300	\$62,900	\$102,000	\$62,000
Importance Code C	\$62,100		\$3,600	
Total	\$310,300	\$77,800	\$120,400	\$76,900



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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$204,100	LIFE	**	5	\$126,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$10,600	
Masonry: Limestone	5%			LIFE	**	5	\$10,600	
Windows								
Aluminum	38%	Now	\$87,300	2046	**	5	\$9,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1998 Wing Addition</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1998 Wing</i>								
Metal Louvers	2%			2039	**	10	\$6,400	
Wood	60%	Now	\$923,200	2055	**	5	\$154,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1913 Wing</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1913 Wing</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1913 Wing</i>								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5-10	\$18,900	
Masonry: Brick	90%			LIFE	**	5-10	\$136,800	
Pre-Cast Concrete	7%			LIFE	**	5	\$19,600	
Roof								
Metal Panel	47%			2043	**	10	\$101,000	
Modified Bitumen	53%			2035	**	10	\$62,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1913 Building And Other Various Roofs</i>								
Soffits								
Metal Panel	80%			2050	**	5-10		
Stucco Cement	20%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$77,900	
Ceramic Tile	5%	Now	\$11,500	2039	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2043	**	5	\$16,700	
Terrazzo	2%			LIFE	**	5	\$7,000	
Vinyl Tile	75%			2035	**	3	\$62,600	
Wood	5%			2045	**	5	\$20,900	

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$17,900	
Ceramic Tile	5%			2033	**	5	\$7,200	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,200	
Gypsum Board	5%			LIFE	**	5-10	\$12,200	
Masonry: Brick	10%			LIFE	**	10	\$4,300	
Plaster	45%	Now	\$11,100	LIFE	**	5	\$19,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1913 Wing Various 5th Floor Classrooms</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$10,800	
Ceilings								
AcousTile,Adhered	25%			2035	**	5	\$55,600	
AcousTileConcealSpLn	15%			2035	**	5	\$41,700	
AcousTileSusp.Lay-In	5%			2043	**	5	\$11,100	
Exposed Struc: Steel	20%			LIFE	**	10	\$89,000	
Gypsum Board	5%			LIFE	**	5-10	\$38,300	
Plaster	30%	Now	\$46,800	LIFE	**	5	\$41,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classrooms On 5th Floor In 1913 Building</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2050	**			
Iron Picket	60%			2065	**			
Retaining Walls								
Cast in Place Concrete	85%	Now		2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Driveway</i>								
Masonry: Brick	15%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$23,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pennsylvania Avenue Side</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pennsylvania Avenue Side</i>								
On-Site Walkways								
Cast in Place Concrete	85%			2043	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	5%	Now	\$1,500	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Stairs At Rear Of School</i>								
Parking/Driveway								
Asphalt	30%			2033	**			
Cast in Place Concrete	70%			2043	**			
Activity Yard								
Cast in Place Concrete	70%			2043	**			
Rubber Matting	30%			2035	**			

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2050	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Service Switches: 3,000 Amperes And 1,600 Amperes And 1,200 Amperes</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2050	**	5	\$600	
Raceway Conduit	100%			2050	**	1		
Panelboards Molded Case Bkrs	100%			2046	**	5	\$4,000	
Wiring Thermoplastic	100%			2050	**	1		
Motor Controllers Locally Mounted	100%			2043	**	5	\$1,000	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2035	**	1	\$46,200	
Generators Diesel	100%			2033	**	1	\$58,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : The Existing Generator Is 300 Kilowatts Diesel Unit.</i>								
Batteries Nickel Cadmium	100%			2023	\$1,600	5	\$33,400	
Fuel Storage Main Tank	100%			2058	**	5	\$4,400	
Lighting								
Interior Lighting Fluorescent	85%			2030	\$300,200	10	\$116,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$6,900	
LED	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Installed 4 Years Ago.</i>								

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2030	\$39,400	1		
Emergency, Service	50%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : The Existing Egress Lights Are In Good Condition.</i>								
<hr/>								
Exterior Lighting								
LED	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Installed In 2018</i>								
<hr/>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$96,900	1	\$11,200	
<hr/>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2025	\$331,700	1-3	\$19,100	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$148,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers And 4 Heat Exchangers</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	90%	Now	\$4,200	2038	**	4	\$6,700	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
<hr/>								
Central Plant Steam Piping/Pmp	10%			2040	**	4	\$700	
<hr/>								
Terminal Devices								
Air Handler	20%			2030	\$421,800	1	\$18,600	
Convactor/Radiator	50%	Now	\$20,100	2035	**	1	\$21,800	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stream Traps Throughout</i>								
<hr/>								
Fan Coil Unit/Heat	30%			2030	\$673,900	1	\$14,500	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	40%			2033	**	1	\$64,900
	Exterior Pkg Unit - Cooling	5%	Now	\$6,100	2030	\$60,700	2	\$400
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : 4th Floor</i>						
	Window/Wall Unit	40%	Now	\$25,000	2025	\$125,000	1	
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	No Component	15%						
Distribution								
	CW & CHW Wtr Pipe/Pump	40%			2040	**	4	\$3,000
	No Component	60%						
Terminal Devices								
	Air Handler/Cool/Ht	20%			2030	\$286,000	1	\$18,600
	Fan Coil - 4 Pipe	20%			2030	\$597,000	1	\$9,700
	No Component	60%						
Heat Rejection								
	Air Cooled Condenser Unit	40%			2030	\$102,800	2	\$41,800
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,400
Exhaust Fans								
	Interior	80%			2030	\$426,900	2	\$3,700
	Roof	20%	Now	\$2,500	2030	\$49,800	2	\$700
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : On Roof</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater								
	Gas Fired	100%			2025	\$91,500	2	\$2,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%	0-2	\$1,100	2030	\$22,900	4	\$3,200
		<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s)								
	Electric	100%			2030	\$43,200	4	\$9,000
Backflow Preventer								
	Generic	100%			2030	\$38,100	1	\$9,200

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. MAXWELL CTE H.S. - BK
Asset # : 2740

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Cellar To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Hydraulic	20%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Cellar To 1st Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050		**	1-5	\$75,600
Sprinkler								
Generic	100%			2040		**	1-2	\$42,000
Fire Pump								
Generic	100%	Now	\$1,900	2039		**	1	\$25,200
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Chemical System								
Generic	100%			2028	\$27,900		1-3	\$3,700

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : **WILLIAM H. TAFT HIGH SCHOOL - BX**
 Address : **240 E. 172ND STREET BTWN: SHERIDAN AVE., MORRIS AVE.**
 Borough : **BRONX** Agency's Number : **X410**
 Program / Asset # : **BOE0321.000 / 351** Yr Built/Renovated : **1941 / 2010**
 Area Sq Ft : **281,000** Project Type : **EDUCATION**
 Date of Survey : **16-Apr-2019** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4**
 Block : **2817** Lot : **2** BIN : **2007806**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,865,800	\$303,000
Interior Architecture	\$4,615,400	\$278,500
Electrical		\$1,146,800
Mechanical	\$472,300	\$3,944,300
Total	\$6,953,500	\$5,672,500
Importance Code A	\$1,865,800	\$352,300
Importance Code B	\$3,792,500	\$5,263,600
Importance Code C	\$1,295,300	\$56,700
Total	\$6,953,500	\$5,672,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,700		\$33,200	
Interior Architecture	\$99,800		\$23,600	\$40,900
Electrical	\$25,900	\$18,900	\$25,400	\$18,900
Mechanical	\$111,100	\$44,000	\$69,100	\$44,000
Site Enclosure	\$24,800			
Site Pavements	\$23,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$306,400	\$66,800	\$155,300	\$107,800
Importance Code A	\$45,100	\$27,400	\$60,700	\$27,400
Importance Code B	\$175,000	\$39,400	\$94,600	\$80,300
Importance Code C	\$86,300			
Total	\$306,400	\$66,800	\$155,300	\$107,800



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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$78,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sidewalk Scaffolding In Preparation For Masonry Restoration By School</i>								
<i>Construction Authority</i>								
Masonry: Brick	75%			LIFE	**	5	\$235,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Sidewalk Scaffolding In Preparation For Masonry Restoration By School</i>								
<i>Construction Authority. Pointing, Roofing, Parapets</i>								
Masonry: Granite	10%			LIFE	**	5	\$23,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Sidewalk Scaffolding In Preparation For Masonry Restoration By School</i>								
<i>Construction Authority</i>								
Masonry: Limestone	5%			LIFE	**	5	\$11,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Sidewalk Scaffolding In Preparation For Masonry Restoration By School</i>								
<i>Construction Authority</i>								
Metal Panel	5%			2050	**	5-10	\$54,000	
Windows								
Aluminum	100%			2038	**	5	\$66,500	
Parapets								
Under Construction	100%							
Roof								
Built-Up (BUR)	64%	Now	\$1,583,400	2040	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Classrooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Being Prepared For Replacement By School Construction Authority</i>								
Cast in Place Concrete	10%	Now	\$125,400	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Terrace Which Leaks Into Cafeteria</i>								
Copper/Terne	25%			2058	**	10	\$106,700	
Skylight, Metal/Glass	1%			2050	**	10	\$5,700	

Interior

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2026	\$112,900	3	\$16,600	
Cast in Place Concrete	10%	4+	\$23,000	LIFE	**	5	\$90,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Boys Locker Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$257,200	2045	**	5	\$6,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Toilets</i>								
Ceramic Tile	2%			2043	**	5	\$8,300	
<i>Recent Installation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor</i>								
Terrazzo	5%	4+	\$20,600	LIFE	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Steps</i>								
Traffic Topping	2%			2035	**	5	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Science Laboratories</i>								
<i>Explanation : Concrete Topping Over Slab Floor</i>								
Vinyl Tile	71%	Now	\$267,000	2035	**	3	\$110,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs And Lockers, Cafeteria</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs And Lockers</i>								
Wood	5%			2058	**	5	\$38,800	

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$52,500	
Ceramic Tile	5%	Now	\$618,300	2045	**	5	\$10,500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	5%	4+	\$24,900	LIFE	**	5	\$8,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exact Source Unidentifiable In Sub-basement</i>								
Masonry: Brick	6%	4+	\$52,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement And Sub-basement</i>								
Masonry: Brick	4%			LIFE	**	10	\$5,000	
Marble Panels	5%			LIFE	**	10	\$8,400	
Plaster	45%	0-2	\$485,300	LIFE	**	5	\$56,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	4+	\$86,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cafeteria, Stairwells, Corridor 1st Floor</i>								

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$7,600	2043	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Cafeteria</i>								
Exposed Concrete	23%	Now	\$55,300	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement, Sub-basement</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$43,700	
Metal Panel	2%	Now	\$6,200	LIFE	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
Plaster	55%	Now	\$2,696,900	LIFE	**	5	\$120,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairs And Cafeteria</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium, Corridor, Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Locker Rooms, Stairs, Gymnasium On 4th Floor</i>								
Plaster	5%	4+	\$5,500	LIFE	**	5	\$10,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$24,800	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Parking Lot And Sports Field</i>								
Iron Picket	50%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	90%			2043	**			
Masonry: Granite	10%	4+	\$23,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps</i>								

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway								
Asphalt	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	55%			2030	\$49,300	5	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1</i>						
		<i>Explanation : Service Disconnect Switch Rated At 2,500 Amperes.</i>						
Fused Disc Sw	45%			2050	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room 2</i>						
		<i>Explanation : Service Disconnect Switch Rated At 2,000 Amperes.</i>						
Transformers								
Dry Type	100%			2035	**	5	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1</i>						
		<i>Explanation : 75 Kilovolt-amperes, 208 Volts Primary, 480/ 277 Volts Secondary</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	\$260,900	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1</i>						
		<i>Explanation : Five Vertical Sections</i>						
Fused Disc Sw	50%			2050	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room 2</i>						
		<i>Explanation : Five Vertical Sections</i>						
Raceway								
Conduit	80%			2040	**	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$600	
Molded Case Bkrs	70%			2046	**	5	\$5,200	
Molded Case Bkrs	20%			2038	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2028	\$122,900	5	\$900	
Locally Mounted	45%			2035	**	5	\$900	
Variable Frequency Drive	5%			2043	**			

Ground

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,300	
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$241,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2030	\$13,000	10	\$5,100	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 4th Floor Gymnasium</i>						
Incandescent	1%			2025	\$32,800	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : Incandescent</i>						
LED	2%			2038	**			
Egress Lighting								
Emergency, Battery	30%			2030	\$119,600	10	\$20,000	
Emergency, Battery	20%			2038	**	10	\$13,400	
Exit, LED	20%			2065	**	1		
Exit, Service	30%			2030	\$23,900	1		
Exterior Lighting								
HID	30%			2030	\$339,900	10	\$300	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$31,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Front And East Side Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2035	**	1-3	\$173,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Light, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		

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DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2043	**	1	\$274,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution Steam Piping/Pump	100%			2040	**			
<hr/>								
Terminal Devices								
Air Handler	38%			2030	\$1,479,000	1	\$65,000	
Air Handler	2%	0-2	\$1,600	2035	**	1	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Thermostats Have Not Yet Connected.</i>								
<hr/>								
Convectector/Radiator	50%			2035	**	1	\$44,700	
Fan Coil Unit/Heat	10%	0-2	\$8,300	2035	**	1	\$8,000	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Motors Burnt Out, Various Locations</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
<hr/>								
Conversion Equipment								
Split Unit	5%	0-2	\$5,900	2030	\$295,400			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Window/Wall Unit	70%	0-2	\$20,200	2023	\$403,700	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<hr/>								
No Component	25%							
<hr/>								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2030	\$197,500	1	\$4,500	
No Component	95%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	5%			2030	\$20,900	2	\$9,600	
No Component	95%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$244,400	
<hr/>								
Exhaust Fans								
Interior	20%			2035	**	2	\$1,700	
Interior	70%			2025	\$689,300	2	\$5,900	
Roof	10%			2030	\$46,000	2	\$800	
<hr/>								
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
WILLIAM H. TAFT HIGH SCHOOL - BX
Asset # : 351

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	3%	0-2	\$1,200	2040	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Water Meter Room, Basement</i>							
Brass/Copper	37%			2040	**	1		
Galvanized Steel	60%			2028	\$728,700	1		
Water Heater								
Gas Fired	100%			2028	\$168,800	2	\$4,000	
Sanitary Piping								
Cast Iron	25%	0-2	\$10,100	LIFE	**	1		
	<i>Corroded, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Cast Iron	75%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	5%	0-2	\$1,400	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement Fan Room</i>							
Cast Iron	95%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$11,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : East Wing, Basement To 4th Floor</i>							
	<i>Explanation : 1 Unit</i>							
Geared Traction	10%			LIFE	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement To Basement</i>							
	<i>Explanation : 1 Condemn Freight Unit</i>							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2030	\$271,000	1-2	\$7,800	
Chemical System								
No Component	99%							
Generic	1%			2029	\$300	1-3		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q
Address : 23-15 NEWTOWN AVENUE
Borough : QUEENS **Agency's Number** : LEASE-Q739
Program / Asset # : BOE1116.000 / 14572 **Yr Built/Renovated** :
Area Sq Ft : 42,049 **Project Type** : EDUCATION
Date of Survey : 24-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4,5,PH
Block : 542 **Lot** : 8 **BIN** : 4440035

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$90,400
Interior Architecture	\$99,200	\$248,100
Electrical		\$55,700
Mechanical		\$83,200
Total	\$99,200	\$477,500
Importance Code A		\$90,400
Importance Code B		\$139,000
Importance Code C	\$99,200	\$248,100
Total	\$99,200	\$477,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,900		\$31,200
Interior Architecture	\$33,100	\$6,300	\$1,600	\$5,900
Electrical	\$8,600	\$3,100	\$2,400	\$2,400
Mechanical	\$3,300	\$5,000	\$7,500	\$8,900
Site Enclosure	\$8,500			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$58,400	\$27,300	\$16,300	\$53,300
Importance Code A	\$2,100	\$10,000	\$2,100	\$33,300
Importance Code B	\$56,300	\$17,300	\$14,300	\$20,000
Importance Code C				
Total	\$58,400	\$27,300	\$16,300	\$53,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q
Asset # : 14572

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$90,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows								
Aluminum	90%			2045	**	5	\$20,600	
Glass Block	5%			LIFE	**	5	\$700	
Steel	5%			2037	**	5	\$14,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : Stained Glass Windows</i>								
Parapets								
Masonry: Brick	94%			LIFE	**	5	\$6,500	
Masonry: Limestone	5%			LIFE	**	5	\$400	
Metal Rail	1%			2042	**	5-10	\$1,200	
Roof								
Modified Bitumen	100%			2034	**	10	\$29,700	
Soffits								
Stucco Cement	100%			2034	**	5	\$3,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,800	
Ceramic Tile	5%			2038	**	5	\$3,100	
Quarry Tile	5%			2042	**	5	\$4,700	
Terrazzo	5%			LIFE	**	5	\$2,500	
Traffic Topping	15%			2034	**	5	\$11,800	
Vinyl Tile	50%			2034	**	3	\$11,800	
Wood	10%	Now	\$11,100	2044	**	5	\$5,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Classrooms</i>								
Interior Walls								
Ceramic Tile	30%			2038	**	5	\$198,500	
Glass Block	2%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$99,200	
Marble Panels	2%			LIFE	**			
Plaster	25%			LIFE	**	5	\$49,600	
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	1%			LIFE	**	5	\$26,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q
Asset # : 14572

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$44,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$500	
Metal Panel	5%			LIFE	**	5	\$3,900	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : Kitchen</i>								
Plaster	20%			LIFE	**	5	\$7,900	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2039	**			
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
Iron Picket	75%			2064	**			
Retaining Walls								
Cast in Place Concrete	50%			2049	**			
Masonry: Brick	50%	4+	\$8,500	2049	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2055	**	5	\$100	
Molded Case Bkrs	60%			2055	**	5	\$700	
Raceway								
Conduit	10%			2029	\$7,400	1		
Conduit	90%			2055	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF EDUCATION - 040
YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q
Asset # : 14572

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$100	
Molded Case Bkrs	5%	4+	\$5,600	2054	**	5		
<i>Aged Component, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Closet</i>								
Molded Case Bkrs	85%			2051	**	5	\$900	
Wiring								
Thermoplastic	10%			2029	\$9,800	1		
Thermoplastic	90%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$36,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2037	**	10	\$1,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$5,100	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	10%			2037	**	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$25,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q
Asset # : 14572

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	30%			2034	**	1	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Rooftop Units</i>						
Hot Water Boiler	70%			2042	**	1	\$14,600	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$7,000	
Steam Piping/Pump	70%			2049	**			
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	95%			2027			\$83,200	1
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400	
Exhaust Fans								
Roof	100%			2034	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027		2	\$25,600	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 75 Gallon Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$2,500	
Backflow Preventer								
Generic	100%			2034	**	1	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 5th Floor</i>						
		<i>Explanation : 1 Unit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
YOUNG WOMEN'S LEADERSHIP ACADEMY ANNEX - Q
Asset # : 14572

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2049	**	1-5	\$21,200
Chemical System	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100

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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : YOUNG WOMENS LEADERSHIP SCHOOL-Q
Address : 150-91 87 ROAD
Borough : QUEENS **Agency's Number** : Q896
Program / Asset # : BOE0992.000 / 4484 **Yr Built/Renovated** : 1938 / 1998
Area Sq Ft : 58,000 **Project Type** : EDUCATION
Date of Survey : 17-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9707 **Lot** : 48 **BIN** : 4207510

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$77,300	\$77,300
Interior Architecture	\$133,900	\$73,100
Electrical		\$52,100
Mechanical		\$2,255,900
Total	\$211,300	\$2,458,400
Importance Code A	\$77,300	\$77,300
Importance Code B		\$2,308,000
Importance Code C	\$133,900	\$73,100
Total	\$211,300	\$2,458,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$81,200		\$25,600	
Interior Architecture	\$41,100		\$29,500	\$4,800
Electrical	\$11,100	\$7,900	\$10,000	\$9,500
Mechanical	\$46,200	\$28,100	\$23,900	\$27,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$183,700	\$40,000	\$92,900	\$45,800
Importance Code A	\$87,000	\$5,700	\$31,300	\$5,700
Importance Code B	\$94,000	\$34,200	\$61,600	\$36,700
Importance Code C	\$2,700			\$3,400
Total	\$183,700	\$40,000	\$92,900	\$45,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q

Asset # : 4484

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$28,600	
Masonry: Brick	70%			LIFE	**	5	\$80,200	
Metal Panel	5%			2050	**	5-10	\$19,700	
Pre-Cast Concrete	20%			LIFE	**	5	\$74,500	
Windows								
Aluminum	95%			2046	**	5	\$11,600	
Metal Louvers	5%			2039	**	10	\$3,800	
Parapets								
Copper/Terne	10%			2065	**	5	\$4,500	
Masonry: Brick	60%			LIFE	**	5-10	\$38,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Interior Side Covered With Metal Panel</i>								
Metal Rail	25%			2043	**	5-10	\$42,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,900	
Roof								
Built-Up (BUR)	85%	0-2	\$25,500	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 421</i>								
Plaza Roof: Stone Panels	15%			2056	**			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,000	
Ceramic Tile	5%			2039	**	5	\$2,900	
Quarry Tile	3%			2043	**	5	\$2,600	
Terrazzo	2%			LIFE	**	5	\$1,800	
Traffic Topping	5%			2035	**	5	\$3,600	
Vinyl Tile	65%			2035	**	3	\$13,900	
Wood	10%	Now	\$10,100	2045	**	5	\$5,400	
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$6,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,400	
Gypsum Board	90%			LIFE	**	5-10	\$207,000	
Ceilings								
AcousTileSusp.Lay-In	85%			2043	**	5	\$47,200	
Exposed Concrete	5%			LIFE	**	5-10	\$3,500	
Exposed Struc: Steel	2%			LIFE	**	10	\$2,200	
Gypsum Board	8%			LIFE	**	5-10	\$15,300	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2050	**			
Iron Picket	95%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q

Asset # : 4484

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
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On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Three Vertical Sections

Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$100	
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Molded Case Bkrs	90%			2046	**	5	\$1,400	
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Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	90%			2043	**	5	\$400	
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Variable Frequency Drive	10%			2043	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,700	
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Stand-by Power

Transfer Switches

Automatic	100%			2043	**	1	\$17,800	
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Generators

Diesel	100%			2039	**	1	\$22,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Generator Room

Explanation : Emergency Generator Rated At 230 Kilowatts

Batteries

Lead/Acid	100%			2024	\$1,600	5	\$2,100	
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DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q

Asset # : 4484

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	10%			2046	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
Main Tank	90%			2058	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 550 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$47,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	8%			2035	**	10	\$4,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	2%			2035	**	10		
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2035	**	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		

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DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q

Asset # : 4484

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$57,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Two Steam Boilers. Unit 1 Is Under Repair</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	20%			2038	**	4	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Water Loop Is Used For Heating Devices</i>								
<hr/>								
Steam Piping/Pump	5%	0-2	\$6,400	2040	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Management System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Room 428</i>								
<i>Explanation : No Heating Device In Room 428.</i>								
<hr/>								
Steam Piping/Pump	75%			2040	**			
<hr/>								
Terminal Devices								
Air Handler	80%			2030	\$652,500	1	\$28,700	
Fan Coil Unit/Heat	20%			2030	\$173,700	1	\$3,800	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$492,300	1	\$26,900	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Units, Roof</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$2,900	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	8%	0-2	\$1,000	2030	\$52,000	1	\$2,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Defective Controls On The Roof</i>								
<hr/>								
Air Handler/Cool/Ht	72%			2030	\$468,400	1	\$25,800	
No Component	20%							
<hr/>								
Heat Rejection								
Dry Cooler	80%			2030	\$252,300	2	\$32,300	
No Component	20%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,200	

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DEPARTMENT OF EDUCATION - 040
YOUNG WOMENS LEADERSHIP SCHOOL-Q

Asset # : 4484

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	30%			2030	\$61,900	2	\$500
	Roof	70%			2030	\$67,400	2	\$1,200
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2040	**	1	
	Water Heater							
	Gas Fired	100%			2029	\$35,400	2	\$800
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	4%	0-2	\$1,500	LIFE	**	1	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Room 421</i>						
	Cast Iron	96%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$8,800	4	\$1,800
	Sewage Ejector(s)							
	Electric	100%			2030	\$16,700	4	\$3,500
	Backflow Preventer							
	Generic	100%	0-2	\$700	2035	**	1	\$3,200
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement Water Meter Room</i>						
		<i>Explanation : Leaking</i>						
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
	Standpipe							
	Generic	100%			2050	**	1-5	\$29,200
	Sprinkler							
	Generic	100%			2050	**	1-2	\$16,200
	Fire Pump							
	Generic	100%			2039	**	1	\$10,800
	Chemical System							
	No Component	99%						
	Generic	1%			2025	\$300	1-3	

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Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : REVTMENT W/SEAWALL AT BEACH CHANNEL HIGH SCHOOL
Address : 100-00 BEACH CHANNEL DRIVE ROCKAWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS006.000 / 14026 **Yr Built/Renovated** :
Linear Ft : 2,479 **Project Type** : EDUCATION
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 16167 **Lot** : 99 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$388,800	\$64,700
Total	\$388,800	\$64,700
Importance Code A	\$213,600	
Importance Code B		\$64,700
Importance Code C	\$175,300	
Total	\$388,800	\$64,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$23,600	\$100		
Total	\$23,600	\$100		
Importance Code A				
Importance Code B	\$23,600	\$100		
Importance Code C				
Total	\$23,600	\$100		



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DEPARTMENT OF EDUCATION - 040
REVTMENT W/SEAWALL AT BEACH CHANNEL HIGH SCHOOL
Asset # : 14026

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	90%			LIFE	**	5	\$9,000
		<i>Cracking, Extent : Moderate, Area Affected : 2%</i> <i>Location : Throughout Western 1250 Feet Of Asset</i> <i>Spalling, Extent : Light, Area Affected : 2%</i> <i>Location : Throughout Western 1250 Feet Of Asset</i>						
	Concrete	10%	2-4	\$213,600	LIFE	**	5	\$1,000
		<i>Spalling, Extent : Severe, Area Affected : 10%</i> <i>Location : Random Throughout Western 1250 Feet Of Asset</i>						
Revetment								
	Stone	85%			LIFE	**	5	\$12,600
	Stone	15%	2-4	\$175,300	LIFE	**	5	\$2,200
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i> <i>Location : Random Locations Throughout</i> <i>Explanation : Stone Missing, Seawall Exposed</i>						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Concrete	99%			2036	**	5	\$28,000
		<i>Cracking, Extent : Light, Area Affected : 2%</i> <i>Location : Throughout Western 1250 Feet Of Asset</i> <i>Settlement, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>						
	Concrete	1%	2-4	\$9,600	2042	**	5	\$100
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i> <i>Location : Inshore Of Sidewalk At 191, 317, 424, 470, And 908 Feet From West End</i>						
Deck Elements								
	Railing							
	Fencing	45%			2028	\$64,700	3	\$400
	No Component	55%						

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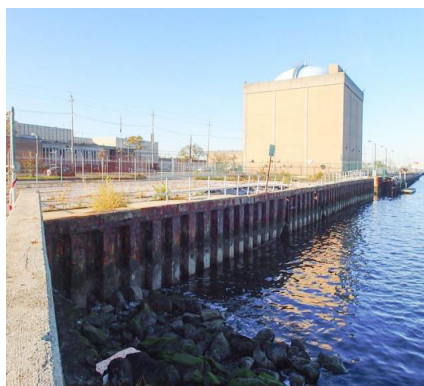
Print Date : 11-Sep-2019

DEPARTMENT OF EDUCATION - FY 2020

Asset Name : STEEL SHEET PILE BULKHEAD WEST SIDE BEACH CHANNEL HIGH
Address : 100-00 BEACH CHANNEL DRIVE ROCKAWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS007.000 / 14027 **Yr Built/Renovated** :
Linear Ft : 193 **Project Type** : EDUCATION
Date of Survey : 19-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 16167 **Lot** : 99 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$867,400	\$197,300
Total	\$867,400	\$197,300
Importance Code A	\$753,500	
Importance Code B	\$113,900	\$197,300
Total	\$867,400	\$197,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$22,200			
Total	\$22,200			
Importance Code A				
Importance Code B	\$22,200			
Total	\$22,200			



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DEPARTMENT OF EDUCATION - 040
STEEL SHEET PILE BULKHEAD WEST SIDE BEACH CHANNEL HIGH
Asset # : 14027

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	90%	Now	\$663,100	LIFE	**			
		<i>Broken, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Around Outfall Pipes</i>							
		<i>Corrosion, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : Large Corrosion Holes In Splash Zone Throughout Bulkhead</i>							
	Not Accessible	10%							
	Pile Caps								
	Concrete	100%	Now	\$90,500	LIFE	**	5	\$600	
		<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Displaced And Cracking With Failing Sheet Piles</i>							
Backfill									
	Fill								
	Topsoil	50%	Now	\$22,200	2067	**			
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Entire Length Of Bulkhead</i>							
	Not Accessible	50%							
	Surface								
	Concrete	100%	Now	\$74,400	2042	**	5	\$1,100	1
		<i>Excess Deflection, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : Deck Unsupported Along Bulkhead Behind Sheeting</i>							
		<i>Sinkhole, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Collapsed Surrounding Center Of Structure</i>							
Deck Elements									
	Railing								
	Steel	100%	0-2	\$39,500	2027	\$197,300			
		<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Railing Displaced With Failing Deck</i>							

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